

50 FREDERICK STREET
EDINBURGH EH2 1EX

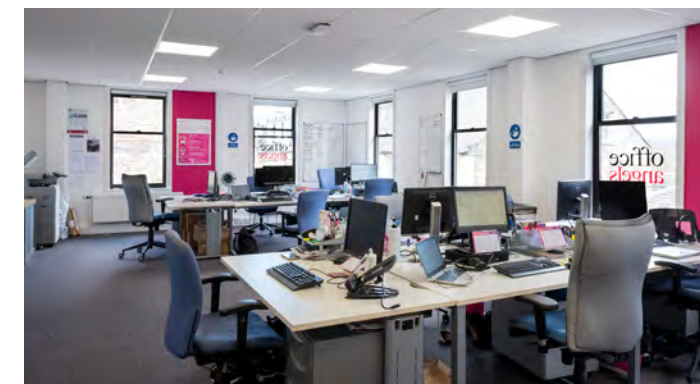


GET FREDERICK STREET SMART

FITTED OPEN PLAN
ACCOMMODATION
FROM 1,060 SQ FT
TO 6,310 SQ FT

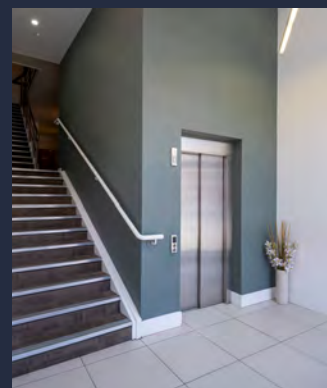
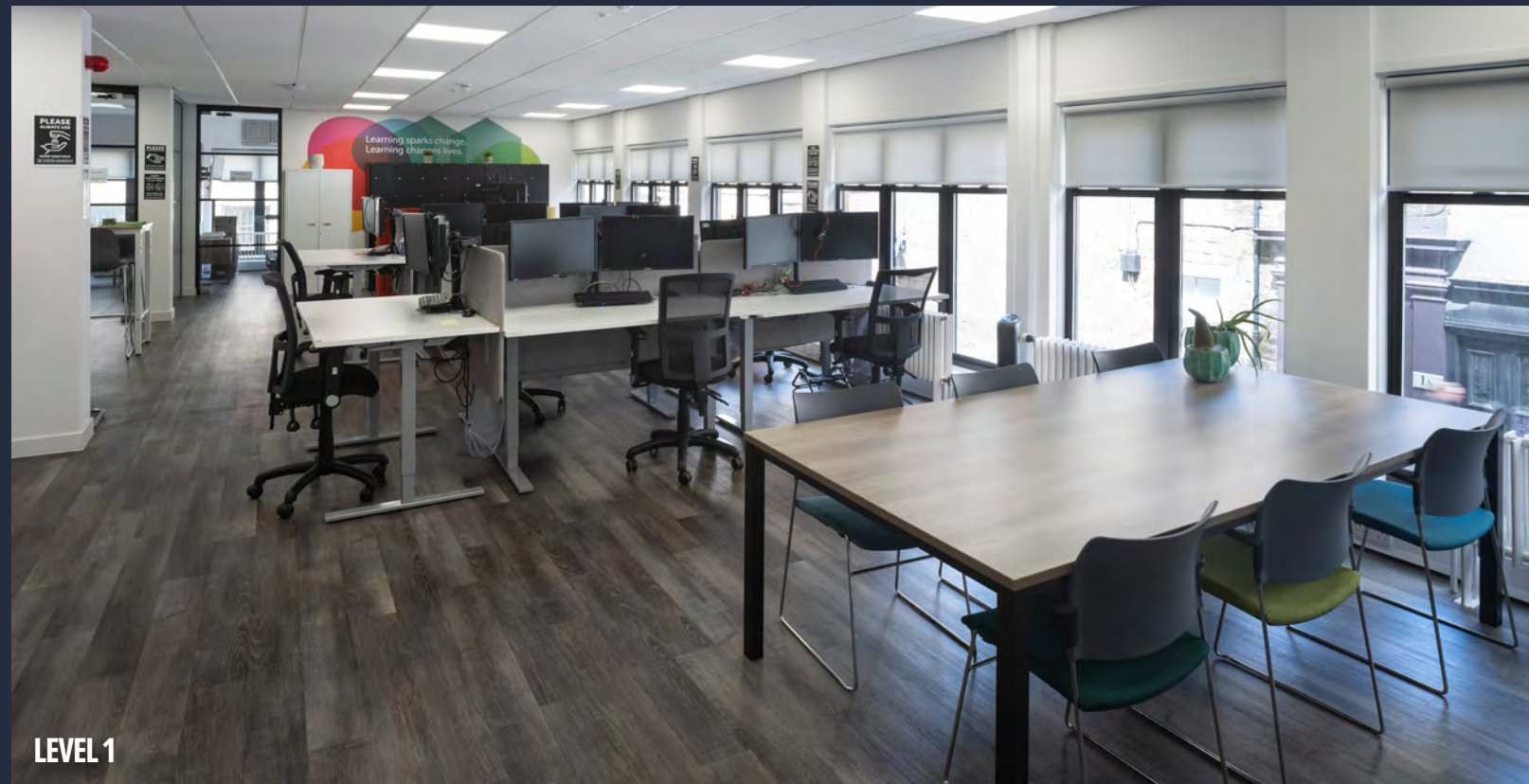


- 50 Frederick Street offers open plan office accommodation in a prime central Edinburgh location
- Easy access to a wide variety of amenities
- Unbeatable connectivity with tram, bus and rail links
- Enjoy secure bike storage and designated car parking facilities
- Fitted and Cat-A suites are available, offering a range of options for tenants



WELCOME TO 50 FREDERICK STREET

STYLE + FLEXIBILITY



THE BUILDING

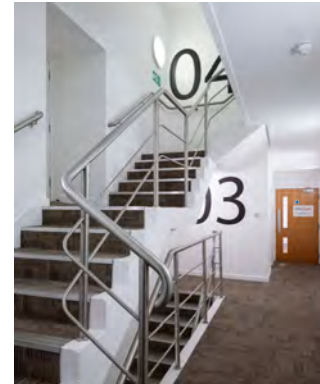
- 50 Frederick Street offers rare open plan office accommodation in Edinburgh's city centre
- The property comprises a multi-let office arranged over 5 levels
- Following extensive renovations in 2014, the building showcases a contemporary glass ground floor entrance, complete with a double-height reception area and lift access to all floors
- Tenants benefit from secure bike storage and tandem car parking available in the lower ground car park accessible via Hill Street

THE LOCATION

- The property is located on the prominent corner of Frederick Street and Hill Street
- Frederick Street is a busy thoroughfare located in the heart of Edinburgh's city centre. The street connects Queen Street and George Street, the city's prime retail stretch
- Conveniently located within walking distance are key transport hubs, ensuring excellent connectivity. The Edinburgh Tram and bus stops on Princes Street are just a 5-minute walk away, offering routes across the city, including to Leith, West Edinburgh, and Edinburgh Airport
- For travel beyond the city, Waverley Station provides access to train networks, while Edinburgh Bus Station serves as a gateway to bus networks, both under a 15-minute walk away
- There is a wide array of amenity in the local area, including bars, restaurants, cafés, and retail. The New Town attracts a large number of suppliers and allows for an array of options for office occupiers



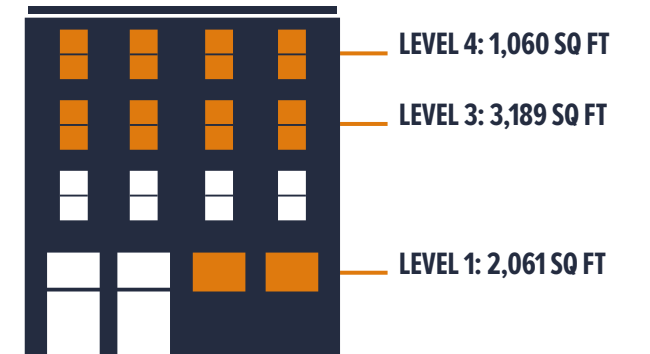
LOCAL + INTERNATIONAL



THE SPECIFICATION

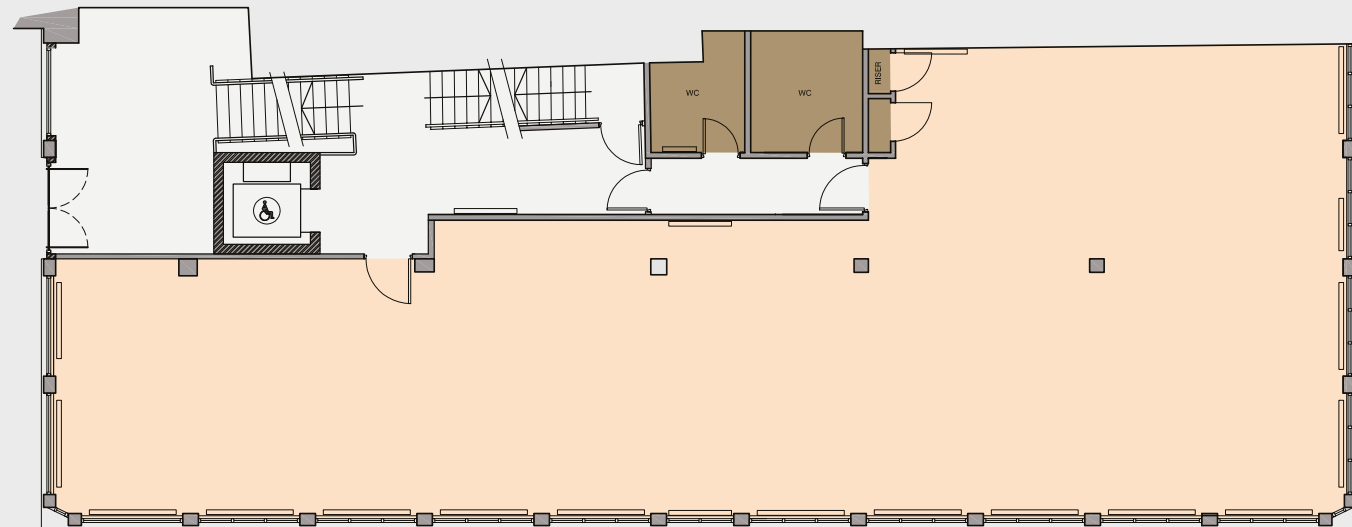
- Secure bike storage
- Lift access to all floors
- Male, female, and accessible WCs
- 24-hour access
- Fob security on doors and lift
- Abundance of natural light
- Gas central heating
- Secure car parking

QUALITY + DESIGN



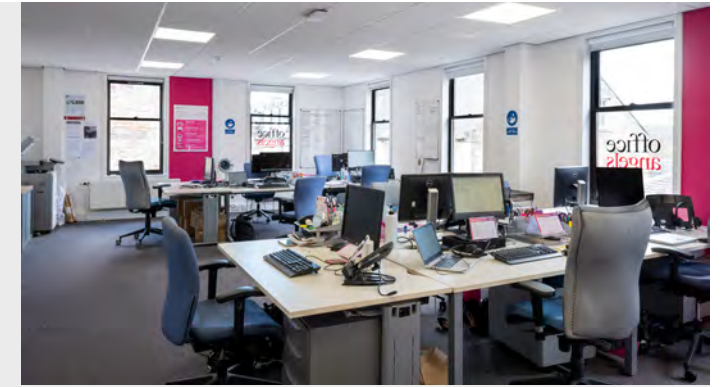
LEVEL 1: 2,061 SQ FT

- Fitted option
- 1 large boardroom
- 2 x meeting rooms
- Kitchen and tea prep area
- Suspended ceiling
- Vinyl floor throughout
- LED lighting
- Option for 2 tandem car parking spaces at £5,000 per annum for both which must be taken together

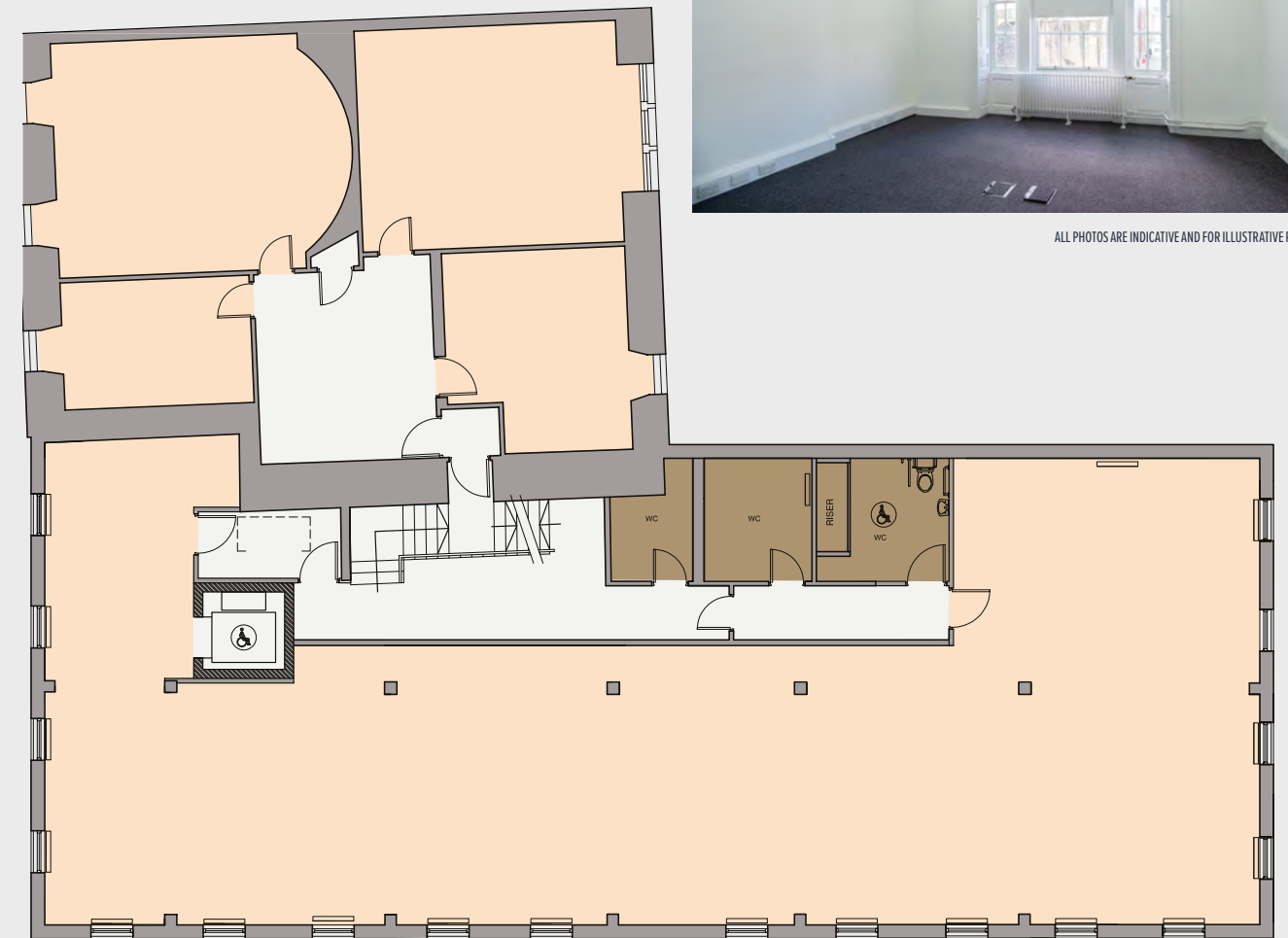


LEVEL 3: 3,189 SQ FT

- Fitted and open plan options
- Recently redecorated
- New flooring throughout
- Suspended ceiling
- LED lighting
- Paint and plaster walls



ALL PHOTOS ARE INDICATIVE AND FOR ILLUSTRATIVE PURPOSES ONLY.

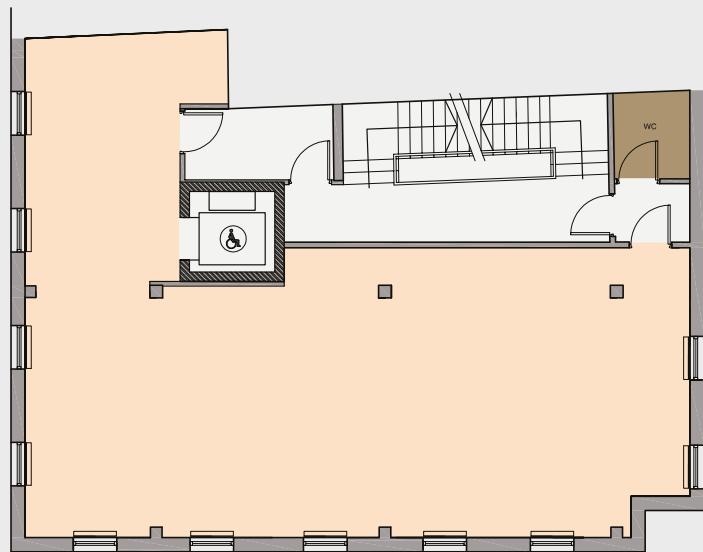


LEVEL 4: 1,060 SQ FT

- Fitted option
- 1 x meeting room
- Carpets throughout
- LED lighting
- Suspended ceiling
- Kitchen and tea prep area



ALL PHOTOS ARE INDICATIVE AND FOR ILLUSTRATIVE PURPOSES ONLY.



TERMS AND CONDITIONS

EPC B

The property currently benefits from an Energy Performance Certificate: B

RATEABLE VALUE

Rateable values for the suites are entered into the April 2023 valuation roll as below:

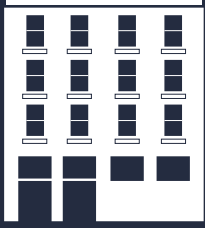
DEMISE	RATEABLE VALUE
Level 1	£40,700
Level 3	The rateable value for the 3rd floor needs to be re-assessed as one office following lease expiry
Level 4	£16,600

SERVICE CHARGE

A copy of the current service charge budget is available upon request.

LEASE TERMS

The subjects are available on Full Repairing and Insuring terms for a period to be agreed. Further information including rent and service charge is available from the letting agents.



50 FREDERICK STREET
EDINBURGH EH2 1EX

**VIEWING OF THE PROPERTY AND ANY
FURTHER INFORMATION CAN BE PROVIDED
FROM THE LETTING AGENTS.**



TOBY WITHALL

toby.withall@knightfrank.com

+44 131 222 9616

ERIN BEATON

erin.beaton@knightfrank.com

+44 131 322 3084

Disclaimer: Knight Frank for themselves and for the vendors or lessors of this property whose agents they are, give notice that: a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. no person in the employment of Knight Frank has any authority to make or give any representation or warranty whatever in relation to the property; d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law. Move-able items (i.e. furniture) are not included in the offering and are for indicative purposes only. © March 2025