

48

MELVILLE STREET
EDINBURGH EH3 7HF

TO LET

1,497 SQ FT NEWLY
REFURBISHED OFFICE
ACCOMMODATION

- Two car parking spaces to the rear of the property are available for an additional cost. These can be upgraded to accommodate EV charging points.
- Electric VRF (variable refrigerated flow) air conditioning with external condenser proving both heating and cooling



PLAY VIDEO >



Location

The location benefits from all main city centre amenities and is within easy walking distance of Edinburgh's main retail thoroughfares, George Street and Princes Street. In addition, the property is close to public car parking and benefits from excellent transport links, with close proximity to main bus routes, Edinburgh Tram route and both Waverley and Haymarket train stations within walking distance.

Cycle route runs immediately past the front of the building which connects to the wider Edinburgh cycle network.

Location	By Foot (Minutes)	By Bike (Minutes)
Nearest Tram Stop (regular services to Edinburgh Airport)	3	1
Nearest Bus Stop	4	2
Edinburgh's West End	7	2
Haymarket Train Station	8	3
Princes Street	8	2
EICC	11	3
Edinburgh Bus Station	25	8
Edinburgh Waverley Train Station	26	6

[Bus Timetables](#)

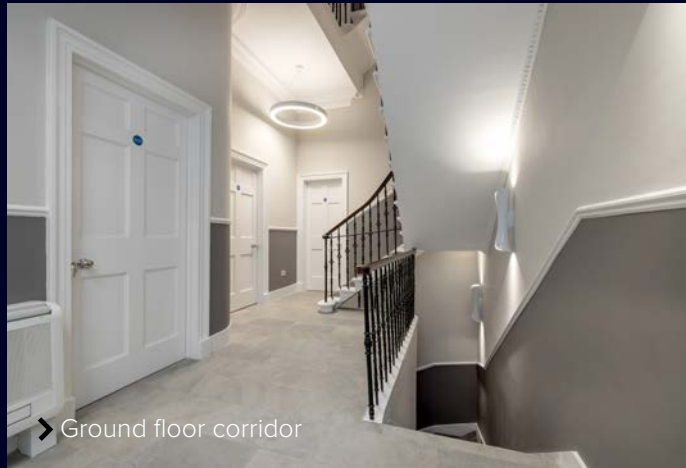


[Tram Timetables](#)



The premises are located on the prestigious Melville Street in Edinburgh's West End, one of the prime commercial districts in the heart of the city centre.





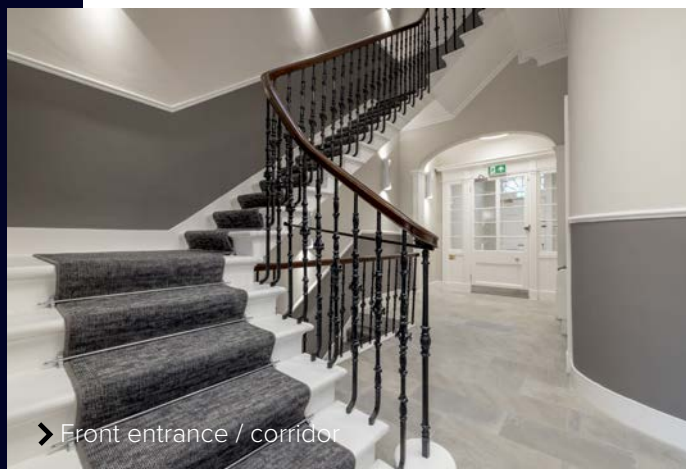
> Ground floor corridor



> Ground floor north office



> Lower ground floor south office



> Front entrance / corridor



> Ground floor south east office

Description

The subjects comprise lower ground floor and ground floor accommodation within a traditional Georgian, Category A Listed townhouse. The Lower Ground Floor benefits from its own access and the opportunity to install a shower.

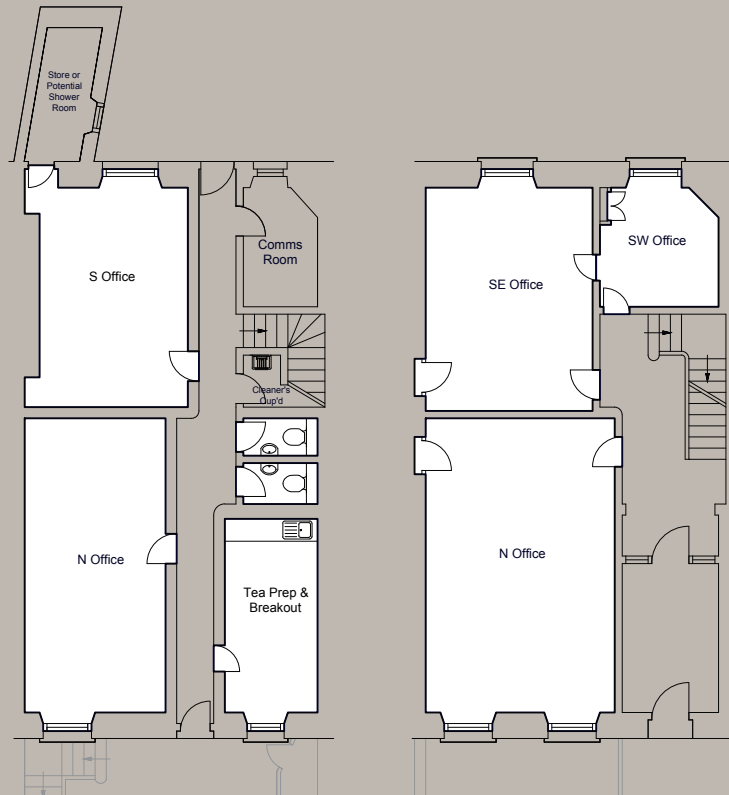
Internally the property has been newly refurbished to include:

- Feature LED lighting
- New carpet and floor coverings throughout
- Fully re-decorated throughout
- Door entry system
- Intruder alarm system
- Powered and data cabled floor boxes at ground floor
- Electric VRF (variable refrigerated flow) air conditioning with external condenser providing both heating and cooling
- Kitchen tea prep facilities
- Cat 6 data cabling installed with common communications room
- Cycle racks to the rear of the property
- Shower in LG & EV chargers in car parking can be provided if required

Accommodation

The property provides the following available accommodation as measured on a Net Internal Basis:

Floor	SQ M	SQ FT
Lower Ground Floor	65.94	710
Ground Floor	73.07	787
Total	139.01	1,497



LOWER GROUND FLOOR

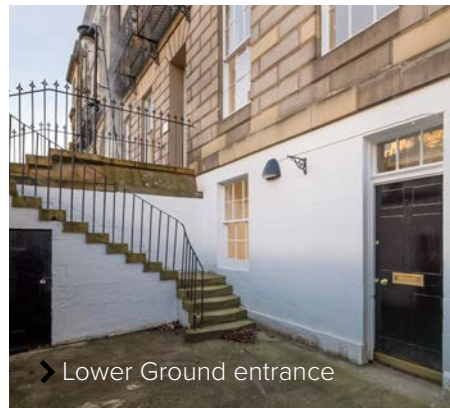
GROUND FLOOR



› Tea prep and breakout area



› Lower Ground WC



› Lower Ground entrance



CAR PARKING

Two car parking spaces to the rear of the property are available for an additional cost. These can be upgraded to accommodate EV charging points.



BUSINESS RATES

The current cumulative rateable value for the demise is £27,350 with rates payable (2023/2024) of c.£13,620.

LEASE TERMS

The premises are available on a new full repairing and insuring (FRI) lease for a term to be agreed.

SERVICE CHARGE

The property is maintained and a service charge is payable. Full details available from the letting agents.

VAT

All figures quoted are exclusive of VAT, which is payable at the prevailing rate.

ENTRY

Immediate entry is available upon completion of missives.

LEGAL COSTS

Each party will be responsible for their own legal costs with the purchaser responsible for the payment of registration dues and any LBTT payable.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating of 'B'.
The certificate is available upon request.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole letting agent.

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Ryden

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The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty whatever in relation to this property. January 2024.

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