

TO LET

ATHOLL
HOUSE

51 MELVILLE STREET | EDINBURGH | EH3 7HL



Unique extensively remodelled modern townhouse

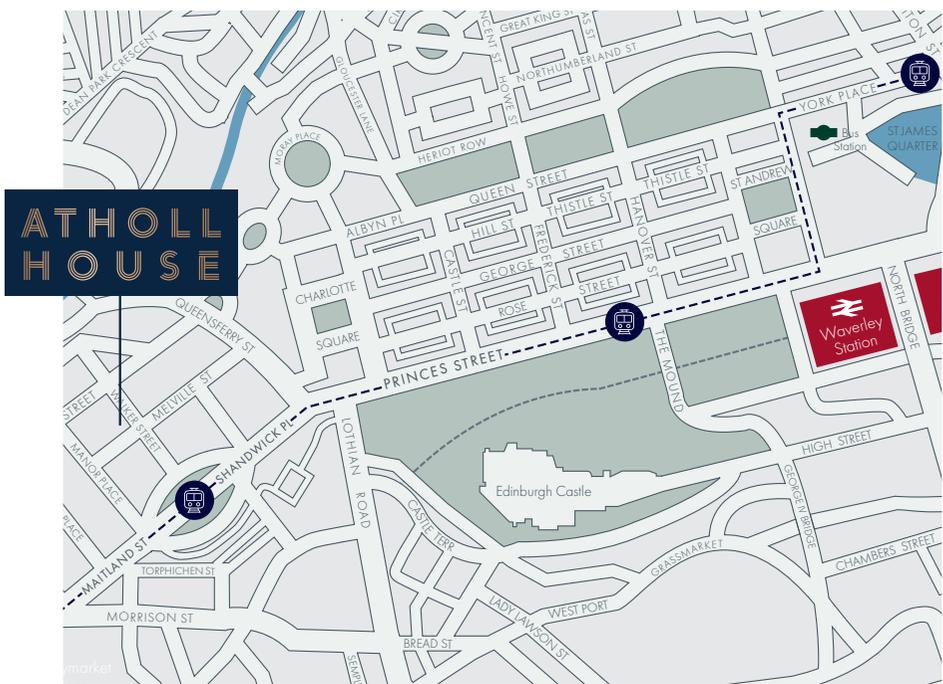
Predominantly open plan
Furniture package available



LOCATION

Melville Street is situated in Edinburgh's West End a prime established office address within close proximity to the West End Village, Princes Street, Lothian Road and Shandwick Place, which all offer a wide range of shops, leisure facilities, restaurants and cafés.

The property benefits from excellent transport links via numerous bus stops along Shandwick Place, providing routes across the city, as well as being situated close to the West End tram stop, which offers direct links to Edinburgh Airport and Leith. The property is also less than a 10-minute walk to Haymarket train station, which provides regular services across the national rail network.



EH3 7HL

Edinburgh

51 Melville Street

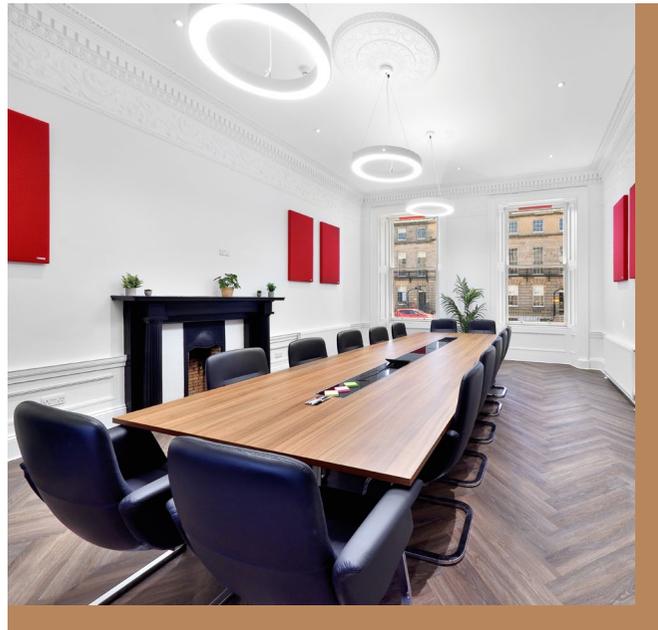
Atholl House

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DESCRIPTION

51 Melville Street was extensively remodelled to an exceptionally high standard in 2020 providing predominantly open plan office space on ground to second floors with a more cellular layout at lower ground. The property benefits from the following key features:

- ❑ High quality modern finishes throughout
- ❑ Traditional period features
- ❑ Toilets on every level
- ❑ Kitchens at lower ground, ground and first floor
- ❑ 2 Showers
- ❑ Flood cabled with CAT 5e cabling
- ❑ LED lighting
- ❑ Gas Central Heating
- ❑ 3 dry lined cellars with power and light
- ❑ At least 3 clear car parking spaces and cycle parking to the rear of the property
- ❑ High Quality Furniture available by separate negotiation



ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition).

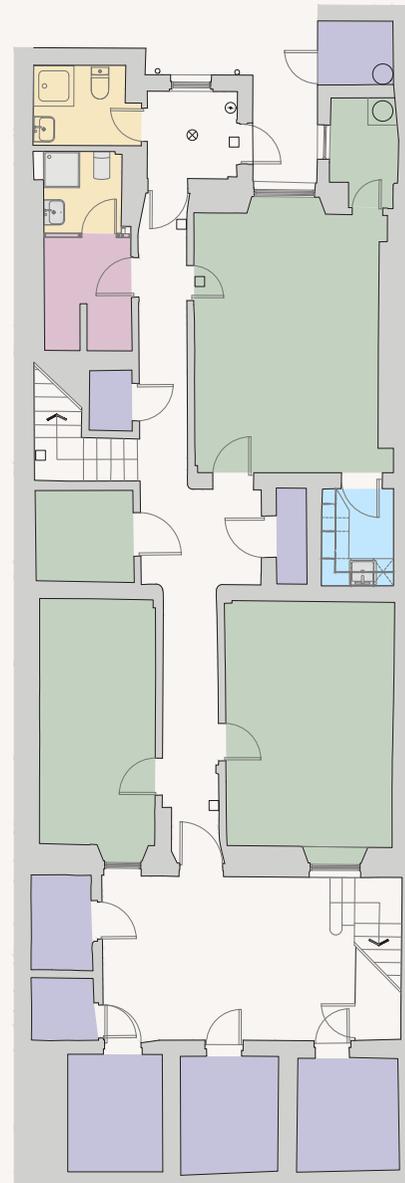
The net internal floor areas are as follows:

Floor Area	SQ M	SQ FT
Lower Ground	69.32	746
Ground	71.63	771
First	88.59	954
Second	89.96	968
Storage	3.36	36
Entrance Lobby	13.9	150
Total	336.76	3,625

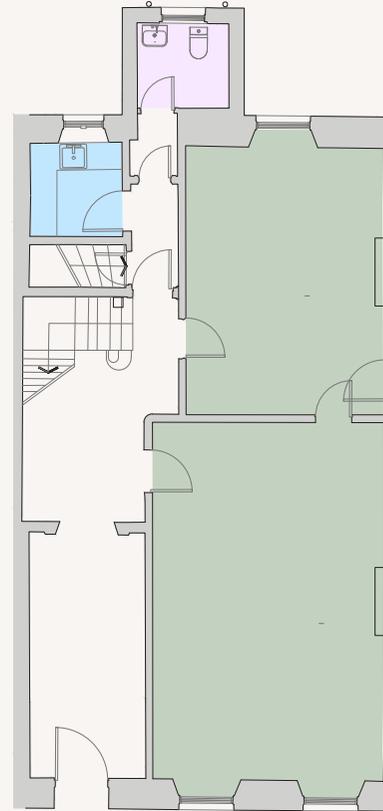
In addition to the internal space there are three dry lined cellars with light and power extending to 18.05 sq m (194 Sq Ft).

KEY:

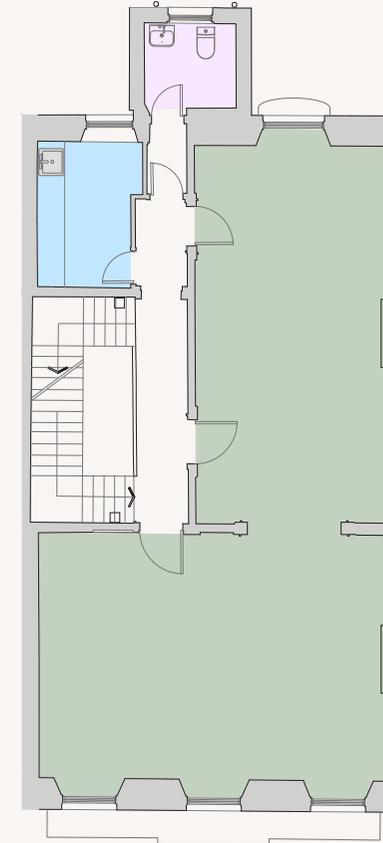
- OFFICE
- SHOWER
- CHANGING
- TEA PREP
- WC
- STORE



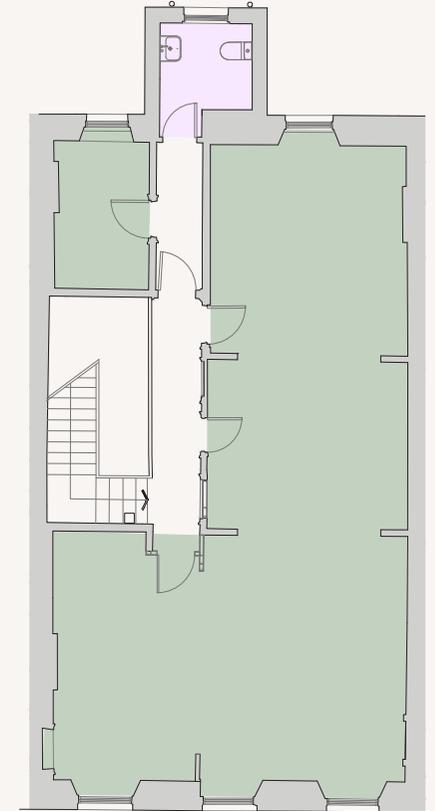
LOWER GROUND FLOOR
69.32 SQ M / 746 SQ FT



GROUND FLOOR
71.63 SQ M / 771 SQ FT



FIRST FLOOR
88.59 SQ M / 954 SQ FT



SECOND FLOOR
89.96 SQ M / 968 SQ FT



TERMS

The property is available on a new FRI lease for a term to be agreed from November 2023 when the current lease expires. An earlier entry date may be possible.

RENT

For further details on the quoting rent please contact the sole letting agents Lambert Smith Hampton.

VAT

All figures are exclusive of VAT which will be payable at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction with the ingoing tenant responsible for the payment of Land and Buildings Transaction Tax, Registration Dues and VAT incurred thereon.

BUSINESS RATES

The building has the following Rateable Value according to www.saa.gov.uk £61,700 inclusive of car parking.

EPC

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VIEWINGS & FURTHER INFORMATION

Viewing strictly by prior appointment, please contact:

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**Lambert
Smith
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Photos / Brochure prepared June 2023.

Produced by Designworks.