

To Let

3-5 Melville Street, Edinburgh, Midlothian, EH3 7PE
1,331 sq ft

- Private entrance
- Lift access
- Open plan office with meeting room
- Self-contained WC and Shower Facilities



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 tram line connecting the city centre to Edinburgh airport

Availability

The subjects comprise the lower ground floor of 3-5 Melville Street, 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 provides open plan space with tea prep area, shower, WC and separate meeting room. The property has recently been refurbished and benefits from the following features:

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

Lease Terms

The lower Ground Suite is available on a sub-lease on flexible terms to be agreed. Further information on quoting terms are available upon request.

Legal Costs

Each party will be responsible for their own legal costs incurred in any transaction with the ingoing sub-tenant being responsible for the payments of LBTT, Registration dues and VAT

Accommodation

Floor / Unit	Size	Availability
Lower Ground	1,331 sq ft	Available

EPC

This property has been graded as 46 D.

Rent

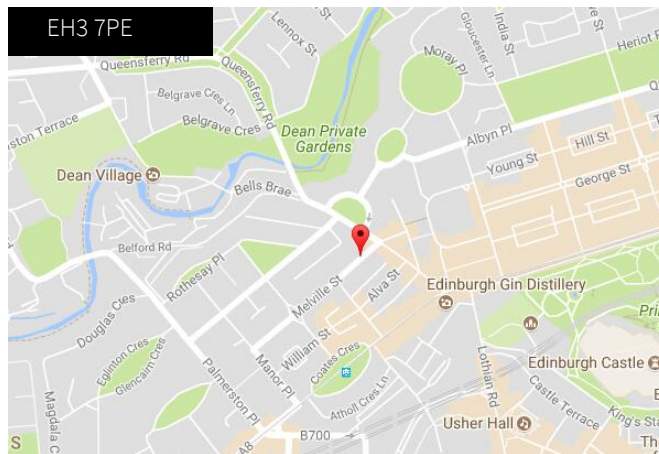
Available on Request

Business Rates

Rates Payable (2018/2019): £9,786 per annum
(based upon Rateable Value: £21,000 and UBR: 46.6p)

Service Charge

£10.92 per sq ft
Inclusive of utilities



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