

TO LET  
OFFICE

 GRAHAM  
SIBBALD



19 Rutland Square, Edinburgh, EH1 2BB

- Ground floor office within prestigious Rutland Square
- Located in heart of west end with great transport links
- Move in condition office suite
- NIA: 63.81 Sq M (686 Sq Ft)
- Passing Rent: £18,000 per annum

## LOCATION

Rutland Square which dates back to the 1830's is one of, if not, the most desirable period property address in Scotland's capital city of Edinburgh. Located in the heart of Edinburgh's West End / City Centre, Rutland Square epitomises and exemplifies classic Georgian architecture.

Despite the square being located within minutes of the main bustling retailing destinations of Princes and George Street notwithstanding the Financial District, it offers a discreet and peaceful setting home to a mix of commercial and residential occupiers.

The square also benefits from excellent transportation links with vehicle access taken from Rutland Street whilst the Western Approach Road which is located nearby provides efficient access links in and out of the City Centre. Haymarket Train Station is also within a 5 minute walk to the west and Atholl / Coates Crescent tram stop is located just out with the square.

More specifically the subjects are located to the West side of the Square and it can be seen more specifically on the appended map.

## DESCRIPTION

The subjects comprise a ground floor office as part of a larger traditional 3 storey and attic + lower ground floor tenement property surmounted by a pitched and slated roof, occupying a prominent location within the square.

Internally the property is laid out to provide a large office suite to the front and a separate office/board room to the rear, with a communal accessible w/c to the rear of the premises.

The office is well presented with great natural light being afforded through the large sash and case windows and artificial lighting being provided by way of up lights.

The tenant will also have access to a communal kitchen within the lower ground floor of no 20 which is interconnecting.

The current tenant Pacific Green would be willing leave the current furnishings in place subject to separate negotiation.

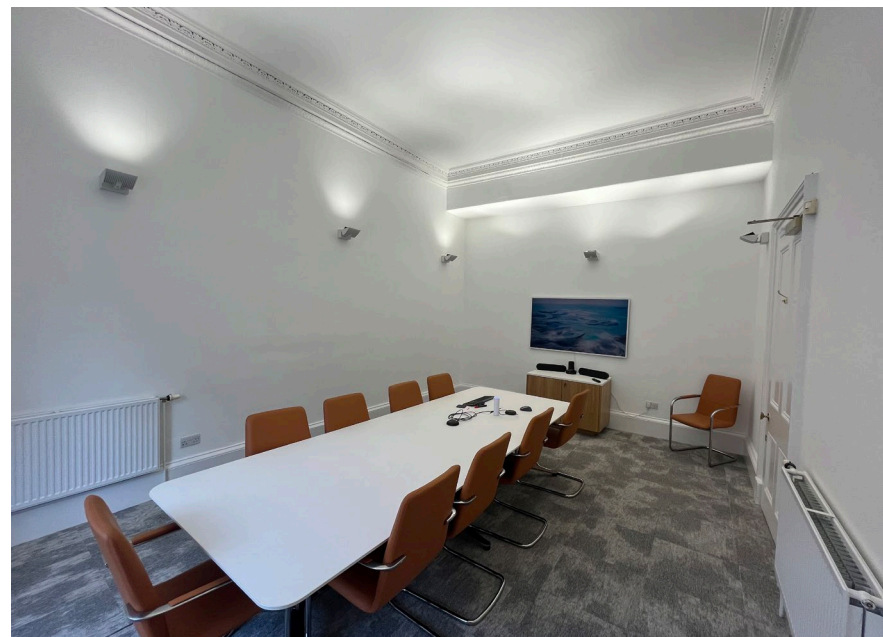
## ACCOMMODATION

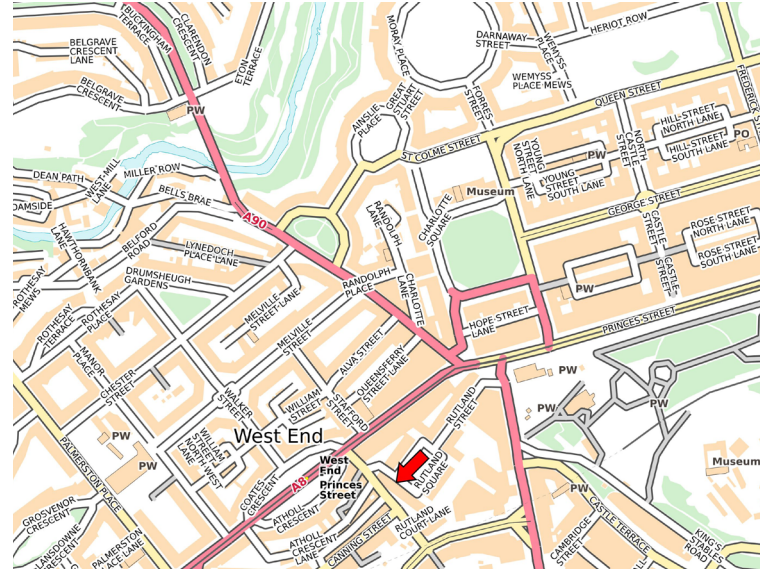
We have measured the subjects in accordance with the RICS Code of Measuring Practice 6th edition on a Net Internal Area basis in the order of:

AREAS / FLOORETC	SQ M	SQ FT
Ground Floor	63.81	686

## EPC

A copy of the EPC can be given upon request





To arrange a viewing please contact:



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07584 061 146



**Corann Henderson**  
Graduate Surveyor  
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### CURRENT LEASE

We are seeking to dispose of the lease on behalf of the current tenant and the salient points are noted below, a copy of the lease can be passed onto interested parties.

<b>Landlord</b>	Rutterford Ltd
<b>Tenant</b>	Pacific Green Energy Parks Ltd
<b>Passing Rent</b>	£18,000 per annum
<b>Lease Expiry</b>	1st August 2029
<b>Break Option</b>	1st August 2027 — Tenant only upon giving 6 months written notice.
<b>Service Charge</b>	Capped at £10,080.86 pa though increased in line with CPI on 28th May 2025
<b>Use</b>	Class 4 Office

Our client also has a separate lease for two car parking spaces situated in tandem behind 9 Coates Crescent situated 5 minutes walk from the office.

The lease for these expires on 28th July 2027.

The current passing rent for these is £4,125 ex VAT per annum.

Our client would be happy to assign the lease on these by separate negotiation.

### PASSING RENT

£18,000 per annum (exclusive of VAT)

### RATEABLE VALUE

With reference to the Scottish Assessors Association Website we note that the subjects have a rateable value of £12,400.

Therefore meaning prospective occupiers could benefit from relief in line with the small business bonus scheme.

### LEGAL COSTS + VAT

Each party will be liable for their own legal costs incurred within this transaction. The property is elected to tax and therefore VAT is chargeable upon the rent.

### ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

### IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: August 2025