

TO LET

1st FLOOR OFFICE

1st Floor office within immaculately presented Georgian townhouse

Located in Edinburgh's prestigious West End

Offers over £23.00 per sqft

Premises extends to 84.82 SQM
(913 SQFT)

Category A Listed building

Close proximity to an abundance of staff amenities

Car parking space available by separate negotiation



WHAT 3 WORDS

8 WALKER STREET, EDINBURGH, EH3 7LA

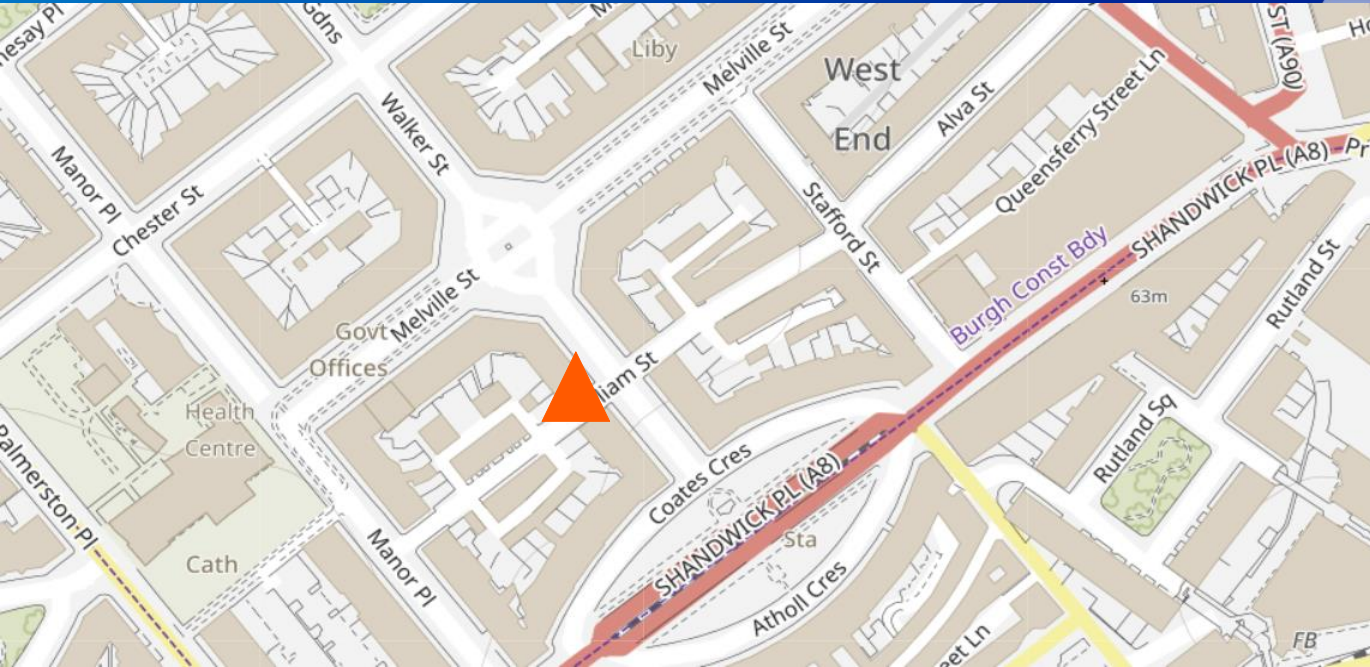
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Location

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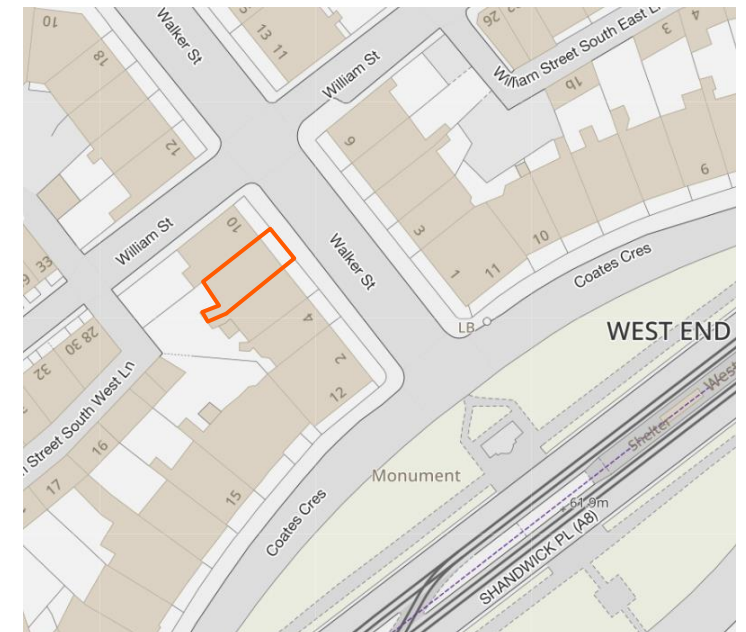


Location

The property is situated in the prestigious West End business district, approximately 500m west of Edinburgh's vibrant city centre. The West End is a sought-after area for both business and residential purposes, enjoying a wealth of local amenities, including various popular cafes, restaurants, and bars.

The subject is prominently positioned on the west side of Walker Street, closely located to Haymarket Train Station and just 250m from The West End Tram Stop.

Walker Street and its adjacent streets offer numerous pay-and-display parking bays for the convenience of both staff and visitors if required.



Office premises in Edinburgh's West End

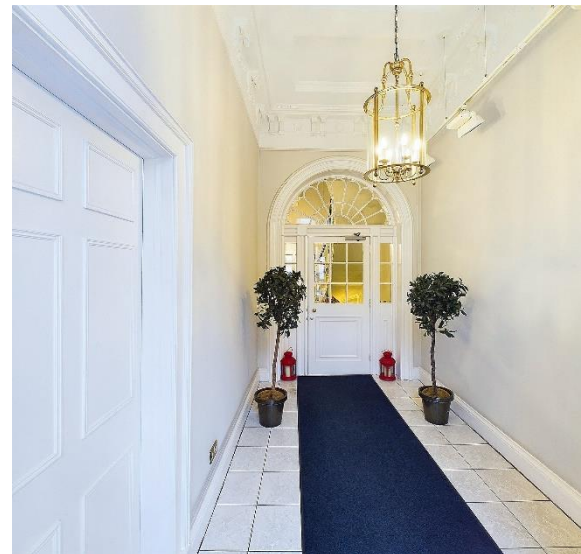


FIND ON GOOGLE MAPS



Description

8 WALKER STREET, EDINBURGH, EH3 7LA



Description

The subjects comprise an attractive office suite located on the first floor of a Category A-listed traditional Georgian Townhouse property. The office can be accessed through a shared grand entrance at ground level.

The 1st floor offers a cellular layout and comprises one large office room overlooking Walker Street, & a further two well-proportioned rooms to the rear. Occupiers also have access to an impressive board room & video room at ground floor level which provides a welcoming space for client meetings & collaborative working.

The suite has been maintained to a high standard, providing attractive and high-quality office accommodation with the added benefit of access to a shared kitchenette on both the ground and top floor. There is also one car parking space available by separate negotiation.

Accommodation

Description	m ²	ft ²
First Floor	84.82	913
TOTAL	84.82	913

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).



Lease Terms

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

Rent

Offers over £23.00 per sqft.

Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £16,600.

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

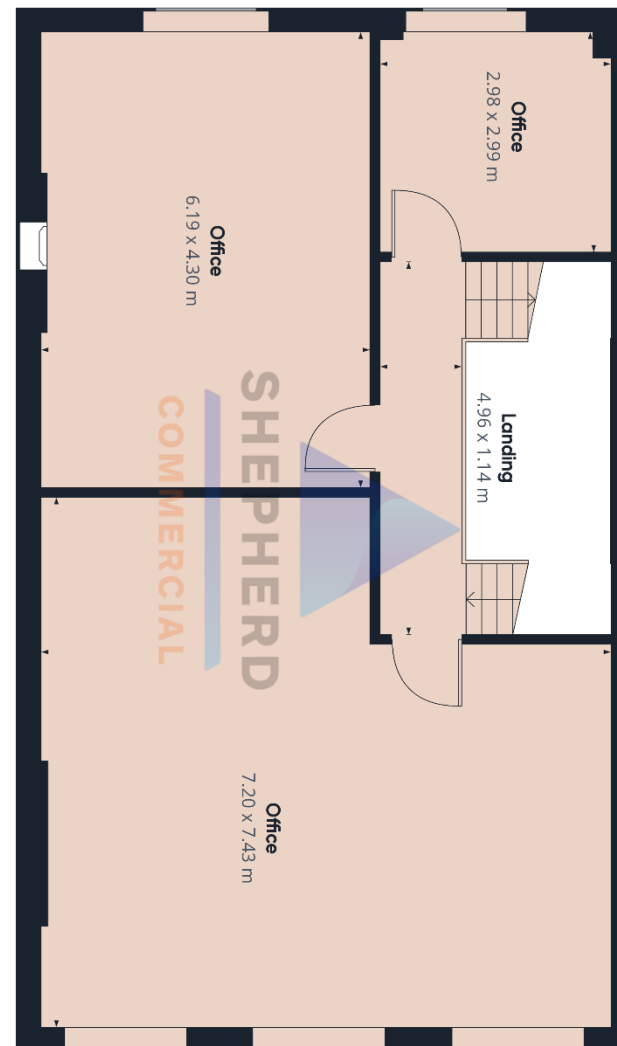
An Energy Performance Certificate is available upon request.

VAT

The property is elected for VAT.

Legal Costs

Each party to bear their own legal costs in the documentation of this transaction. 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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Hannah Barnett

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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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