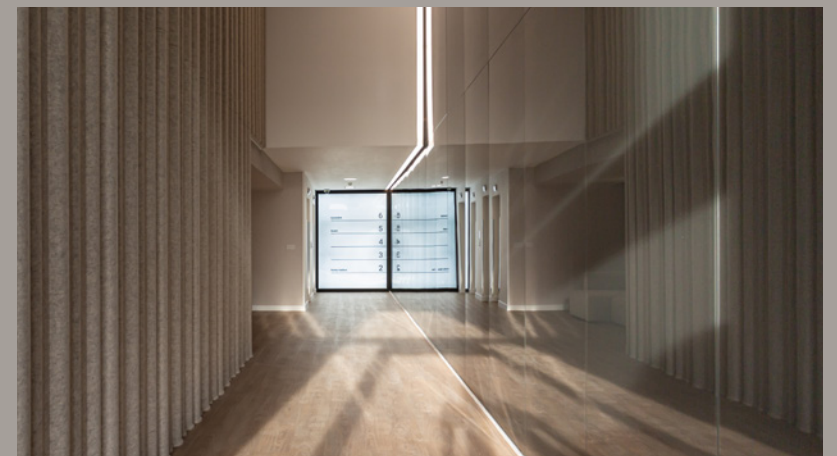


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PRINCES STREET | EDINBURGH | EH2 4AD

OPEN PLAN, NEWLY REFURBISHED OFFICE SUITES WITH SUPERB
VIEWS OF EDINBURGH CASTLE AND PRINCES STREET GARDENS
4,987- 11,051 SQ FT AVAILABLE



LOCATION

LOCATED BETWEEN CASTLE STREET AND SOUTH CHARLOTTE STREET, 125 PRINCES STREET OCCUPIES A PRIME LOCATION, AMONG ONE OF SCOTLAND'S MOST DESIRABLE POSTCODES.

Perched above Edinburgh's prime retail street, the area boasts an unparalleled offering of shops, bars and restaurants.



Views from the property



View from private 4th floor balcony





DESCRIPTION

ACCESS TO THE PROPERTY IS DIRECTLY FROM PRINCES STREET, WITH CAR PARKING AND BIKE STORAGE ACCESSED FROM ROSE STREET LANE.

The 3rd and 4th floor suites are both fully accessible via 2 passenger lifts and a common stairwell. There are WC's on all floors and shower facilities are available on the 1st, 2nd and 3rd floors.

The two available suites have recently undergone significant refurbishment, providing bright, open plan working environments which also benefit from tea prep facilities. The gas from each of the suites has also been stripped out and replaced with electric heating and cooling units.

The 3rd and 4th floor suites offer superb and uninterrupted views of Edinburgh Castle, which wrap around over the wider city, covering the Old Town and Pentland Hills.

Additionally the common areas have also undergone refurbishment to include a new fire system, lighting and redecoration of the reception, WC's and landings.



AVAILABILITY

THE NEWLY REFURBISHED SUITES BENEFIT FROM THE FOLLOWING:

01

NEW LED LIGHTING
THROUGHOUT

02

NEW A/C UNITS
THROUGHOUT

03

NEW CARPET
AND VINYL FLOOR
COVERINGS

04

TEA PREP
FACILITIES IN
BOTH SUITES

05

OPENABLE
WINDOWS WITH
NEW SECONDARY
GLAZING

06

RAISED ACCESS
FLOOR WITH DATA
CABLING AND
FLOORBOXES

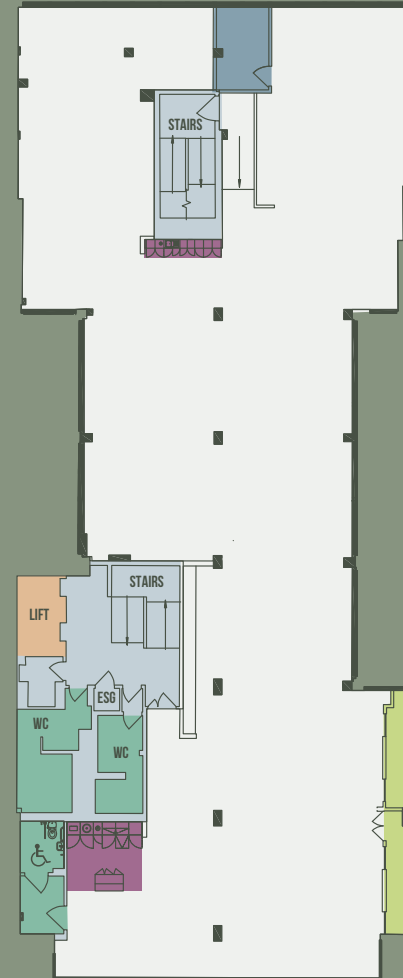
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PRIVATE SOUTH
FACING BALCONY
ON THE 4TH FLOOR

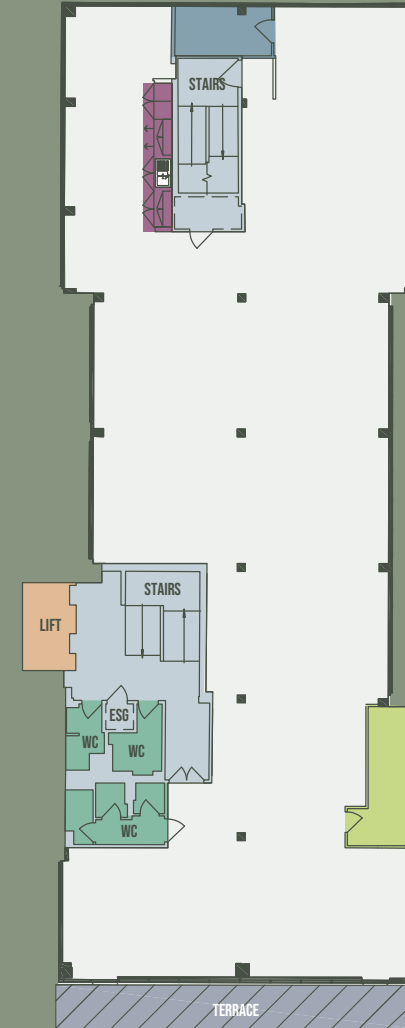
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EPC OF A

3RD FLOOR PLAN



4TH FLOOR PLAN



KEY

- WC'S
- LIFTS
- COMMS ROOMS
- TEA PREPS
- BUILT IN STORES

FLOOR	NIA (SQ FT)
3RD	6,064
4TH	4,987





LEASE TERMS

The subjects are available on full repairing and insuring terms for a period to be agreed. Further information is available from the sole letting agents.

RATEABLE VALUE

The rateable value for the 3rd floor is £123,250 and £102,250 for the 4th floor.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction with the ingoing tenant being responsible for the payments of Land & Buildings Transaction Tax, Registration Dues and VAT incurred thereon.

FURTHER INFORMATION

For further information or to arrange an inspection please contact:

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EPC

The EPC for the building is an A

VAT

The building is elected for VAT, therefore VAT will be payable on the rent and service charge.

CAR PARKING AND BIKE STORAGE

Car parking and bike storage - The building benefits from a secure car park and bike storage, accessed from Rose Street Lane. There are currently 5 car spaces available in total, which can be agreed by separate negotiation.



Important notice JLL for themselves, and where applicable their joint agent(s), and for vendors or lessors of this property whose agents they are give notice that: i) These particulars are produced in good faith and are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them; ii) No person in the employment of JLL, and where applicable their joint agent(s), has any authority to make or give any representation or warranty in relation to this property.

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