

## OFFICE SPACE

- > OPEN PLAN SECOND FLOOR OFFICE SPACE
- > LOCATED IN THE HEART OF EDINBURGH'S WEST END
- > SUBJECTS EXTEND TO 68 SQM / 731 SQFT
- > **OFFERS OVER £14,500 PER ANNUM**
- > 1 CAR PARKING SPACE AVAILABLE BY SEPARATE NEGOTIATION
- > BENEFITS FROM 100% RATE RELIEF SUBJECT TO TENANT CIRCUMSTANCES
- > SHARED WC AND TEA PREP FACILITIES ON SECOND FLOOR

**TO LET**

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

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## LOCATION

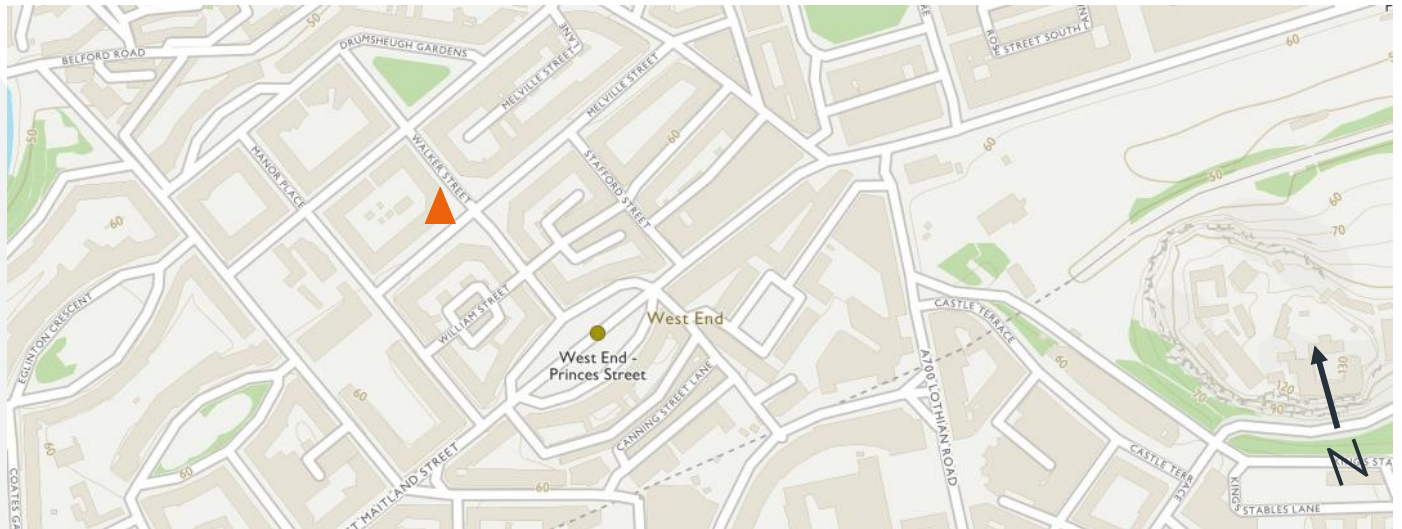
The property is situated on the north west side of Melville Crescent close at the junction with Melville Street and Chester Street to the north within the West End area of Edinburgh approximately 1km to the west of the city centre. The office is situated in close proximity to a variety of local amenities 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 at a price to be negotiated by separate negotiation.



**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Chartered Surveyors** 12 Atholl Crescent, Edinburgh, EH3 8HA. Tel: 0131 225 1234

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ACCOMMODATION	SqM	SqFt
Second Floor	68	731
<b>TOTAL</b>	<b>68</b>	<b>731</b>

The areas above have been calculated on a net internal area basis in accordance with the RICS Property Measurement Professional Statement (Second Edition, January 2018) incorporating the International Property Measurement Standards.

### RATEABLE VALUE

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.

### LEASE

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.

### EPC

Released on application.

### LEGAL COSTS

Each party to bear their own legal costs in the documentation of this transaction; however the incoming tenant will be responsible for any LBTT, Registration Dues and any VAT incurred 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.



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