



TO LET

63-65 SHANDWICK PLACE,
EDINBURGH, EH2 4SD

- FLEXIBLE LEASE TERMS AVAILABLE
- CITY CENTRE LOCATION WITH EXCELLENT TRANSPORT LINKS
- 1ST FLOOR 1,141 SQ FT - FULLY FITTED WITH 10 DESKS
- 2ND FLOOR 806 SQ FT - FULLY FITTED

OFFICE

galbraithgroup.com

LOCATION

The property is located on Shandwick Place in the heart of Edinburgh's West End. Shandwick Place is one of the West Ends main thoroughfares and links Princes Street with Haymarket.

The subjects benefit from excellent transport links with easy access to Haymarket Train Station as well as tram and bus stops being located directly outside the property.

DESCRIPTION

The subjects are situated within a mixed-use tenement style building and are accessed via a communal stairwell on the south side of Shandwick Place. The subjects comprise a fully fitted, open plan first floor office suite with 10 desks, demised kitchen facilities, WCs, and a meeting room. The suite presents well and benefits from excellent natural light.

In addition, the building benefits from individual rooms on the second floor which are suitable for 2 – 4 desks which will be let on a room-by-room basis or as a whole. There are shared WCs on the third floor.

ACCOMMODATION

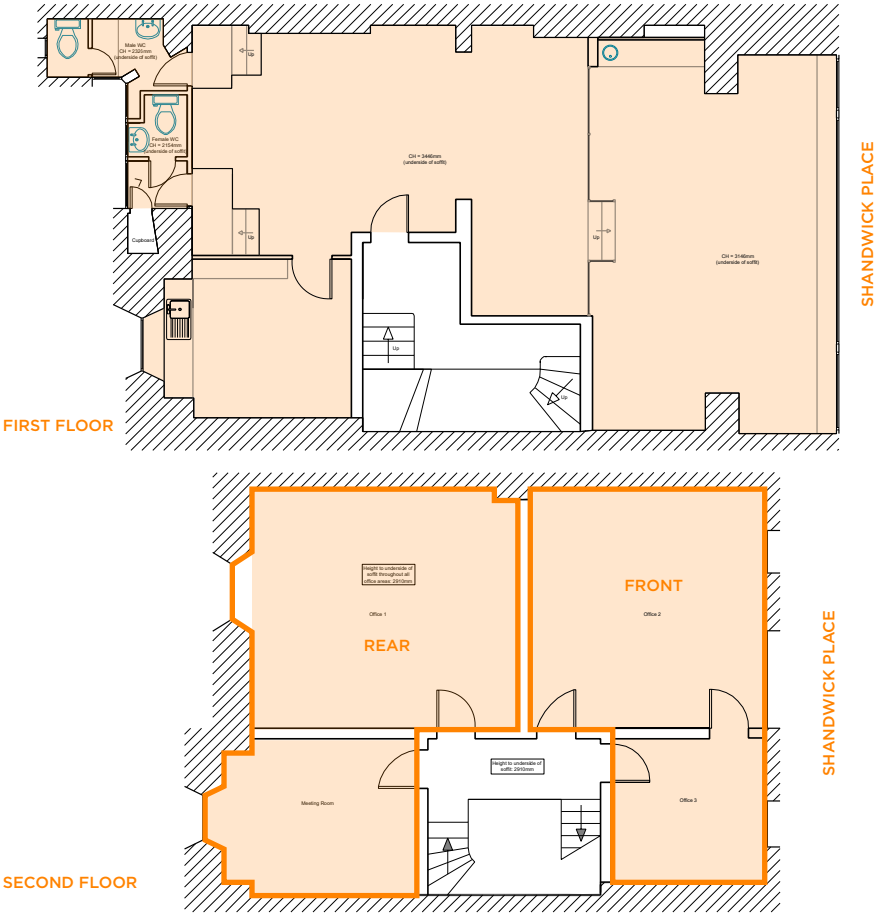
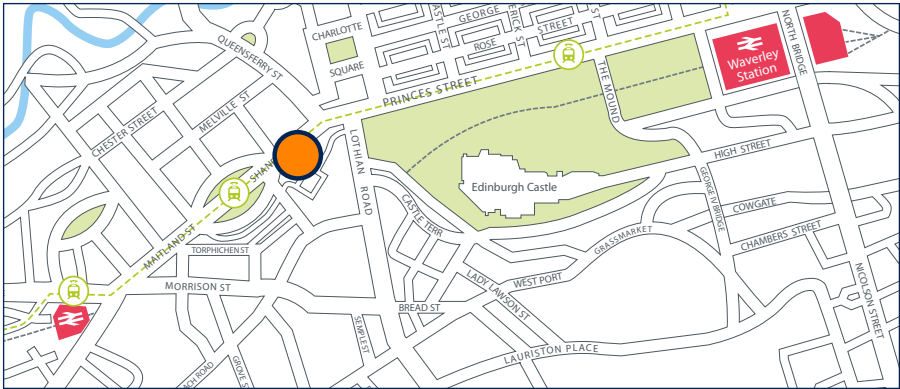
The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following net internal areas:

	SQ FT	SQ M
1st Floor	1,141	106.00
2nd Floor Front	379	35.21
2nd Floor Rear	427	39.67
TOTAL	1,947	180.88

RATING

The Lothian Valuation Roll (2023) indicates the Subjects have a rateable value of:

- 1st Floor - £12,200
- 2nd Floor Front - £3,900
- 2nd Floor Rear - £4,800



ENERGY PERFORMANCE CERTIFICATE

1F - D
2F - E

LEASE TERMS AND RENT

The subjects are available on a traditional lease terms or on an all-inclusive basis.

For further information, please contact the letting agents as noted below.

VAT

For further information, please contact the letting agents as noted below.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred. The tenant will be responsible for stamp duty/LBTT, registration dues.

VIEWING AND FURTHER INFORMATION

Interested parties are advised to note interest with the agents. Viewings are by appointment only.

For additional information please contact:

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The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that:

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