

TO LET

OFFICE SPACE

- CITY CENTRE LOCATION

- FLEXIBLE TERMS
AVAILABLE

- EXCELLENT FACILITIES

Ryden



**CHARLOTTE HOUSE,
18 YOUNG STREET,
EDINBURGH, EH2 4JB**

404

SQ FT

37.53

SQ M

GET IN TOUCH

CONTACT Iain Taylor / Kyle Wright

TELEPHONE 0131 473 3264 / 0131 473 3210

EMAIL iain.taylor@ryden.co.uk

EMAIL kyle.wright@ryden.co.uk

Viewing is strictly by arrangement with the sole letting agent

EDINBURGH

7 Exchange Crescent

EH3 8AN

0131 225 6612



ryden.co.uk



CHARLOTTE HOUSE, 18 YOUNG STREET, EDINBURGH, EH2 4JB

LOCATION

Charlotte House is ideally positioned in the heart of Edinburgh's city centre, a short distance from the city's best cafes, restaurants, hotels and shops on George Street. Young Street is located on the west side of the Golden Rectangle, situated between Charlotte Square and Castle Street.

Public transport connections are excellent with easy access to bus and tram routes on Princess Street and both Waverley and Haymarket Train Stations are within 10 minutes walk of the property.

Occupiers within the vicinity include Handelsbanken, Baxters Food Group Ltd, AIB Bank, Edinburgh International Book Festival, Dickson Minto WS, Murray Beith Murray, Allied Irish Bank, Hampden & Co and Cornelian.

GET IN TOUCH

CONTACT Iain Taylor / Kyle Wright

TELEPHONE 0131 473 3264 / 0131 473 3210

EMAIL iain.taylor@ryden.co.uk

EMAIL kyle.wright@ryden.co.uk

DESCRIPTION

The subjects comprise office accommodation within a traditional Georgian, Category A listed townhouse building. The building has been decorated to a high standard and benefits from the following;

- Gas central heating
- Meeting room facilities
- Entry-phone system
- Broadband
- Kitchen / tea prep facilities
- Male and Female WC's

ENERGY PERFORMANCE CERTIFICATE

Available on request.

AVAILABILITY

The 2nd floor office is available for a rent of £1,150 per month for a period to be agreed.



EDINBURGH
7 Exchange Crescent
EH3 8AN
0131 225 6612



ryden.co.uk

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/exchange, required to enable the agents to meet their respective obligations under the Regulations.

Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty whatever in relation to this property. November 2023