



# To Let

Townhouse Office Headquarters  
3,746 sq ft / 347.99 sq m

**48 Palmerston Place**  
Edinburgh  
EH12 5DE

- **Superb West End location**
- **Excellent branding opportunities**
- **Period features throughout**
- **Large meeting facilities and separate kitchen**
- **Private garden to the rear**

## LOCATION

The property is located in the heart of Edinburgh's vibrant West End, offering not only a well-established and thriving business location but excellent nearby amenities to include numerous bars and restaurants, along with some of the best independent boutique retailers in the capital. Neighbouring office occupiers include Barclays Wealth & Investment Management, Multiply Agency, Covell Matthews Architects and Head Resourcing.

The property is in close proximity to the tram halt on Shandwick Place and minutes away from numerous bus stops, providing access to many routes through the city and beyond. Additionally, Haymarket Train Station is a few minutes walk from the property.

## DESCRIPTION

The accommodation comprises a variety of cellular office space which is arranged over lower ground, ground, first and second floors. The property benefits from:

- Large meeting facilities
- Separate, spacious kitchen on the lower ground floor and tea prep on the first floor
- Period features throughout, including fireplaces, traditional shutters and cornicing
- Impressive cupola, providing good levels of natural daylight to the stairwell
- Castle views
- Separate, lower ground floor entrance
- Private garden to the rear

## ACCOMMODATION

The property has a net internal area of 3,746 sq ft / 347.99 sq m.

## LEASE TERMS

The property is available to lease on a full repairing and insuring basis on terms to be agreed.

Our client's preference is to let the building to a single tenant, however floor by floor lettings will also be considered.

## ENTRY

Entry can be granted upon conclusion of legal missives.

## SERVICE CHARGE

Should the building be let to a single tenant, a service charge will not be applicable.



## VAT

VAT will be charged on rent and service charge at the prevailing rate.

## RENT

We are seeking rental offers in excess of £45,000 plus VAT.

## RATES

The suite has a current rateable value of £45,800. Interested parties are advised to make their own enquiries to the Lothian Valuation Joint Board.

## LEGAL COSTS

Each party will be responsible for their own legal costs, with the ingoing tenant responsible for the payment of registration dues and any LBT payable.

## EPC

The property has an EPC rating of E.

## VIEWING & FURTHER INFORMATION



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