

TO LET

OFFICE SPACE

256 sq m (2,760 sq ft)

8 MELVILLE STREET
EDINBURGH, EH3 7NS



- **ENTIRE TOWN HOUSE**
- **ALSO AVAILABLE ON FLOOR-BY-FLOOR BASIS**
- **EXCELLENT WEST END LOCATION**
- **4 PARKING SPACES**

LOCATION

Melville Street is situated within a 3 minute walk of Charlotte Square and the West End of Princes Street. It is also enviably located for access to public transport with the nearest tram stop only a 2-minute walk providing regular services to Edinburgh Airport, making it an ideal location for office occupiers. There are also regular bus services within the immediate vicinity

providing access to all parts of the city. Haymarket railway station is a short distance away linking Edinburgh with local and national rail services.

The properties are located in the heart of the West End, which offers a wide range of shops, bars, boutiques, cafes and restaurants.

DESCRIPTION

The subjects comprise a 4 storey traditional sandstone townhouse. The main rooms on each floor interconnect enabling more of an open plan feel. The offices benefit from:

- Cat 5 cabling
- Gas fired heating
- Intruder alarm
- Good natural daylight
- Kitchen and WC facilities on every floor
- 4 parking spaces to the rear
- EPC rating: C+



ACCOMMODATION

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

Lower Ground Floor:	66.59 SQ M	717 SQ FT
Ground Floor:	56.59 SQ M	613 SQ FT
First Floor:	65.26 SQ M	702 SQ FT
Second Floor:	67.62 SQ M	728 SQ FT
Total	256 SQ M	2,760 SQ FT

LEASE TERMS

Our clients are seeking to let this property as a whole or on a floor-by-floor basis on a full repairing and insuring 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 values of:

Lower Ground Floor:	£8,500
Ground Floor:	£11,400
First Floor:	£12,400
Second Floor:	£9,600

LEGAL COSTS

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



VAT

The property is elected for VAT which will be payable on all outgoing

ENTRY

Entry with vacant possession can be given from August 2018 following conclusion of legal formalities.

VIEWING & FURTHER INFORMATION

By contacting the sole agents:

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