

# To Let

**50 Frederick Street, Edinburgh, EH2 1EX**

2,300 sq ft

- Fully furnished space
- Quality open plan space
- Generous meeting room suite
- Immediately available



## Location

Frederick Street is a popular location for both offices and local retail amenities, running perpendicular to Princes Street. The property occupies a prominent position on the corner of Frederick Street and Hill Street. The property benefits from close proximity to Waverley Railway Station, St Andrew Street Bus Station and with easy access to Edinburgh's new tram system. A wide array of shops, bars and restaurants are available on the doorstep of property, with George Street and Princes Street a stone's throw away. This is further enhanced by the offering on both George Street and Lothian Road.

## Specification

The suite benefits from the following attributes:

- Existing fit-out with 12 person and two 4 person meeting rooms.
- To be confirmed as to the number of desks remaining in the suite (current layout has 21 desks).
- Two tea prep areas, with break out space
- Bike parking and 2 car spaces
- Fully fitted kitchen with white goods
- Lift access
- LED Efficient Lighting
- Cat 5E Cabling
- Perimeter trunking

## Terms

This suite is currently held on a lease until 4th May 2025 so is available by way of an assignation or sub-lease.

## Viewings

Please contact JLL for information regarding viewing arrangements.

## Accommodation

The following accommodation is available:

Floor/Unit	Size	Rent	Rates Payable	Service Charge	Availability
2nd	2,300 sq ft	-	£7.61 /sq ft	£8.66 /sq ft	Let

## EPC

This property has been graded as C (42).

## Rent

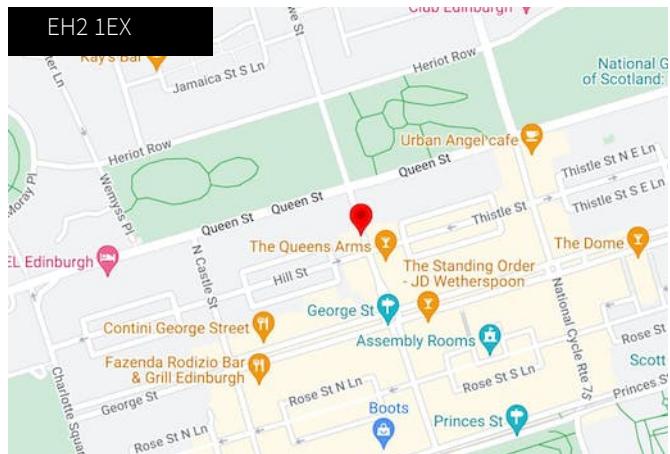
Rent on Application

## Business Rates

Rates payable: £7.73 per sq ft  
(based upon Rateable Value: £35,700)

## Service Charge

£8.66 per sq ft Service charge budget year ending 31st December 2020



## Contacts

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