

# TO LET

1st Floor, 2 Melville Street  
Edinburgh EH3 7NS

- ▶ Entirely self-contained office
- ▶ Prestigious city centre location
- ▶ Predominantly open plan space
- ▶ 1,797 sq ft



## LOCATION

The subjects are located in a prominent position on the corner of Melville Street and Queensferry Street in the heart of Edinburgh's West End. Melville

Street is within close proximity to excellent amenities with many bars, restaurants and shops all within walking distance. There are excellent transport links in the area with Haymarket railway station a short 10 minute

walk away and there are numerous bus stops and a tram stop within close

proximity. Nearby occupiers include Johnston Carmichael, Oberlanders, Eversheds and Melville Independent plc. The property is also situated close to the popular Johnnie Walker Experience.

## DESCRIPTION

The subjects comprise an entirely self-contained 1st floor office suite in the heart of Edinburgh's West End district. The accommodation provides predominantly open plan space and benefits from the following specification:

- Self-contained (there is only a nominal service charge due to the self-contained nature of the suite)
- Gas fired central heating
- A mixture of perimeter and under floor trunking
- Cat 5E cabling
- A mixture of pendant light fittings and uplighters
- Tea preparation facility
- Male and female toilets

## ACCOMMODATION

The available accommodation extends to the following approximate net internal floor area:

<b>FIRST</b>	<b>1,797 SQ FT</b>	<b>166.95 SQ M</b>
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## LEASE TERMS

Our client is looking to let the premises on a new Full Repairing and Insuring lease for a term to be agreed.

## RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2023 is **£34,100**. (Each new occupier has the right of appeal against this figure).

Based on the basic property rate of 49.8p, this rateable value will result in an estimated rates liability in financial year 2023/24 of **£16,982**.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating = TBC.

## DATE OF ENTRY

By arrangement.

## LEGAL COSTS

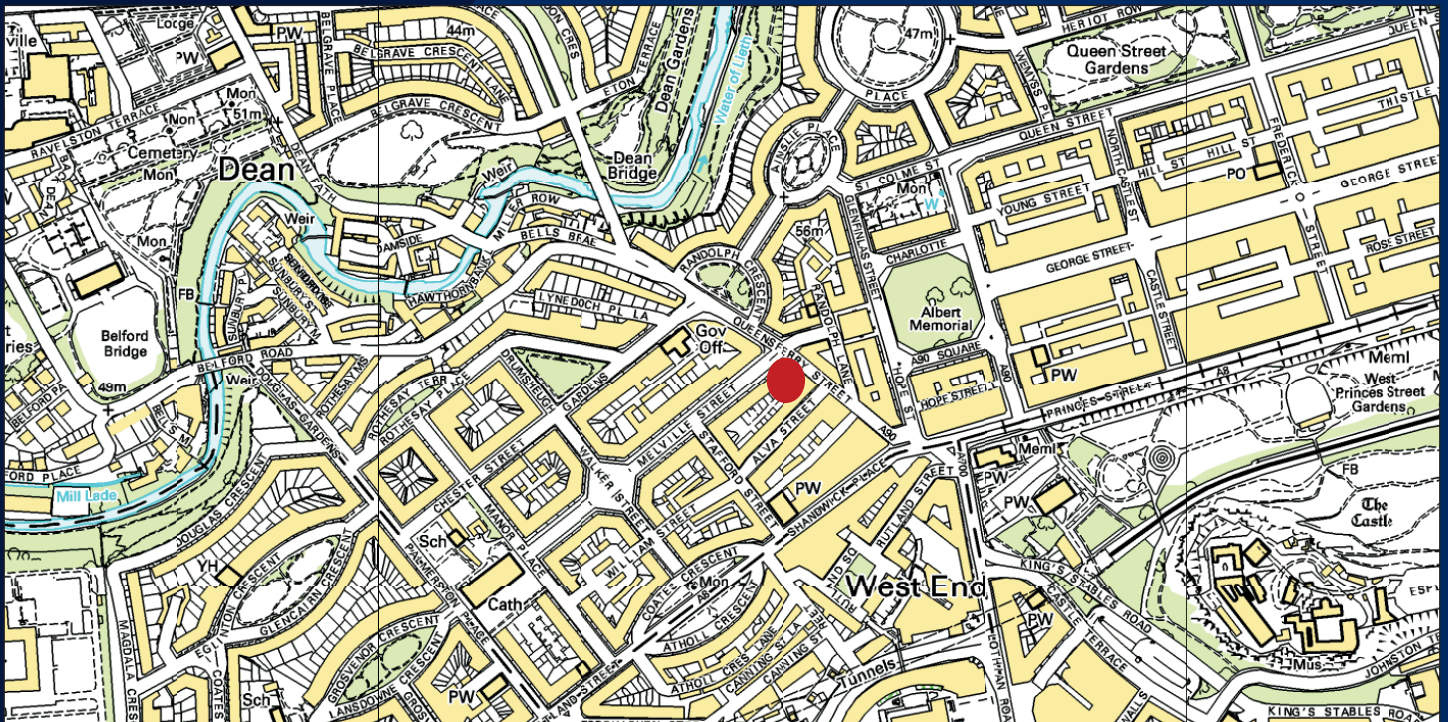
Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the incoming tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

## VIEWING

Viewings are strictly by prior arrangement with EYCO on 0131 226 2641.

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## GET IN TOUCH



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