



3-5
Melville
Street
EDINBURGH

2ND FLOOR OFFICE SUITE

TO LET

Preliminary details



Location

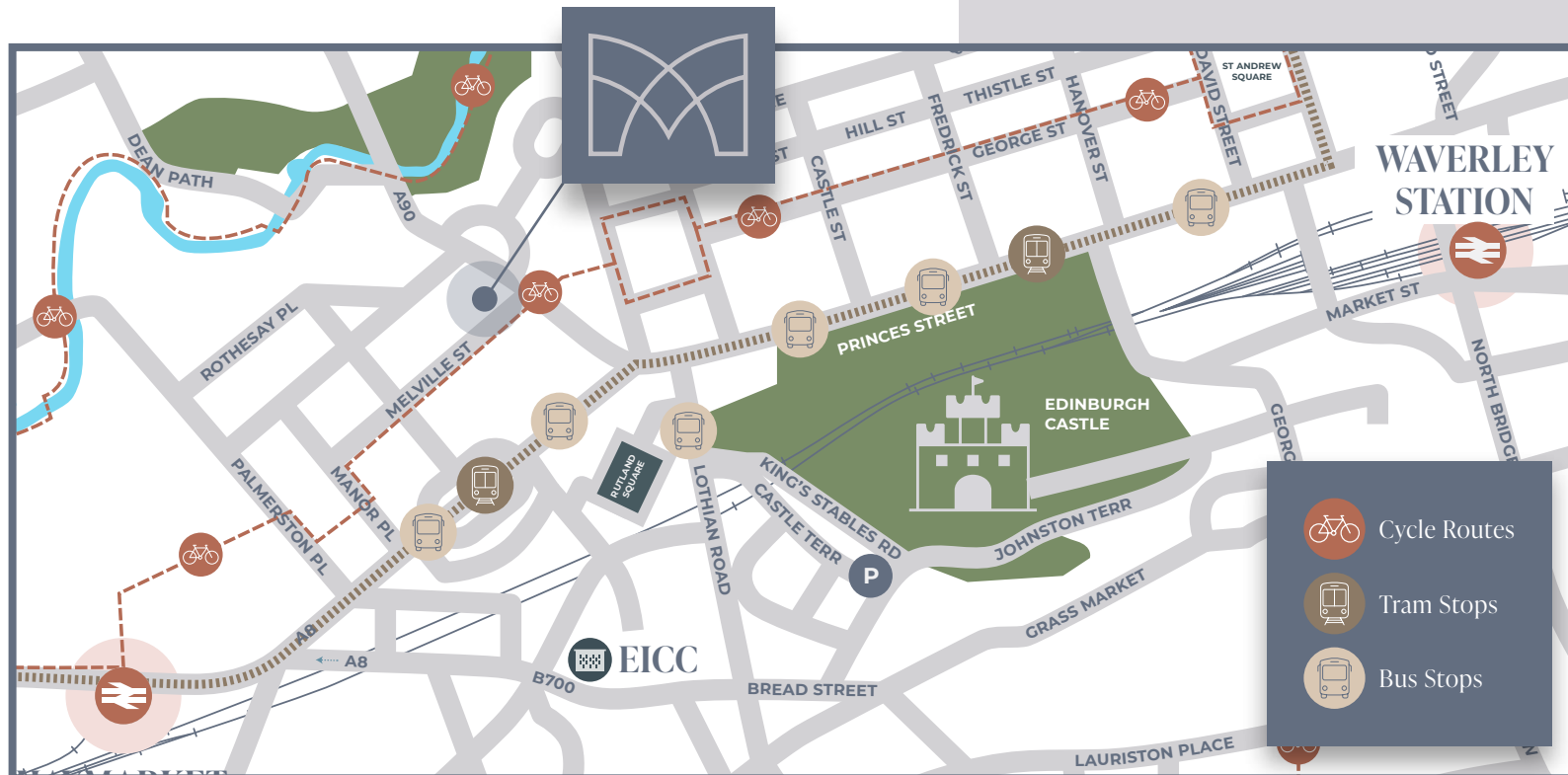
3-5 Melville Street is located in the prestigious West End, in the heart of Edinburgh's commercial district.

The subjects are easily accessible and benefit from exceptional transport links with Haymarket train station, tram and bus stops all within easy walking distance.

Melville Street further benefits from excellent amenities with Edinburgh's main retail and leisure thoroughfares in close proximity.

Moreover, Melville Street has recently undergone comprehensive enhancements, which included the expansion of pavements and the installation of cycle lanes which form part of the National Cycle Network Route 1.

Nearby occupiers include Aberforth Partners LLP, Galliford Try and VegWare Ltd. Occupiers in the building also include Johnston Carmichael LLP, PlayerData Ltd and The Harris Partnership.



Description

The available suite occupies the second floor of an impressive Georgian townhouse at 5 Melville Street, which is connected to the adjoining property at number 3. Both buildings extend over five floors and showcase a range of traditional period features, including sash-and-case windows and ornate corning.

The second-floor suite is accessed via the communal entrance at 5 Melville Street, which provides both lift and stairwell access. The accommodation offers a mostly open plan space with a large breakout/meeting room. The subject suite has demised WC's and kitchen facilities within.

The specification includes:



LED lighting



Comfort cooling



Lift access



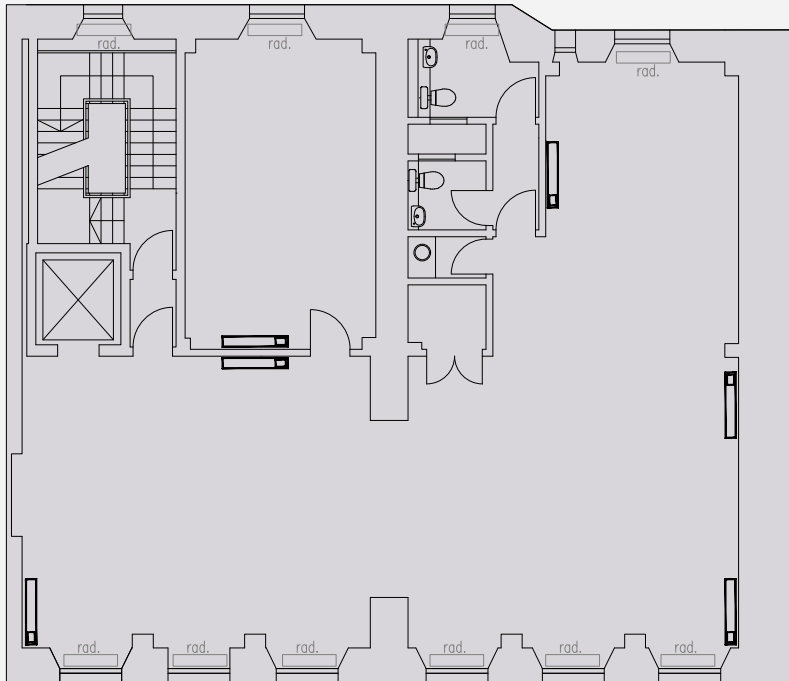
Raised access flooring



Demised WC's



Second Floor Plan 1,686 sq ft



Floor	sq ft	sq m
Second	1,686 sq ft	148.55

Leasing Terms

The premises will be offered on Full Repairing and Insuring terms. Further information including rent and service charge is available from the letting agents.

Rateable Value

The building is currently assessed on a floor by floor basis. Effective from the 1st April 2026, we understand the rateable value of the second floor is £28,100.

For more information please contact Lothian Valuation Joint Board on 0131 344 2500 or by email: enquiries@lothian-vjb.gov.uk

Car Parking

Car parking spaces are available by separate negotiation.

EPC

The property has an EPC rating of 'B'.

VAT

VAT will be applicable.

Legal Costs

In the normal manner, each party will be responsible for their own legal costs incurred. The tenant will be responsible for stamp duty/LBTT, registration dues.

Entry

On completion of legal formalities.

Further Information

Interested parties are advised to note interest with the sole letting agents. Viewings are by appointment only. For additional information please contact:

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07795 354 668
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Pamela Gray
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Galbraith



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