

44 Charlotte Square, Edinburgh, EH2 4HQ

To Let – Refurbished Townhouse on Edinburgh’s prestigious Charlotte Square

savills



Location

The property is situated on the east side of Charlotte Square, a prime city centre location within Edinburgh's traditional office core. This highly desirable central location benefits from a close proximity to a mix of traditional offices, shops, hotels and restaurants, excellent retail and leisure offerings and wide ranging transport links.

44 Charlotte Square is a Category A listed townhouse located on the northeast side of Charlotte Square with many high quality occupiers, such as Handlesbanken, Lomond Capital, Walter Scott, Hampden & Co, Dixon Minto, The Institute of Directors, The Principal Hotel and Peoples Postcode Lottery. The close proximity to Princes Street, George Street and the West End mean that the property is well connected by city-wide bus links, nearby tram halts on Princes Street connecting York Place to Edinburgh Airport, and Edinburgh Waverley and Haymarket train stations located within easy walking distance.

Description

44 Charlotte Square is a mid-terrace traditional stone built townhouse facing west over Charlotte Square Gardens. The townhouse is currently configured to provide a mix of good quality cellular accommodation over five storeys. The bright west facing accommodation has fabulous views of Charlotte Square Gardens.

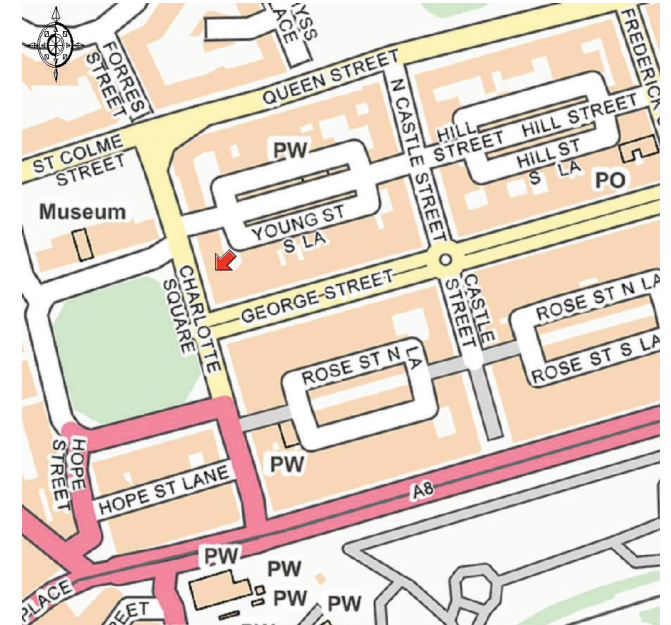
The property is accessed primarily by the main ground floor entrance. A further entrance is provided from lower ground level. The windows are traditional sash and case style throughout and the property benefits from 2 car parking spaces to the rear of the building, accessed via Young Street.

Internally, the premises are formed over lower ground, ground, first, second and third floor levels and are accessed via the main staircase, with a smaller separate staircase connecting the second and third floors. The recent refurbishment programme has focused on both the internal and external elements of the building and has transformed the accommodation to provide traditional period features with attractive modern fittings throughout.

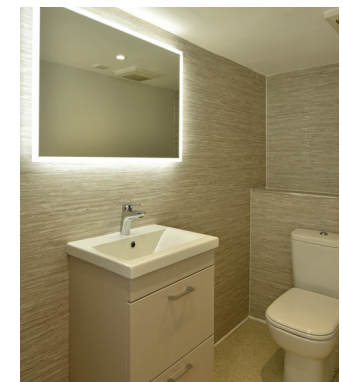
Specification

The property has undergone a full refurbishment to include:

- Carpets throughout
- Kitchen facilities
- Upgraded toilets
- Suspended ceiling and wall mounted light fittings



NOTE: - Reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 10002432 Savills (UK) Ltd. NOTE: - Published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.



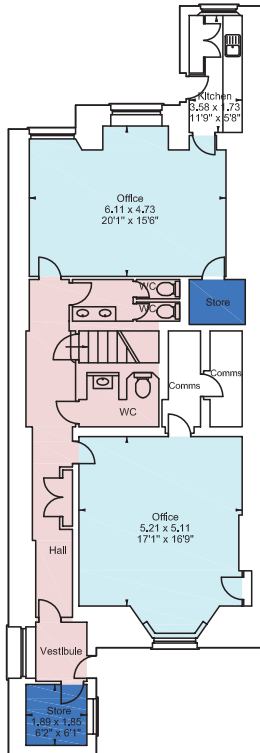
Floor Plans and Accomodation

GIA	Sq Ft	Sq M
LG	1,201	111.57
G	1,168	108.51
1st	1,140	105.91
1HL	100	9.29
2nd	1,044	96.99
3rd	729	67.72
Total	5,382	499.99

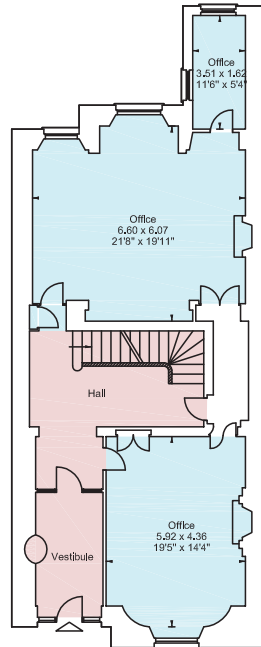
NIA	Sq Ft	Sq M
Lower Ground Floor	603	56.02
Ground Floor	751	68.84
First Floor	867	80.54
Second Floor	642	59.64
Third Floor	380	35.31
Total	3,243	301.27

NIA Stores	Sq Ft	Sq M
Lower Ground Floor	65	6.04
First Floor	37	3.44
Third Floor	28	2.6
Total	130	12.08

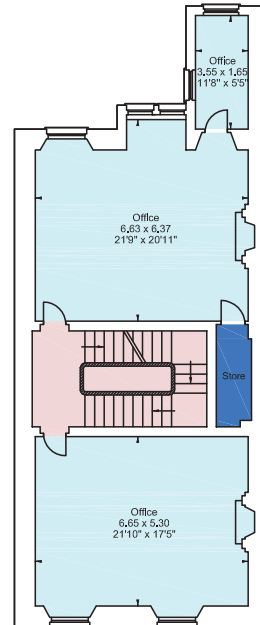
Lower Ground Floor



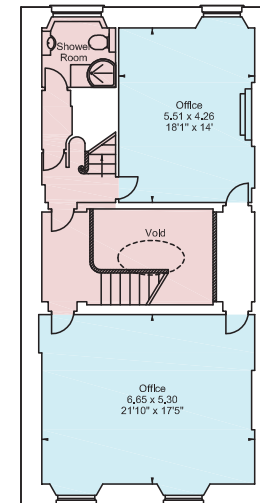
Ground Floor



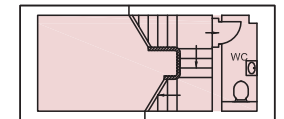
First Floor



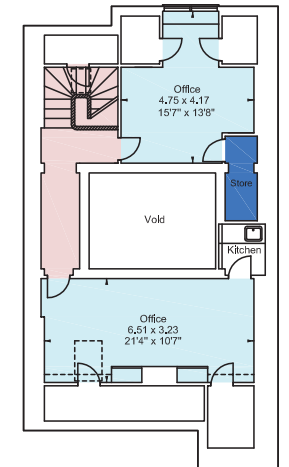
Second Floor



First Floor Half Landing



Third Floor



For indicative purposes only.

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The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, with the 's' in yellow and the rest in red, set against a yellow square background.

EPC

The EPC rating is F. A copy of the EPC Certificate can be provided upon request.

Lease Terms

The subjects are available on Full Repairing and Insuring terms for a period to be agreed. The subjects are available as a whole, however the landlord will consider leases on a floor by floor basis. Further information is available from the sole letting agents.

Rateable Value

We have been advised by the Scottish Assessors that the Rateable Value of the total vacant accommodation is currently £56,600. Further information available at www.saa.gov.uk.

Viewing and further information

Viewings of the property and any further information can be provided from the sole letting agent:

Contact

Savills Edinburgh

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kgraham@savills.com

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charlie.hall@savills.com

Important Notice

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