

To Let

36, Melville Street, Edinburgh, EH3 7HA

3,695 sq ft

- Whole townhouse
- Modern specification
- 3 car spaces
- Full refurbishment proposed on vacant possession



Location

The accommodation is located within the heart of Edinburgh's West End office district. It is situated in the middle block between Walker Street and Stafford Street, on the south side of the street. Melville Street offers tenants access to a comprehensive range of local amenities including a wide selection of prime shopping outlets, bars and leisure facilities. Melville Street is popular amongst occupiers that seek a prestigious city centre address with a strong tenant profile of like-minded businesses. Haymarket Station is within easy walking distance and Melville Street runs parallel to Edinburgh's tram network connecting the city centre to Edinburgh airport.

Description

The Grade A Listed property is a traditional townhouse building arranged over four floors, which was built by Robert Brown between 1825 and 1830. The property benefits from a prominent entrance, and the lower ground floor can be self-contained and accessed via a separate staircase.

Specification

The property currently benefits from the following specification:

- 3 car spaces
- Gas Central Heating System
- Category 5E cabling system
- Category 2 LG3 compliant lighting
- Tea prep facilities on ground and top floor
- Toilet facilities on all levels except Level 1

A full programme of refurbishment is proposed in Q3 2018. Further detail of this can be provided to interested parties.

Accommodation

The property is available as a whole, comprising lower ground to second floor plus 3 clear car spaces to the rear of the property on a new FRI lease for a term to be agreed.

Floor / Unit	Size	Sq ft	Availability
Lower Ground	798 sq ft	798	Available
Ground	860 sq ft	860	Available
1st	1,074 sq ft	1,074	Available
2nd	973 sq ft	973	Available
Total		3,705	

EPC

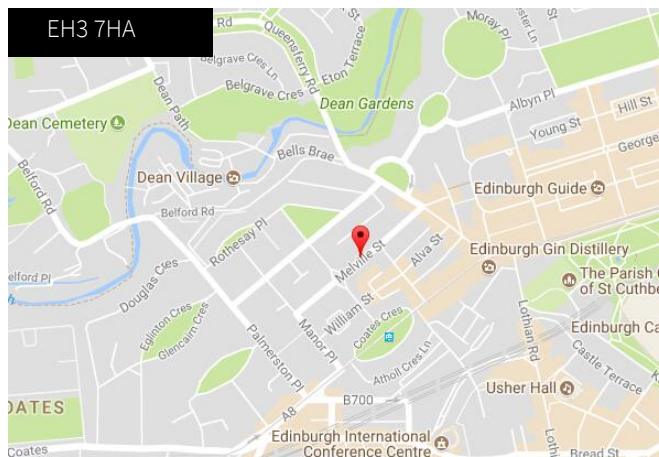
This property has been graded as 65 E.

Rent

Available on Request

Business Rates

Rates Payable (2017/2018): £8.21 per sq ft



Contacts

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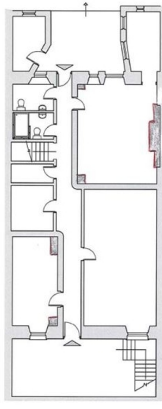
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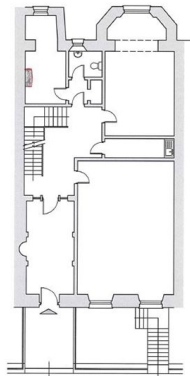
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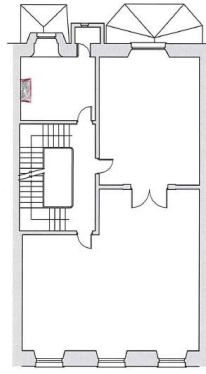
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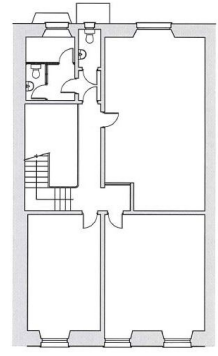
Lower Ground Floor



Ground Floor



Level 1



Level 2

