

## LOWER GROUND FLOOR OFFICE

- > LOCATED IN EDINBURGH'S PRESTIGIOUS WEST END BUSINESS DISTRICT
- > QUOTING RENT OF £22.00 PSF
- > SIZES AVAILABLE FROM 360 SQFT – 922 SQFT
- > FLEXIBLE LEASE TERMS AVAILABLE
- > LIFT ACCESS & RECEPTION AREA FOR VISITORS
- > CLOSE PROXIMITY TO MAJOR TRANSPORT LINKS
- > THREE WELL-PROPORTIONED ROOMS
- > AVAILABLE ON ROOM-BY-ROOM BASIS OR AS A WHOLE



**TO LET**

### 22 DRUMSHEUGH GARDENS, EDINBURGH, EH3 7RN

**CONTACT:** Emily Anderson, [emily.anderson@shepherd.co.uk](mailto:emily.anderson@shepherd.co.uk), 0131 225 1234 [www.shepherd.co.uk](http://www.shepherd.co.uk)  
Hannah Barnett, [hannah.barnett@shepherd.co.uk](mailto:hannah.barnett@shepherd.co.uk), 0131 225 1234 [www.shepherd.co.uk](http://www.shepherd.co.uk)



**LOCATION**

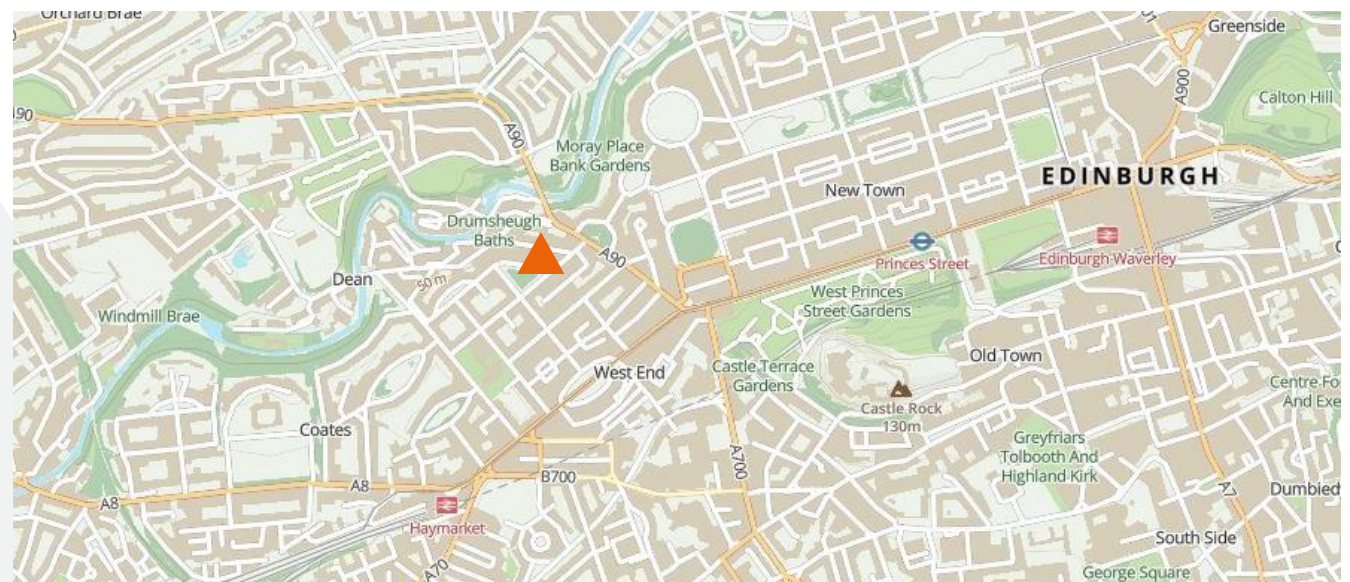
The subjects are located on the north side of Drumsheugh Gardens within Edinburgh's prestigious West End business district. This location is easily accessible with a variety of prominent public transport links in close proximity, including major bus routes, Shandwick Place tram halt & Haymarket Railway Station. Drumsheugh Gardens also acts as a vehicular & pedestrian thoroughfare linking Randolph Crescent with Palmerston Place. There are several nearby amenities within the area. The neighbouring occupiers within the building include Cormack Wealth, Fairfield RE Investment Services, AMS LTD & Physis Scotland.

**DESCRIPTION**

The premises comprises modern Class 4 office space arranged over three spacious rooms on the lower ground floor of a traditional category B listed, 4-storey & basement corner terraced townhouse. Internally the accommodation has been refurbished to a high standard throughout. The lower ground floor comprises well-proportioned cellular office rooms & W.C. facilities. The property benefits from a lift accessing all floors, original corning, a feature staircase & an attractive entrance reception. There is also direct access via paved stairs into the lower ground suite from Drumsheugh Gardens. The floor can be let room by room or as one.

**LEASE TERMS**

The subjects are being offered at £22.00 per sqft on a full repairing and insuring basis for a term to be agreed incorporating regular rent reviews. No VAT included.



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

**Shepherd Chartered Surveyors** 12 Atholl Crescent, Edinburgh, EH3 8HA. Tel: 0131 225 1234

Emily Anderson [emily.anderson@shepherd.co.uk](mailto:emily.anderson@shepherd.co.uk) & Hannah Barnett [hannah.barnett@shepherd.co.uk](mailto:hannah.barnett@shepherd.co.uk)

**[www.shepherd.co.uk](http://www.shepherd.co.uk)**



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ACCOMMODATION	SqM	SqFt
Lower Ground Floor	85.70	922
<b>TOTAL</b>	<b>85.70</b>	<b>922</b>

The areas above have been calculated on a net internal area basis in accordance with the RICS Property Measurement Professional Statement (Second Edition, January 2018) incorporating the International Property Measurement Standards.

**RATEABLE VALUE**

The subjects are entered in the current Valuation Roll at a rateable value of £12,500 which will result in net annual rates payable of £6,225.

Please note that a new owner or occupier of a commercial property has the right to appeal this rateable value within 6 months of the beginning of the tenancy.

**VAT**

This property is not VAT elected.

**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.

**EPC**

Released on application.



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