

TO LET

OFFICE TOWNHOUSE

Located in Edinburgh's desirable West End

Competitive quoting rent from £20.00 per square foot

Arranged over ground, first, second and attic floors, offering flexibility between 930-3,339 sqft.

Efficient transport links in and out of Edinburgh's city centre by tram, train or bus

Available as a whole or on a floor by floor basis

Prestigious address & excellent local amenities



WHAT 3 WORDS



14 COATES CRESCENT, EDINBURGH, EH3 7AF

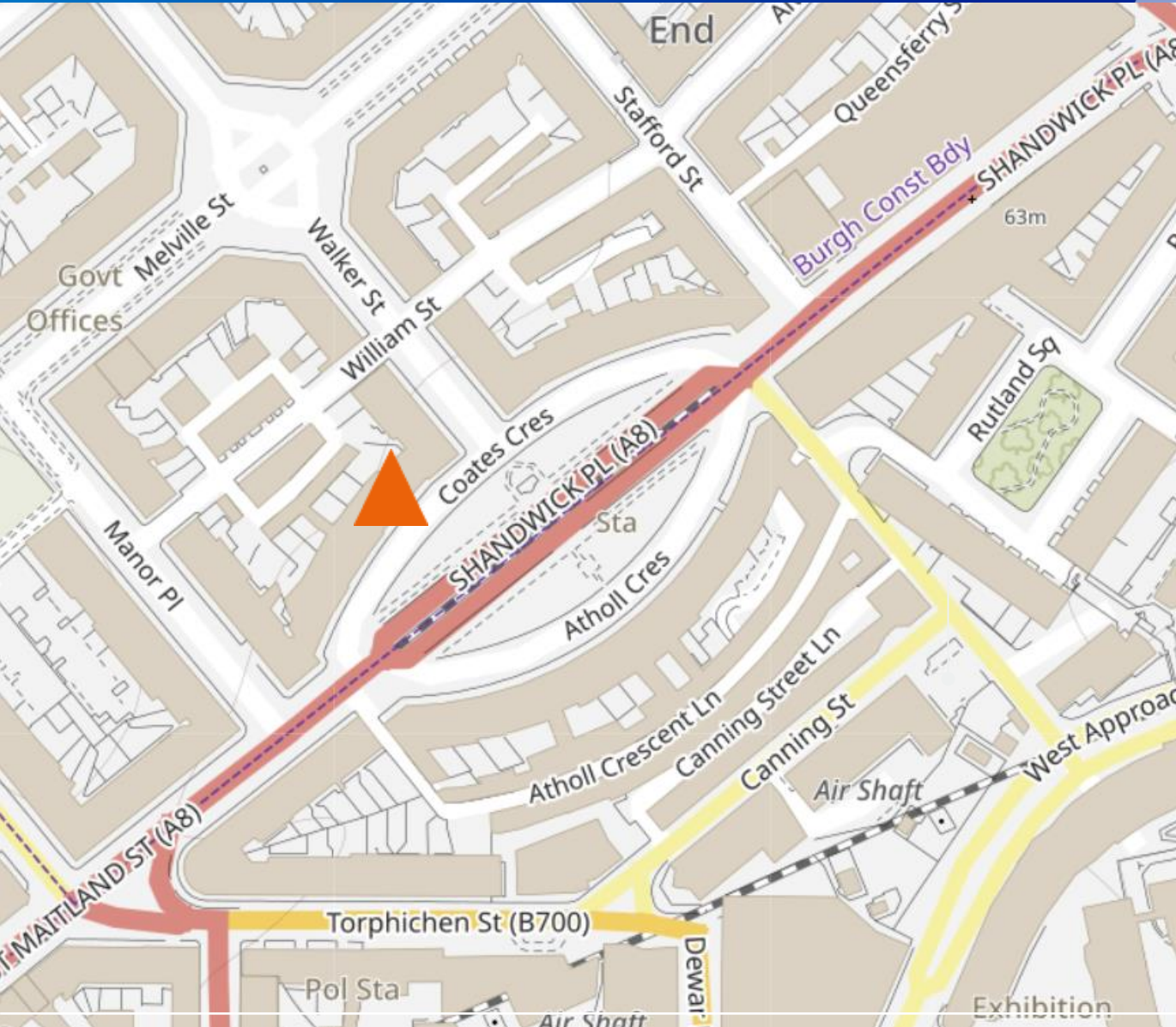
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Location

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Location

The subjects are located on the north side of Coates Crescent block bound by Shandwick Place to the south & Melville Street to the north within Edinburgh's vibrant West End business district. The West End tram stop is situated directly opposite offering direct access to Edinburgh Airport and Haymarket Train Station is a 5 minute walk. The area is also well-served by several Lothian Bus routes making it one of the most accessible central locations within the city.

The subject is surrounded by a wealth of local amenities including a range of retail units, restaurants, cafes, & bars. The immediate vicinity is well represented by a range of national and local occupiers including Café Nero, Black Sheep coffee, Paper Tiger, Gillespie Macandrew Solicitors, & Sainsbury's.

In addition, the impressive £350m Haymarket Development is within 5 minutes walking distance & one of Edinburgh's most recent substantial commercial projects to take place to date, continuing to regenerate the surrounding area. 350,000 sqft of office space is being developed along with a mix of retail, hotel, restaurant, & leisure uses set to create a bustling mixed-use community.

The subjects offer a rarely available opportunity within the city's highly desirable West End.

OFFICE TOWNHOUSE IN
EDINBURGH'S WEST END

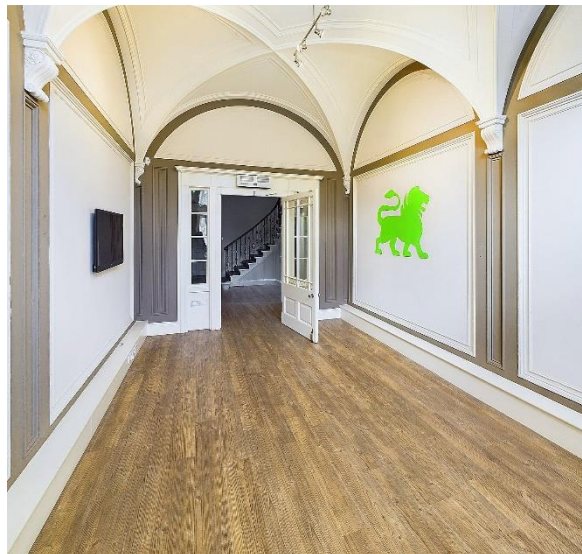


Virtual Tour



Description

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Description

The subjects comprise a Category A listed Georgian townhouse arranged over the ground, first, second & attic floors of a four-storey plus basement traditional tenement. The building is stone-built, pointed externally, surmounted under a part pitch and slated, part flat felt roof. The office is accessed via a grand entrance at ground floor level. From the rear offices of the building, the occupiers enjoy stunning views over the north of Edinburgh towards the Firth of Forth.

Internally, the self-contained office retains many of its original features throughout, including its impressive copula which floods the stairwell with an abundance of natural light. The building provides a variety of well-proportioned rooms, providing opportunities for collaborative working as well as the facility for breakout & meeting spaces. There are tea preparation areas and male & female WC facilities on each floor which allows the property to be let on a floor-by-floor basis subject to requirements. The subjects benefit from 3 car parking spaces as well as pay and display bays immediately outside. The property benefits from central heating throughout the building & is available immediately.

Accommodation

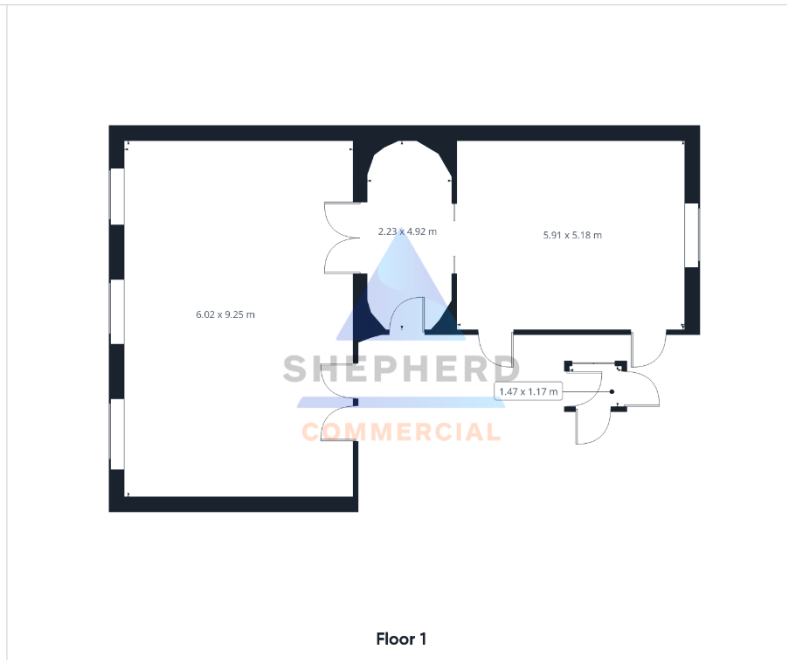
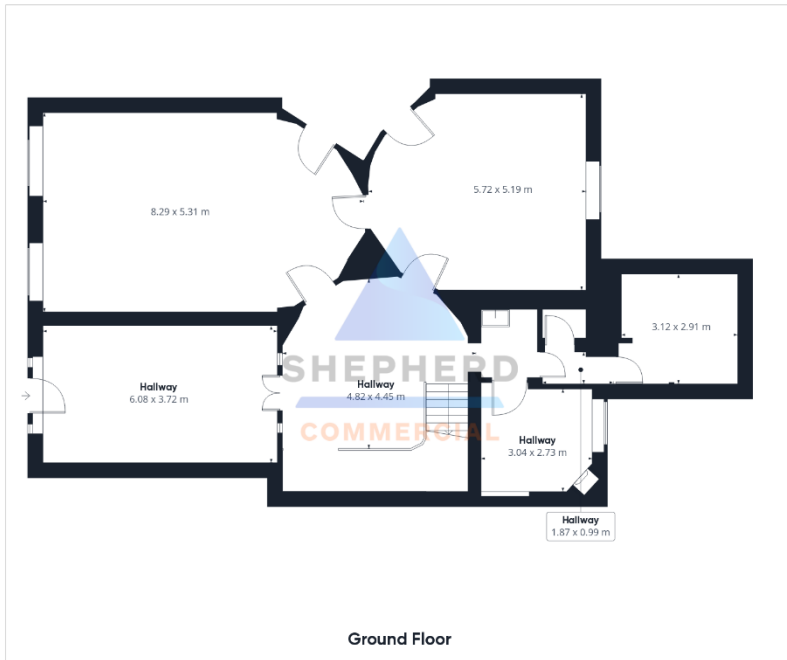
Description	m ²	ft ²
Ground Floor	86.40	930
First Floor	102.93	1,108
Second Floor	81.38	876
Attic	39.48	425
TOTAL	310.20	3,339

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Floor Plans

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Lease Terms

The subjects are offered on a full repairing and insuring basis for a term to be agreed incorporating regular rent reviews.

Rent

Quoting rent from £20.00 per square foot.

Rateable Value

The subjects rates payable is approximately £17.28 per square foot.

Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 4 months of the beginning of the tenancy.

Energy Performance Certificate

An Energy Performance Certificate is available upon request.

VAT

The property is elected for VAT.

Legal Costs

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



Get in Touch

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



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Shepherd Chartered Surveyors

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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. **NOVEMBER 2024**