

23 STAFFORD STREET
EDINBURGH
EH3 7BD

OFFICE SPACE



• TO LET

- 168 SQM (1,810 SQ FT)
- REFURBISHED
- SELF CONTAINED TOWN HOUSE
- PARKING AVAILABLE
- FLEXIBLE TERMS AVAILABLE



LOCATION

Stafford Street is located in the West End, just off Melville Street, in the heart of Edinburgh's traditional commercial business district. The property has excellent access to local amenities and transport links around the City. Haymarket Railway Station is within a short walking distance from the property and there are a large number of bus routes departing from the nearby Shandwick Place.

DESCRIPTION

The subjects comprise of ground and first floor cellular offices and second floor office/storage rooms within a traditional sandstone Townhouse. The offices benefit from:

Cat 5 cabling
Gas fired central heating
Intruder alarm
Good natural daylight
Kitchen and WC facilities,
2 Parking spaces

ACCOMMODATION

The subjects have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and extends to approximately:

Ground Floor:	43.7 SQ M	470 SQ FT
First Floor:	90.6 SQ M	975 SQ FT
Second Floor:	34.4 SQ M	370 SQ FT
Total	168.7 SQ M	(1,815 SQ FT)

LEASE TERMS

Our clients are seeking to let this property on a full repairing lease for a term to be agreed.

RENT

Available on request.

RATEABLE VALUE

We have been advised by the Local Assessors that the subjects have a current rateable value of: £20,200

As a guide this would provide an occupier with a rates liability in the region of £9,090 per annum. VAT is not applicable to this figure.

LEGAL COSTS

Each party shall be responsible for their own reasonable incurred costs; however the ingoing party shall be responsible for any registration dues, stamp duty land tax and any other expenses.

VAT

Value Added Tax will not be charged on the rent.

ENTRY

Entry with vacant possession can be given immediately on conclusion of legal formalities.

VIEWING & FURTHER INFORMATION

By contacting the sole agents:

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MISREPRESENTATION CLAUSE

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