



# 3 MELVILLE CRESCENT

EDINBURGH, EH3 7HW

TO LET

2nd Floor office within immaculately presented georgian townhouse. Located in Edinburgh's prestigious West End  
**RENT ON APPLICATION**

FLEXIBLE LEASE TERMS AVAILABLE  
TWO CAR PARKING SPACES AVAILABLE  
PREMISES EXTEND TO 1,033 SQFT  
FRONT AND REAR SUITE REFURBISHED TO EXTREMELY HIGH STANDARD  
ACCESS TO BOARDROOM FACILITIES

[VIEW VIDEO](#)





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# THE AREA

## LOCATION

The property is situated in the prestigious West End business district, approximately 500m west of Edinburgh's bustling city centre. The West End is extremely sought-after for both businesses and homes, enjoying a wealth of local amenities.

More specifically, the subjects are prominently positioned on the northwest side of Melville Crescent, between Stafford Street to the east and Walker Street to the west, within the heart of Edinburgh's West End. Nearby occupiers include Strathberry, Beer52, Jonnie Walker Princes Street, the Caledonian Hotel (Hilton), Sainsbury's & Cairngorm Coffee.

Located a short walk from Haymarket Train Station and just 350m from the West End Tram Stop, Melville Crescent and its adjacent streets offer numerous pay-and-display parking bays for the convenience of both staff and visitors if required.

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## AMENITIES



PARKS



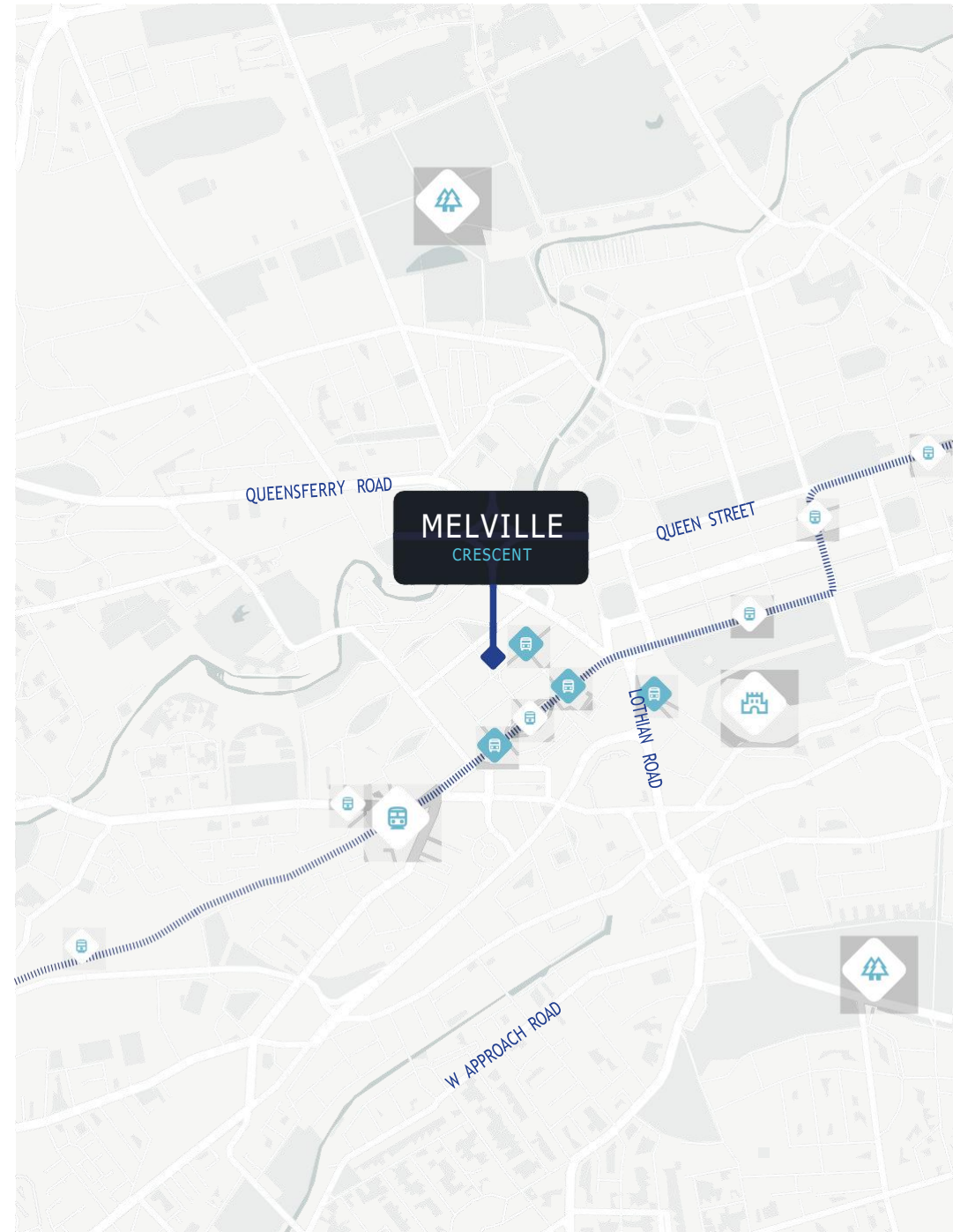
TRAIN STATION



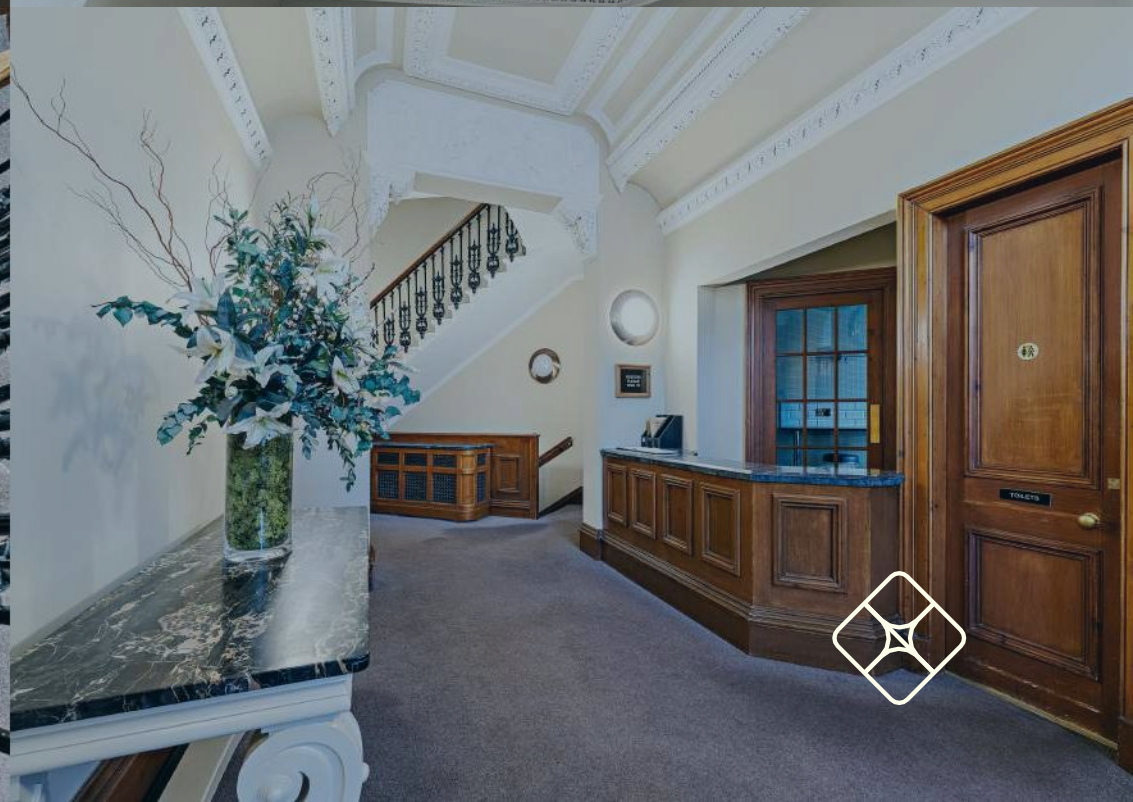
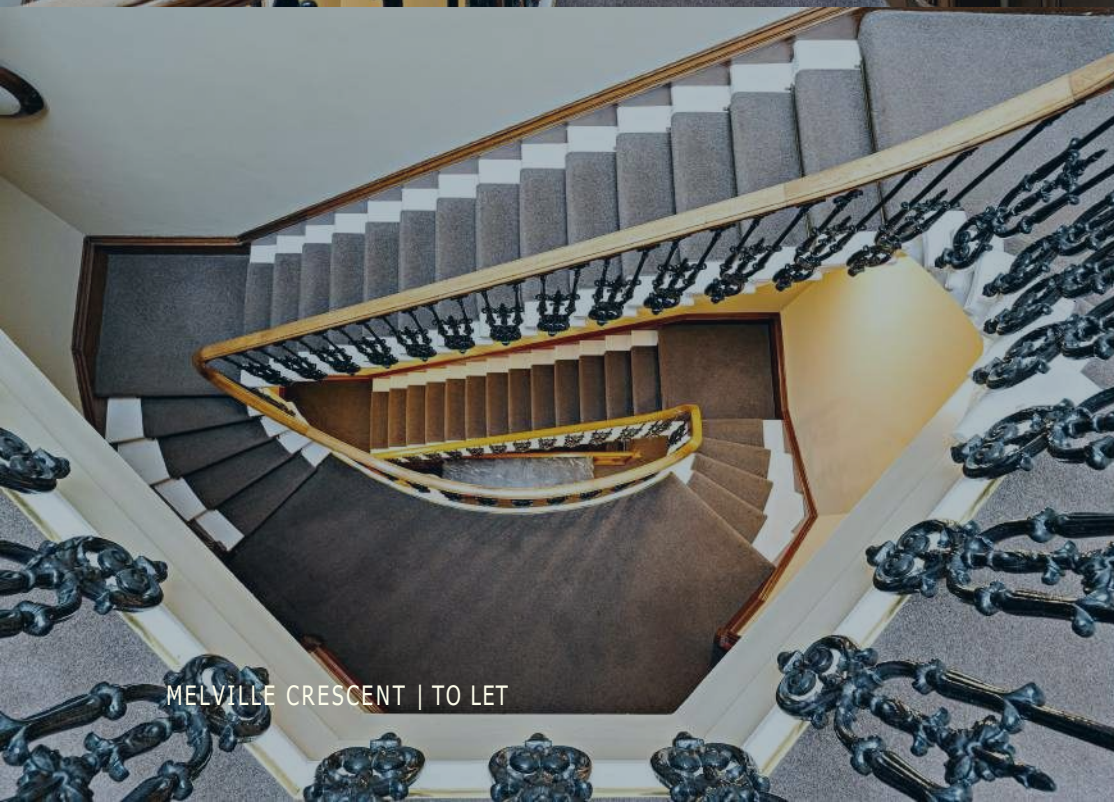
TRAM STOP



LOCAL BUS STOP







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# DESCRIPTION

## SUMMARY

The subjects comprise a Category A listed Georgian townhouse arranged over the ground, first, second & basement floors of a 3 storey and basement traditional stone building. The subjects are situated on the second floor of the building, which enjoys outstanding views of the Edinburgh skyline including Edinburgh Castle, comprising two well-proportioned front and rear suites, both of which have recently been refurbished to an extremely high standard. There are shared facilities on the same floor, including a tea preparation area and male and female WC facilities. This property presents a rarely available leasehold opportunity for quality office space in turn-key condition.

3 Melville Crescent offers occupiers and their visitors an attractive grand entrance with buzzer system entry as well as a communal kitchenette on the ground floor and is available immediately.

In addition, there is a private car parking space accessed via Chester Street Lane available by separate negotiation.

## ACCOMMODATION

Second Floor	m <sup>2</sup>	ft <sup>2</sup>
Front Suite	66.50	717
Rear Suite	29.42	316
<b>TOTAL</b>	<b>95.92</b>	<b>1,033</b>

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).



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## RATEABLE VALUE

The subjects are entered in the current Valuation Roll at a rateable value of;

**Front suite** - £10,500 resulting in rates payable of up to £5,378.80. The Small Business Bonus Scheme may result in rates payable of £4,033.80.

**Rear suite** - £5,000, which benefits from 100% rates relief subject to tenant circumstance.

Please note that 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.

## LEASE TERMS

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

## 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

An Energy Performance Certificate is available upon request.

## RENT

Rent on application.

## VAT

The property is elected for VAT.





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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 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any occupiers. Once an offer has been accepted, the prospective 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.

DESIGNED BY [NEST MARKETING](#)

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## FURTHER INFORMATION AND VIEWING

Strictly by appointment only through the sole Agent:

J&E Shepherd 12 Atholl Crescent, Edinburgh, EH3 8HA:

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