



TO LET

- > **73.5 SQ M (791 SQ FT)**
- > **OPEN PLAN OFFICE**
- > **FULLY FITTED**
- > **EXCELLENT WEST END LOCATION**
- > **ALL INCLUSIVE RENT**

Location

The office at Bells Brae is accessed from Queensferry Road at the south end of the Dean Bridge, making it very accessible from Edinburgh city centre and commuters from the north.

Melville Street and Charlotte Square are situated within a 5–8 minute walk of the subjects and Haymarket train station is a 10 minute walk. There are many amenities including bars, restaurants and coffee shops in close proximity.

[Find on Google](#) →

Description

1–5 Bells Brae is a self-contained ground floor office comprising open plan spaces.

The accommodation benefits from:



Category 5 data cabling



Gas central heating



LED lighting



Intruder alarm



Good natural daylight



Kitchen and WC facilities



EPC rating: E

Accommodation

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

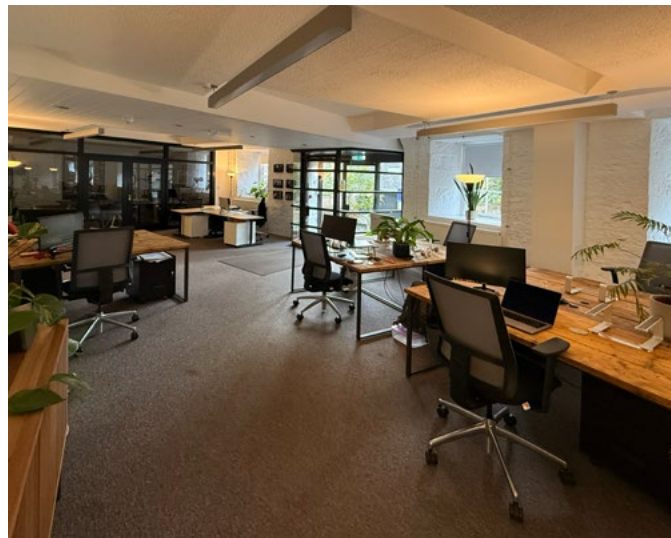
	SQ M	SQ FT
Ground Floor	73.5	791

Lease Terms

Our clients are seeking to let this property on flexible terms.

Rent

£2,667 per month plus VAT. This is inclusive of rent, service charge, electricity, gas, broadband, building insurance, rates and cleaning.



Rateable Value

Rates are included in the all inclusive rent.

Parking

1 parking space can be made available at an additional all-inclusive rent of £320 per month.

Legal Costs

Each party shall be responsible for their own reasonable incurred costs.

VAT

All prices, premiums etc. are quoted exclusive of VAT.

Entry

Entry with vacant possession can be given following signing of a licence to occupy.



Viewing & Further Information

Viewings strictly by appointment with the sole letting agent:

FT Linden Ltd
28 Stafford Street
Edinburgh
EH3 7BD

T 0131 226 6287
www.ftlinden.com

John Morton MRICS
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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. **September 2026.**