



(Preliminary Particulars)

TO LET

Lower Ground Floor 3-5 Melville Street, Edinburgh, EH3 7PE

Quality townhouse accommodation in Edinburgh's prestigious West End
1,261 sq ft (117.1 sq m)



- **City Centre Location**
- **Lift Access**
- **Separate Main Door Access**
- **1 Dedicated Parking Space**
- **Prestigious Melville Street Address**
- **To be Refurbished Imminently**

Location

3-5 Melville Street is located within the heart of Edinburgh's West End office district. Princes Street, Edinburgh's prime retail thoroughfare, can be reached in minutes by foot and offers tenants access to a comprehensive range of local amenities including a wide selection of prime shopping outlets, restaurants, bars and leisure facilities. Also in close proximity to the property is the Exchange District. Edinburgh's main commercial district which is home to occupiers including Scottish Widows, Bank of Scotland and Standard Life. Melville Street is popular amongst commercial occupiers seeking a prestigious city centre address.

The property benefits from excellent transport links and is highly accessible. The location is well served by Edinburgh's extensive bus network with frequent services on offer to all areas of the city. Haymarket Station is within easy walking distance and Melville Street runs parallel to Edinburgh's new tram line and will connect the city centre to Edinburgh airport.

Description

The available subjects comprise the lower ground floor of 3-5 Melville Street, a contemporary redevelopment, situated on the northern side of the street. The suite is reached via either an impressive entrance lobby, leading to a passenger lift providing access to all floors or alternatively a separate main door at lower ground level. Internally the accommodation will provide open plan space with 2 main working rooms, tea prep area and WC's. The property will be refurbished prior to occupation and will benefit further from the following features:

- Bright, open plan configuration with meeting room
- Fully redecorated and recarpeted suite
- Dedicated tea prep area
- Quality light fittings
- Combination of perimeter trunking and floor boxes
- Dedicated main door access
- Lift access

Accommodation

The accommodation has been measured in accordance with the RICS code of measuring practice 6th Edition and extends to an approximate net internal area of 1,261 ft (117.1 sq m).

Lease Terms

3-5 Melville Street is available on new Full Repairing and Insuring terms for a period to be agreed. Further information on quoting terms is available.

Rateable Value

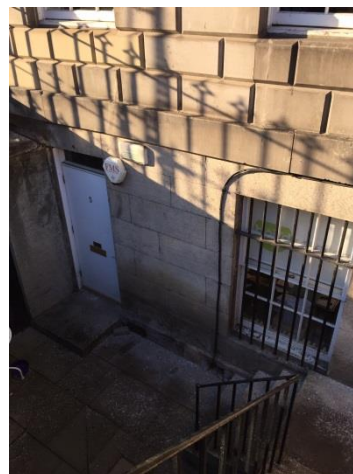
We have been advised by the Scottish Assessors that the Rateable Value of the vacant accommodation is currently £17,200 however this will require to be reassessed.

Legal Costs

Each party will be responsible for their own legal cost incurred in any transaction with the ingoing tenant being responsible for the payments of Stamp Duty Land, Registration Dues and VAT incurred thereon.

EPC Rating

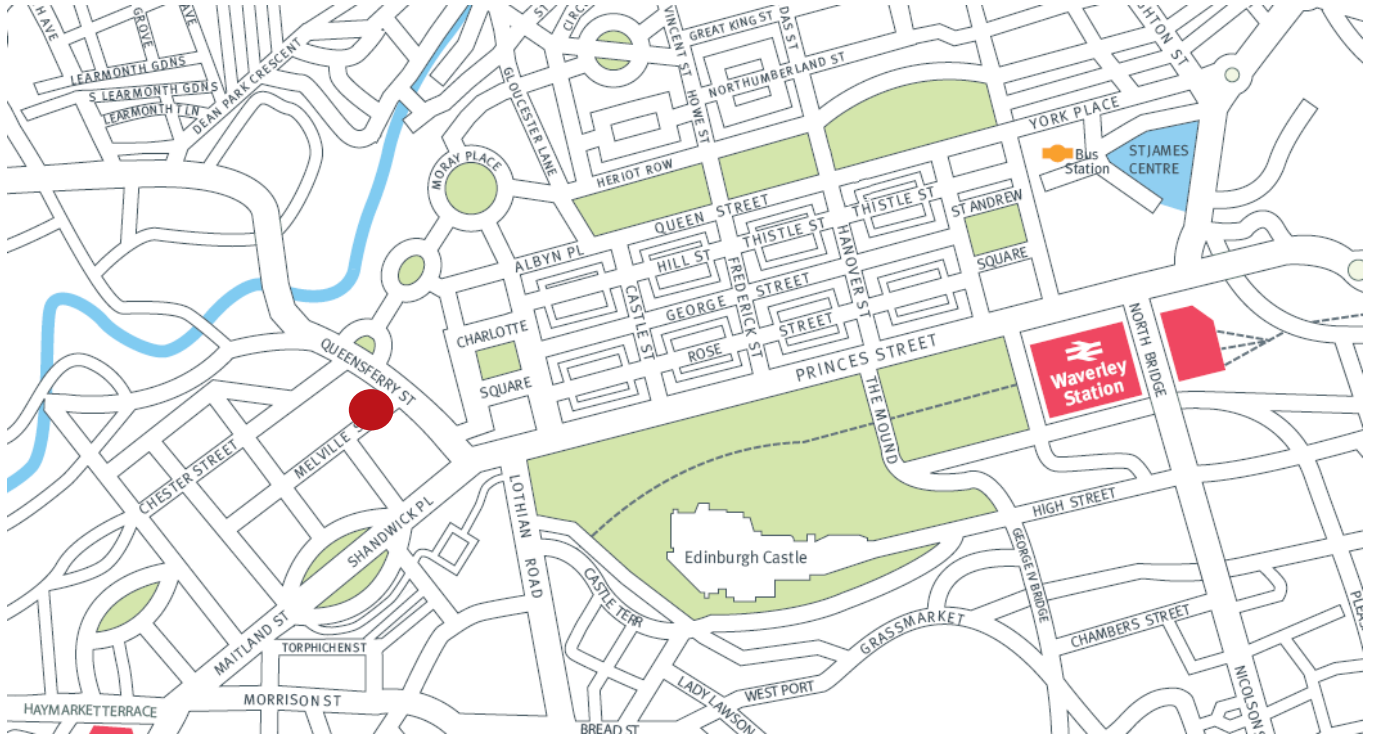
3-5 Melville Street has an EPC rating of 'D'.



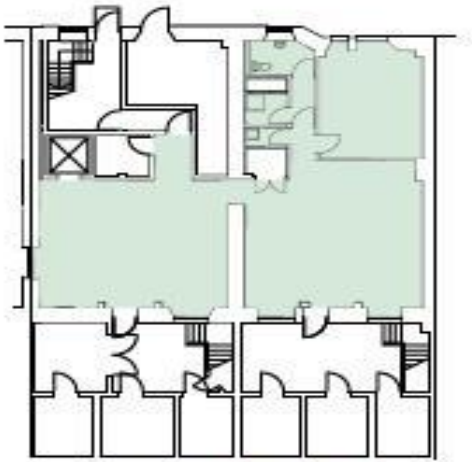
Dedicated Main Door Access



Boardroom



Floor Plan



Viewings & Further Information

Further information and viewing arrangements can be obtained by contacting:



Bruce Robertson
bruce.robertson@eu.jll.com
0131 301 6786

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0131 301 6756

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