

TO LET

Ground Floor
81.29 SQM (875 SQFT)

13 Melville Street

📍 EDINBURGH | EH3 7PE

Prime West
End Location.
Modern Fitted
out office.

XIII





Location

Melville Street is located within the heart of Edinburgh's West End district, a thriving commercial and residential area in the city centre. The location benefits from superb transport links with Haymarket Station within easy walking distance and Edinburgh's tram network running nearby on Atholl Place. The area also offers easy access to a comprehensive range of local amenities including a wide selection of cafés, bars, restaurants and shops.

13 Melville Street



[VIEW MAP](#)



Description

13 Melville Street is a Grade A listed property and benefits from striking period features throughout. The ground floor suite provides three principle rooms providing refurbished cellular office space with the following features:

- Gas Fired Central Heating
- Data Cabling
- Kitchen
- Common WC's ,and shower facilities with external cycle storage
- Intruder alarm with secure entry phone system



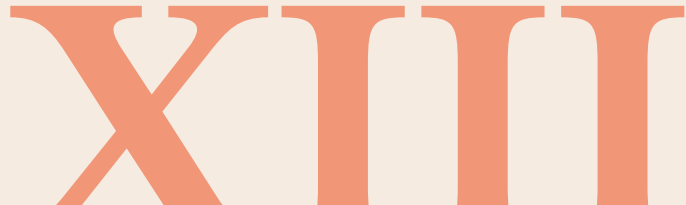
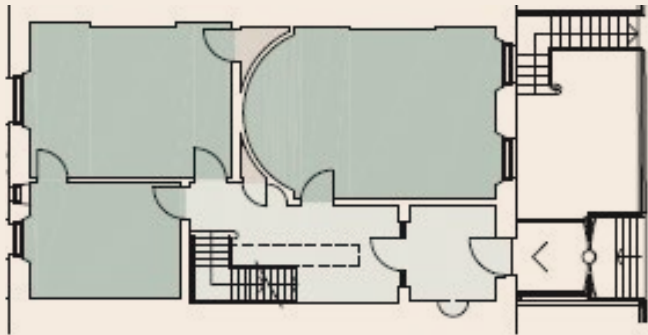
Accommodation

The subjects have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the Net Internal Area extends to approximately:

Floor	Size (SQM)	Size (SQFT)
Ground Floor	81.29	875

Car Parking

At an additional cost, one car parking space at the rear is available.



Terms

A new Full Repairing and Insuring lease is available and further information is available from the sole letting agent.

Service Charge

A service charge for the upkeep of the common parts of the property and utilities is also payable and full details are available from the letting agent.

VAT

All figures are quoted exclusive of VAT.

Business Rates

We have been advised by the local Assessors department that the premises has a current Rateable Value of £16,700 within two separate entries with the car space also being separately assessed. Any new occupier will require to review this assessment.

Front Boardroom	£9,100
Rear Offices	£7,600
Car space	£2,200

Entry

Entry on conclusion of legal missives.

13
Melville
Street

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Legal Costs

Each party will be responsible for their own legal costs in this transaction. In the normal manner, the ingoing tenant will be liable for any LBTT, registration dues and VAT thereon.

Energy Performance Certificate

The property has an energy performance rating of B.

Viewing

Strictly by appointment with the sole letting agents.

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Ryden

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MAIN RECEPTION



REAR CAR PARK