



MULTREES WALK  
EDINBURGH

# THE WALK

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**TO LET**  
3RD FLOOR  
ELDER STREET  
EDINBURGH  
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High quality office accommodation

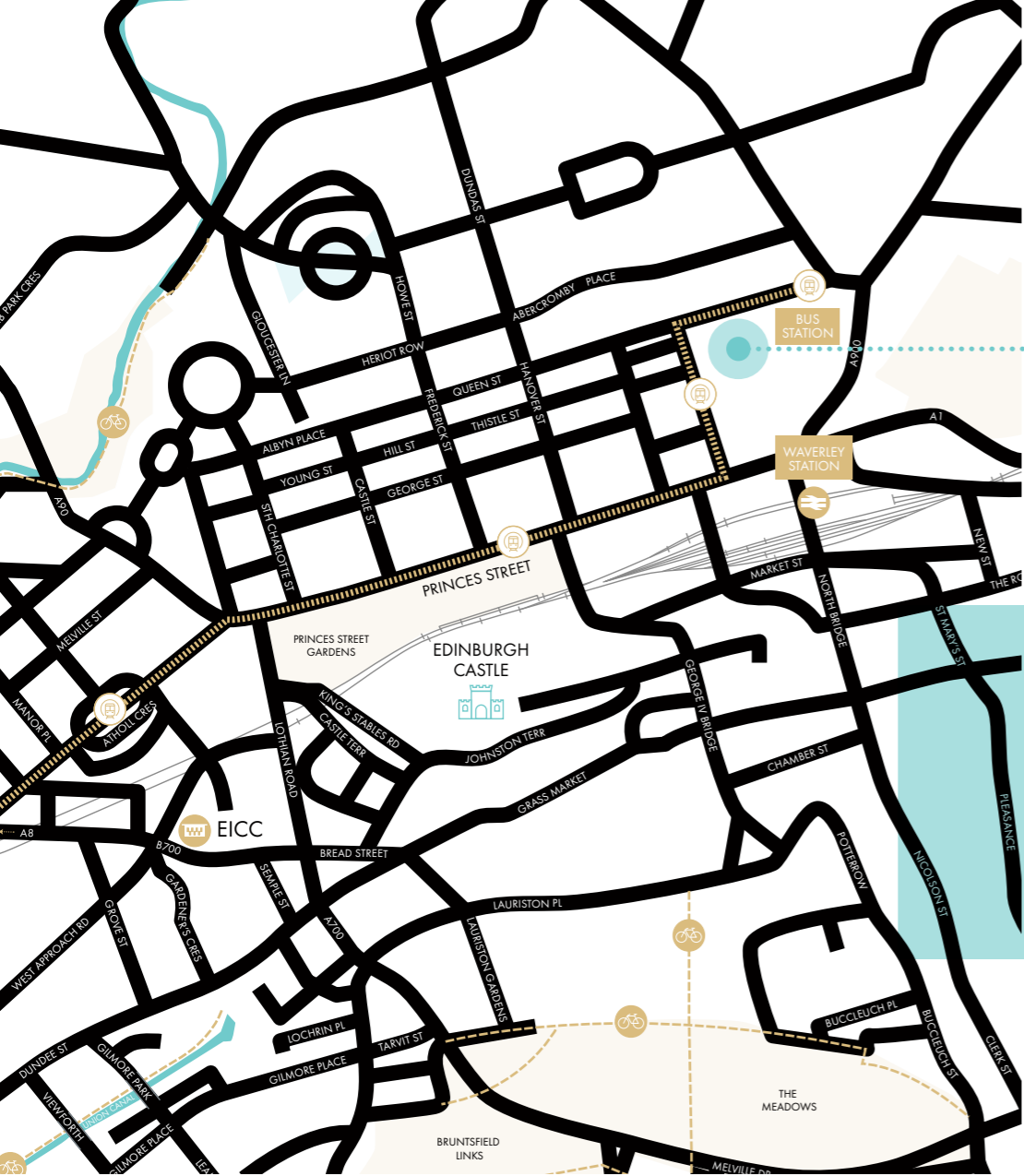
4,505 sq ft (419 sq m)

Fully fitted with a new kitchen and  
dedicated WC and shower facilities

Private roof terrace

Filtered tea point





# THE WALK

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ELDER STREET  
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The subjects are adjacent to St Andrew Square's tram hub, with Waverley Rail Station only a few minutes walk away and Edinburgh's bus station just next door.

## LOCATION

THE WALK IS LOCATED ON THE NORTH EAST CORNER OF ST ANDREW SQUARE IN THE HEART OF THE CITY CENTRE. MULTREES WALK CONNECTS ST ANDREW SQUARE TO ST JAMES QUARTER AND PROVIDES A FANTASTIC PEDESTRIAN ONLY RETAIL THOROUGHFARE WITH HIGH QUALITY BRANDS SUCH AS LOUIS VUITTON, CANADA GOOSE, BURBERRY, MULBERRY AND HARVEY NICHOLS.

The Walk is Edinburgh's luxury quarter and the city's premier office destination. Elevate your business presence in a prestigious location, surrounded by luxury retailers and fine dining. Join an exclusive community of businesses thriving in the heart of Edinburgh city centre.

### EXISTING OCCUPIERS WITHIN THE WALK

- Charles Stanley
- Brown Shipleigh
- Renesas
- Aberdeen Considine

### OTHER OCCUPIERS IN THE IMMEDIATE VICINITY

- abrdn
- FNZ
- NatWest
- Rathbones
- Trustpilot
- Arup





MULTREES WALK

EDINBURGH

LUXURY  
SHOPPING



# ACCOMMODATION

THE AVAILABLE ACCOMMODATE IS LOCATED ON THE 3RD FLOOR  
ACCESSED FROM THE ELDER STREET ENTRANCE OF THE WALK AND IS  
CURRENTLY THE ONLY AVAILABLE SUITE WITHIN THE DEVELOPMENT.

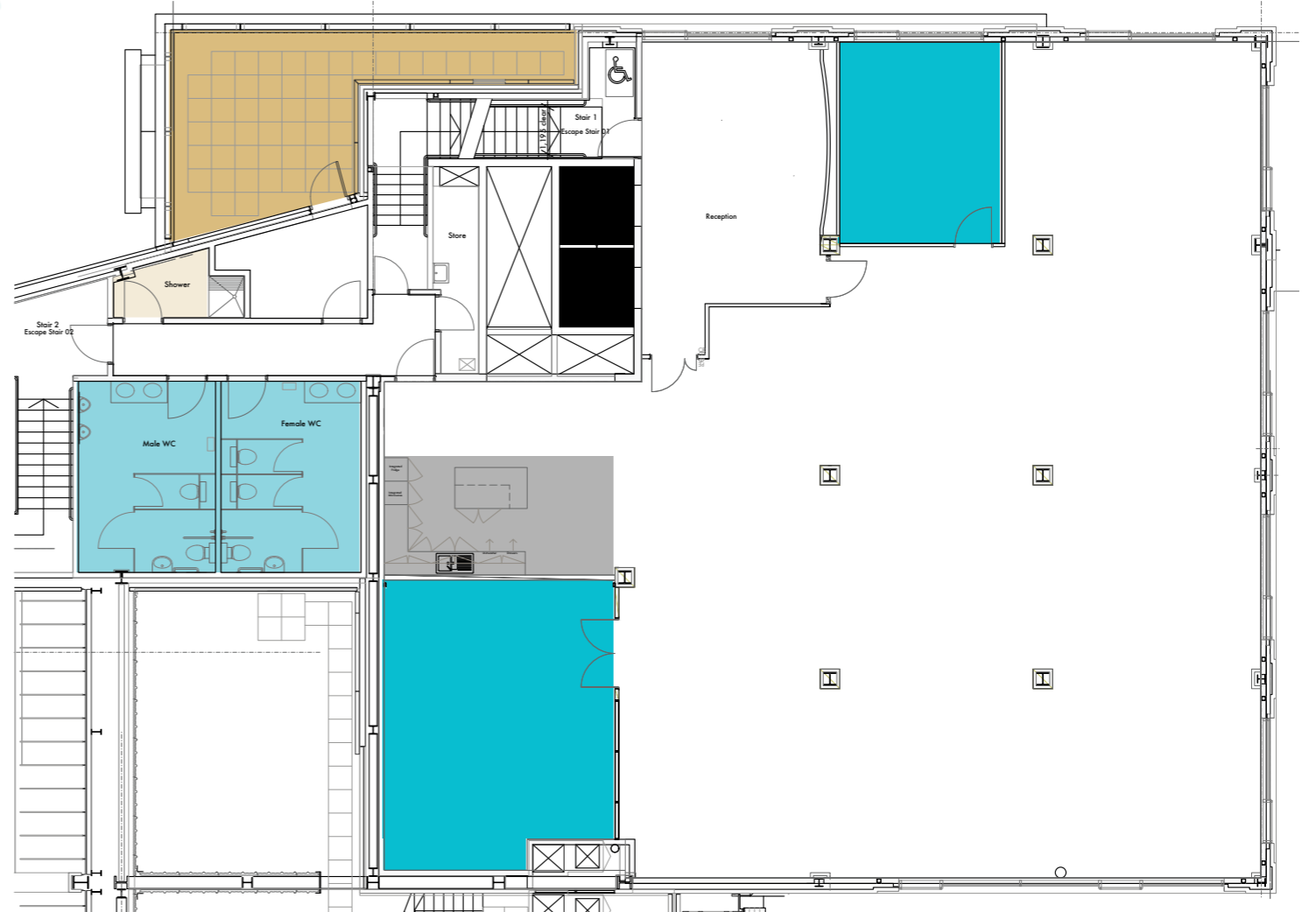
It has been measured in accordance with RICS Code of Measuring Practice  
6th Edition.

AREA: 4,505 SQ FT (419 SQ M)



## FLOOR PLAN 3RD FLOOR

- Meeting room
- WCs
- Shower
- Tea prep
- Roof terrace
- Lift access



# THIS FANTASTIC OPEN PLAN OFFICE SUITE PROVIDES SUPERB NATURAL DAYLIGHT AND BENEFITS FROM THE FOLLOWING SPECIFICATION:

- Raised access flooring
- Suspended ceiling
- LED lighting
- Mixture of air conditioning and mechanical ventilation
- Gas fired central heating
- Fully fitted office suite with meeting rooms and cabling
- Dedicated male, female and disabled toilets
- Shower facilities
- New dedicated kitchen with integrated fridge and dishwasher
- Lift access
- Private roof terrace
- Car parking available
- Indicative refurbishment finishes
- Cycle storage

INDICATIVE KITCHEN FINISHES POST REFURBISHMENT



INDICATIVE KITCHEN FINISHES POST REFURBISHMENT



VIEW FROM PRIVATE ROOF TERRACE



GROUND FLOOR RECEPTION



## RATEABLE VALUE

We understand from the Lothian Valuation Assessors the current rateable value for the subjects is £114,250 which we calculate for 2023/24 will equate to £59,867 payable.

## ENERGY PERFORMANCE CERTIFICATE

The accommodation has a rating of B.

## LEASE TERMS

The subjects are available on the basis of a new full repairing and insuring lease for a term to be agreed.

## VAT

All terms quoted are exclusive of VAT.

## VIEWING & FURTHER INFORMATION

For further information or to arrange a viewing of The Walk then please do not hesitate to contact the joint letting agents.

## CONTACTS:

Neil McConnachie  
M: +44 (0)7818 062736  
E: [nmconnachie@eyco.co.uk](mailto:nmconnachie@eyco.co.uk)

Neil Gordon  
M: +44 (0)7974 375823  
E: [ngordon@eyco.co.uk](mailto:ngordon@eyco.co.uk)



Cameron Stott  
M: +44 (0)7785 907096  
E: [cameron.Stott@jll.com](mailto:cameron.Stott@jll.com)

Sara Dudgeon  
M: +44 (0)7731 986156  
E: [sara.dudgeon@jll.com](mailto:sara.dudgeon@jll.com)



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