

LEASE AVAILABLE

OFFICE PREMISES

Located within the heart of Edinburgh's west end business district

Passing rent - £24,518 per annum

Lift access and welcoming reception area for visitors

Premises extends to 98.18 sqm (1,057 sqft)

Close proximity to major transport links

Three cellular office suites



WHAT 3 WORDS



SECOND FLOOR, 22 DRUMSHEUGH GARDENS, EDINBURGH, EH3 7RN

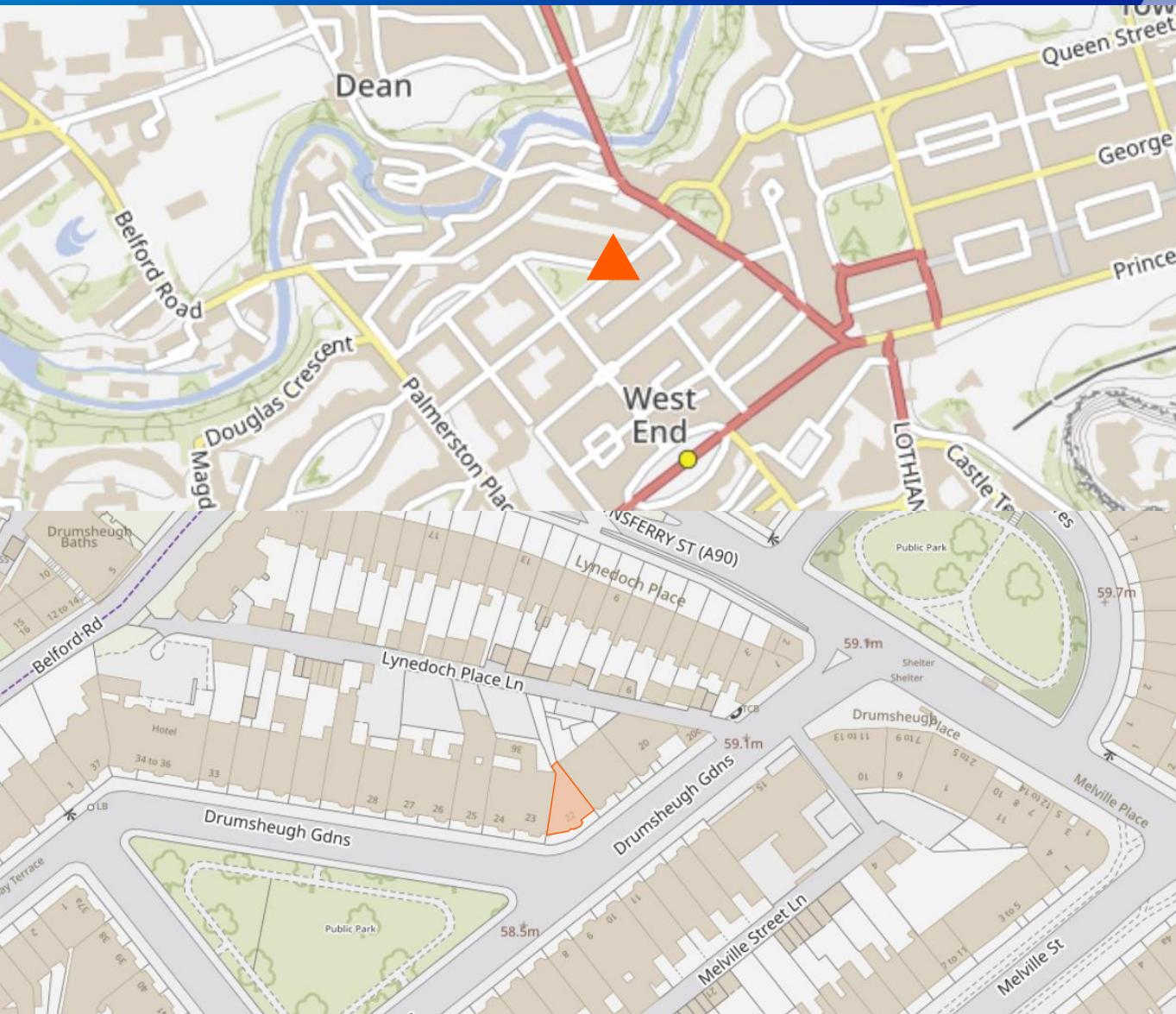
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Location

2ND FLOOR, 22 DRUMSHEUGH GARDENS, EDINBURGH, EH3 7RN



Attractive office suite in Edinburgh's West End



Virtual Tour

Location

The property is located on the north side of Drumsheugh Gardens, approximately 500m west of Edinburgh's bustling city centre.

Drumsheugh Gardens also acts as a vehicular & pedestrian thoroughfare linking Randolph Crescent with Palmerston Place.

The area is a popular business and residential area and therefore benefits from an abundance of local amenities such as coffee/sandwich shops.

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



Description

2ND FLOOR, 22 DRUMSHEUGH GARDENS, EDINBURGH, EH3 7RN



Description

The subjects comprise an attractive Class 4 office suite occupying the second floor of a four-storey and basement Category B listed corner townhouse.

Internally, the accommodation benefits from a grand reception area, with a feature staircase and lift providing access to the office suite. The offices are primarily cellular in layout and arranged over 3 separate office rooms. The floor benefits from a kitchen and wc facilities.

Accommodation

Size	m ²	Ft ²
Second Floor	98.18	1,057
TOTAL	98.18	1,057

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).



The Detail

2ND FLOOR, 22 DRUMSHEUGH GARDENS, EDINBURGH, EH3 7RN

Lease Terms

The subjects are held on a full repairing and insuring basis, with the lease expiring 22 July 2028.

Rent

The rent is currently £24,518 per annum.

Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £15,100 resulting in a up to £5,677 rates payable.

As of April 2026, the proposed rateable value is £16,900.

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

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

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.

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. **February 2026**

Get in Touch

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



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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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