

TO LET

OFFICE SPACE
567.2 SQ M (6,105 SQ FT)

25 MELVILLE STREET, EDINBURGH, EH3 7NS



- **ENTIRE PRESTIGIOUS TOWN HOUSE**
- **EXCELLENT WEST END LOCATION**
- **6 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 property is located in the heart of the West End, which offers a wide range of shops, bars, boutiques, cafes and restaurants.

DESCRIPTION

The subjects comprise of a 5 storey townhouse which is the most prominent building on Melville Street, forming the centre piece of the prestigious Georgian terrace. The main rooms on each floor interconnect enabling an open plan feel to each floor. The office benefits from:

- Cat 5 cabling
- Gas fired heating
- Intruder alarm
- Good natural daylight
- Kitchen and WC facilities
- 6 parking spaces to the rear
- EPC rating: E

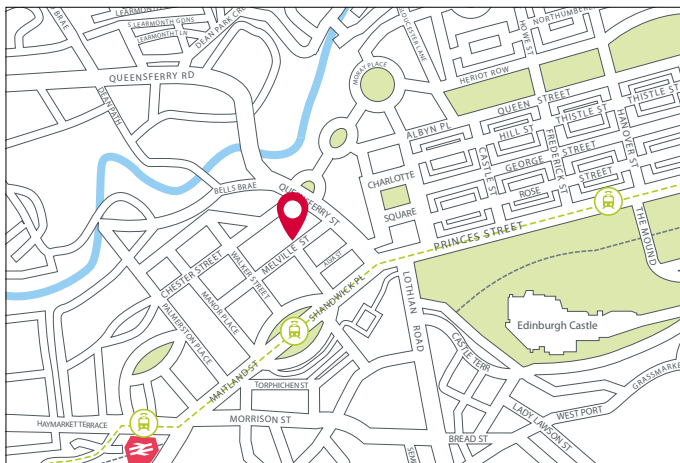
ACCOMMODATION

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

	SQ M	SQ FT
3rd Floor	100.9	1,086
2nd Floor	109.3	1,177
1st Floor	135.9	1,463
Ground	110.6	1,190
L Ground	110.5	1,189
TOTAL	567.2	6,105

LEASE TERMS

Our clients are seeking to let this property as a whole 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 value of: £100,500.

As such an occupier will have an annual rates liability before any relief in the region of £51,585.

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

All prices premiums etc are quoted exclusive of VAT.

ENTRY

Entry with vacant possession can be given from August 2019 following conclusion of legal formalities.

VIEWING

For further information or to arrange a viewing, please contact the sole agents:

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