



2 Castle Terrace, Edinburgh, EH1 2EL
To Let
2,947 to 5,905 sq ft

2 Castle Terrace offers grade A accommodation in Edinburgh's established business district.

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Summary

- Rent: £36 per sq ft
- Business rates: £15.49 per sq ft
- Service charge: £10.90 per sq ft Service Charge Budget year ending 31st December 2025. This figure excludes common utilities
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: B (25)
- Lease: New Lease

Further information

- [View details on our website](#)

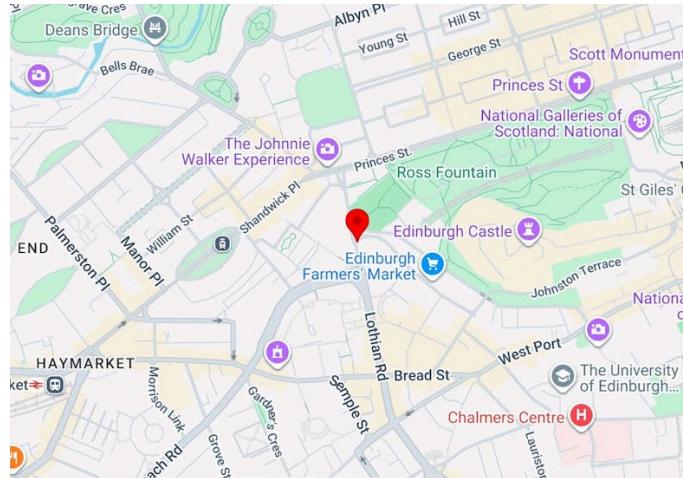
Contact & Viewings



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Description

2 Castle Terrace is arranged over 5 storeys, accessed via a prestigious entrance leading into a contemporary ground floor reception. Wagamama's is situated on the ground floor, benefiting from its own direct entrance. Lift and stair access is provided to the offices and end of journey facilities.

The 1st floor comprises just under 3,000 sq ft of high quality open-plan accommodation, finished to a high standard with raised access flooring and suspended ceilings. The space itself benefits from excellent levels of natural daylight, air conditioning and dedicated male & female WC's within the suite.

In the basement there are also common shower facilities, lockers, drying cupboards and secure bicycle storage.

Location

2 Castle Terrace sits in the heart of Edinburgh's commercial hub with excellent transport links and comprehensive local amenities.

Positioned just off Lothian Road, the office benefits from proximity to a wide range of retail outlets, coffee shops, bars and restaurants, creating a vibrant working environment for occupiers and their clients.

Transport connectivity is exceptional, with Haymarket Station within comfortable walking distance providing direct rail connections to Glasgow, London and major UK cities. The nearby Princes Street and West End tram stops offer seamless access to Edinburgh Airport (35-minute journey), Murrayfield Stadium, the city centre, and onward connections to Leith and Ocean Terminal.

Viewings

Viewing is highly recommended and available by contacting the sole letting agents

Terms

New leases are available direct from the landlord. Further details available upon request

Accommodation

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Availability
1st - First Floor	2,947	273.79	£36	£15.49	£10.90	Available
2nd - Second Floor	2,958	274.81	£27.69	£13.37	£10.90	Coming Soon
3rd	2,953	274.34	£28	On Application	On Application	Let
4th - Fourth floor	2,105	195.56	£25.50	On Application	On Application	Let
Total	10,963	1,018.50	£29.30	£14.43	£10.90	

