

TO LET OFFICE SPACE

Ryden

– OPEN PLAN SECOND FLOOR
OFFICE SPACE

– LOCATED IN THE HEART OF
EDINBURGH'S WEST END

– UP TO 100% RATES RELIEF
AVAILABLE

– SHARED WC AND TEA PREP
FACILITIES ON SECOND FLOOR

– 1 CAR PARKING SPACE
AVAILABLE



**3 MELVILLE CRESCENT,
EDINBURGH, EH3 7HW**

731

SQUARE FEET

68

SQUARE METRES

GET IN TOUCH

CONTACT Hamish Rankin / Iain Taylor

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Viewing is strictly by arrangement with the sole letting agent

EDINBURGH

7 Exchange Crescent
EH3 8AN
0131 225 6612



ryden.co.uk



3 MELVILLE CRESCENT, EDINBURGH, EH3 7HW

LOCATION

The property is situated on the north west side of Melville Crescent close at the junction with Melville Street and Chester Street to the north within the West End area of Edinburgh approximately 1km to the west of the city centre. The office is situated in close proximity to a variety of local amenities including Shandwick Place to the south and Haymarket to the west within the affluent West End office and residential district. Nearby staff amenities including Fox & Co Caterers, Voyage of Buck Bar, Cairngorm Coffee and Sainsburys Local.

DESCRIPTION

The subjects comprise a corner Georgian townhouse building arranged over 4 floors. The subjects are situated on the 2nd floor and benefit from an open plan office area which has been recently refurbished to a high standard. Shared facilities on the same floor include male and female toilets as well as a tea prep facility.

3 Melville Crescent offers tenants and their visitors an attractive grand entrance with buzzer system entry as well as communal kitchen/tea prep on the ground floor.

In addition to the office, the landlord can offer a private car parking space accessed via Chester Street Lane.

ACCOMMODATION

The property provides 68 sq m (731 sq ft) of office accommodation.

1 car parking space also available.

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CONTACT Steven Clarke, Shepherd Commercial

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TERMS

The subjects are offered on a full repairing and insuring basis for a new lease, incorporating regular rent reviews at an initial rent of £14,500 per annum for the office accommodation plus £2,500 per annum for the car parking space (if required).

BUSINESS RATES

The subjects are entered into the valuation roll as the £10,800 resulting in 100% rates relief subject to tenant circumstances. Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 6 months of the beginning of the tenancy.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Available upon application.

VAT

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

LEGAL COSTS

Each party is to be responsible for payment of their own legal costs incurred in connection with this transaction, although, in the normal manner, the ingoing tenant will be liable for any registration dues, stamp duty land tax and VAT thereon.

PLANNING

The property would be suitable for class 4 office use under its existing planning class and is not suitable for change of use.

VIEWING & FURTHER INFORMATION

Strictly by appointment with the joint letting agents.



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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.

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