



Galbraith

TO LET

3RD FLOOR - 2,827 SQ FT (262.63 SQ M)

**HIGH QUALITY, OPEN PLAN OFFICE
ACCOMMODATION AVAILABLE**

WEMYSS HOUSE,
6-8 WEMYSS PLACE,
EDINBURGH, EH3 6DH

OFFICE

galbraithgroup.com

LOCATION & SITUATION

The subjects are located on Wemyss Place which sits within Edinburgh's prestigious New Town.

Situated at the west end of Queen Street, the subjects benefit from excellent transport links with both Edinburgh Waverley and Haymarket train stations within walking distance. The Princes Street Tram Halt is within 10 minutes' walk of the property, and numerous bus routes also serve the area.

Nearby occupiers include Savills, Rettie & Co, and Opus 2.



DESCRIPTION

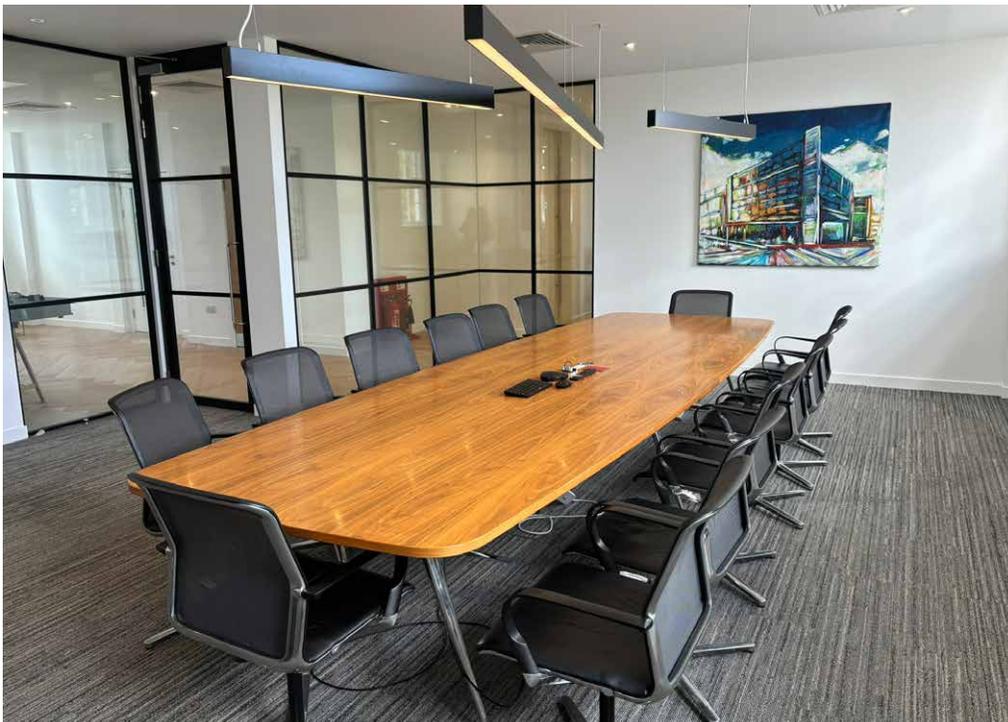
Wemyss House is an impressive Georgian, terraced townhouse of traditional sandstone construction. The category 'B' listed property is arranged over five floors and retains a number of period features throughout.

The available suite is on the third floor and provides open plan office accommodation behind the original facade and is fully accessible via a passenger lift.

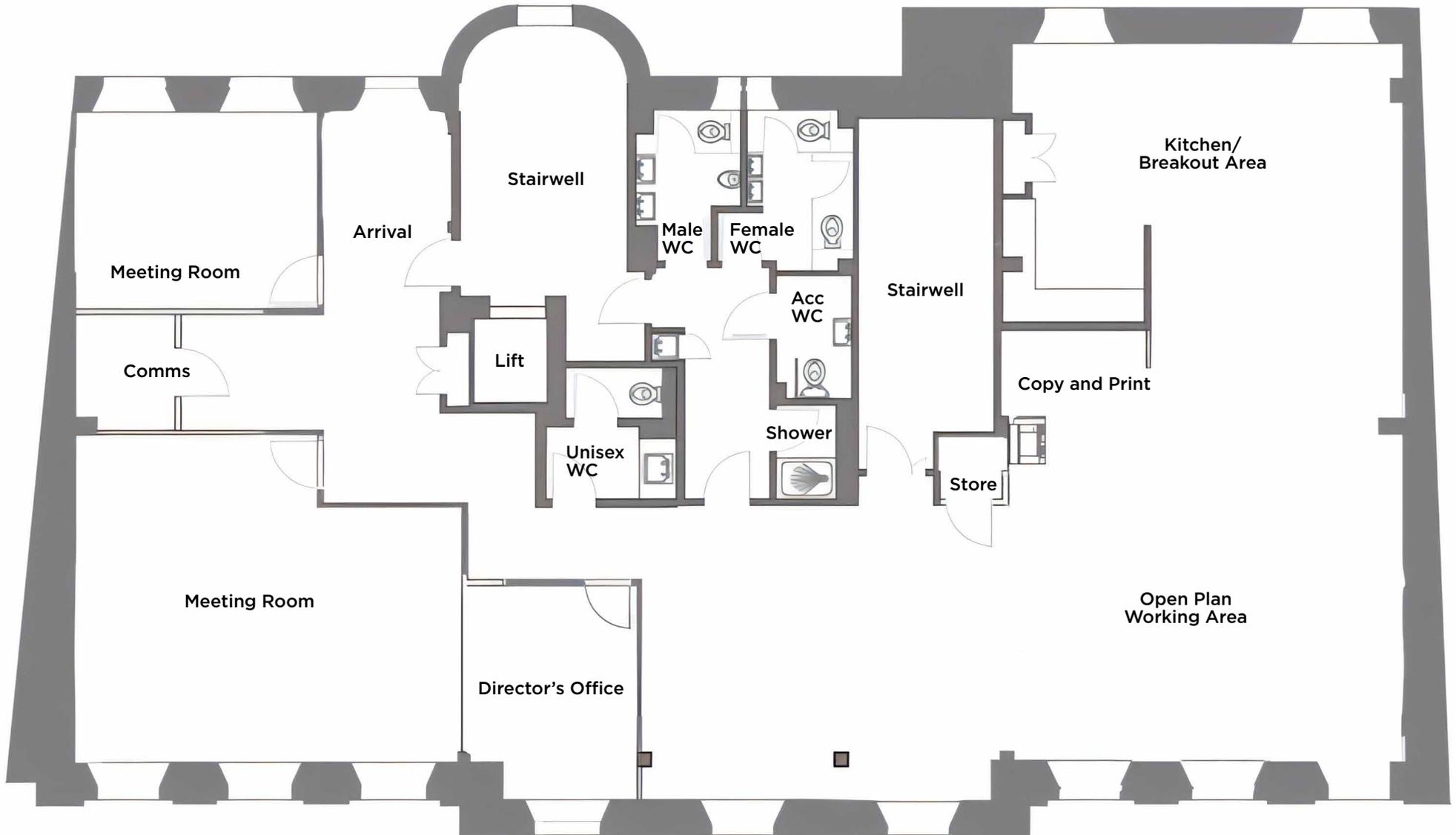
There are toilet and shower facilities within the suite for exclusive use of any ingoing tenant. Tenants will benefit from access to Queen Street Gardens subject to a small annual fee.

The suite extends to approximately 2,827 sq ft (262.63 sq m) and benefits from the following:

-  LED lighting
-  Kitchen facilities
-  VRF air conditioning
-  High quality existing fit out
-  Raised access floor
-  Suspended ceiling



FLOOR PLAN



CAR PARKING

1 car parking space is available with the office suite. More car parking may be available upon request. For further information, please contact the sole letting agent.

SERVICE CHARGE

A service charge will be applicable for the maintenance, upkeep and running of the common parts of the property. Further details are available on application.

EPC

The subjects have an EPC rating of D.

LEASE TERMS

The premises will be offered on Full Repairing and Insuring terms. Further information is available from the sole letting agents.

RATEABLE VALUE

We understand the total rateable value for the suite will be £61,600.

For more information, please contact Lothian Valuation Joint Board on 0131 344 2500 or by email: enquiries@lothian-vjb.gov.uk.

VAT

The rent and all other outgoings will be subject to VAT at the prevailing rate.

LEGAL COSTS

In the normal manner, each party will be responsible for their own legal costs incurred. The ingoing tenant being responsible for the payments of Land & Buildings Transaction Tax, Registration Dues and VAT incurred thereon.

FURTHER INFORMATION

For further information please contact the sole letting agents:

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Galbraith

The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that:

(i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and 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 the Agents has any authority to make or give any representation or warranty whatever in relation to this property.

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