# TO LET

### 1<sup>st</sup> FLOOR OFFICE

1<sup>st</sup> 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



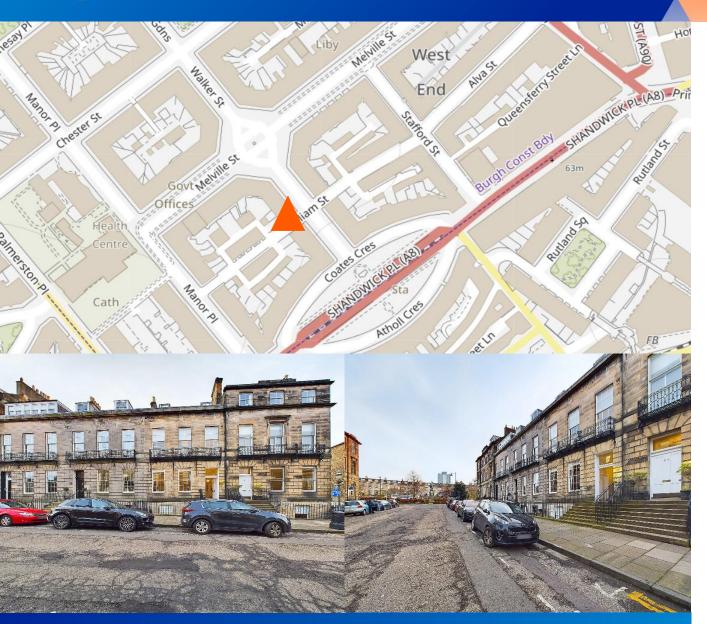


## 8 WALKER STREET, EDINBURGH, EH3 7LA

CONTACT: Emily Anderson emily.anderson@shepherd.co.uk | 0131 225 1234 | shepherd.co.uk Hannah Barnett hannah.barnett@shepherd.co.uk | 0131 225 1234 | shepherd.co.uk







Office premises in Edinburgh's West End



#### 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-anddisplay parking bays for the convenience of both staff and visitors if required.









#### 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 1<sup>st</sup> 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	m²	ft²
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**

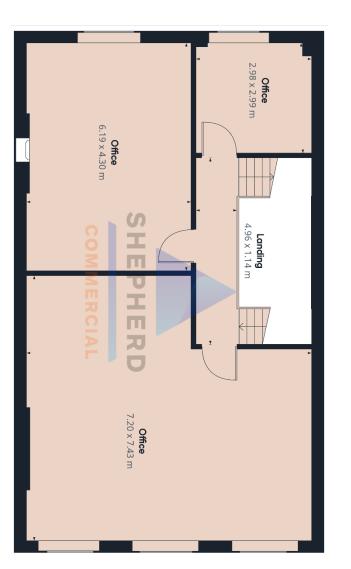
An Energy Performance Certificate is available upon request.

#### 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:



Hannah Barnett Hannah.barnett@shepherd.co.uk

Shepherd Chartered Surveyors 12 Atholl Crescent, Edinburgh, EH3 8HA

t: 0131 225 1234



#### 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.

#### shepherd.co.uk



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. **DECEMBER 2024**