



TO LET

- > **2ND FLOOR ROOM**
- > **PLUG AND PLAY SPACE**
- > **EXCELLENT WEST END LOCATION**

Location

Coates Crescent is within a 3 minute walk of Charlotte Square and is in the heart of Edinburgh's West End. It is also enviably located for access to public transport with the nearest tram directly in front of the property providing regular services to Edinburgh Airport. 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 West End also offers a wide range of shops, bars, boutiques, cafes and restaurants.

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**Seamless connectivity
in Edinburgh's vibrant
West End**

Description

The subjects comprise of 1 large open plan room on the second floor, decorated to a high standard.

The space is available furnished or unfurnished on very flexible terms at a 'all inclusive rental'. This would include: electricity, heating, wifi, cleaning etc. (it will not include rates/water rates).

The office also benefits from:

- Gas fired heating
- Good natural daylight
- Kitchen and WC facilities
- WiFi
- EPC rating: TBC

Accommodation

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

SQ M	SQ FT
54.76	590

Lease Terms

Our clients are seeking to let the space on a flexible licence agreement on an internal repairing basis.

Rent

The space will be available on an 'all inclusive rent'. This is available on request.

Rateable Value

The rateable value for this room is £8,900. As such, subject to status, an occupier would be eligible for 100% Small Business Rates Relief.

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 on conclusion of legal formalities.



Viewing & Further Information

By contacting the sole agents:

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The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection employment of The Agents has any authority to make or give any representation or warranty whatever in relation to this property. **July 2025.**

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