



3-5
Melville
Street
EDINBURGH

TO LET

Preliminary details



Location

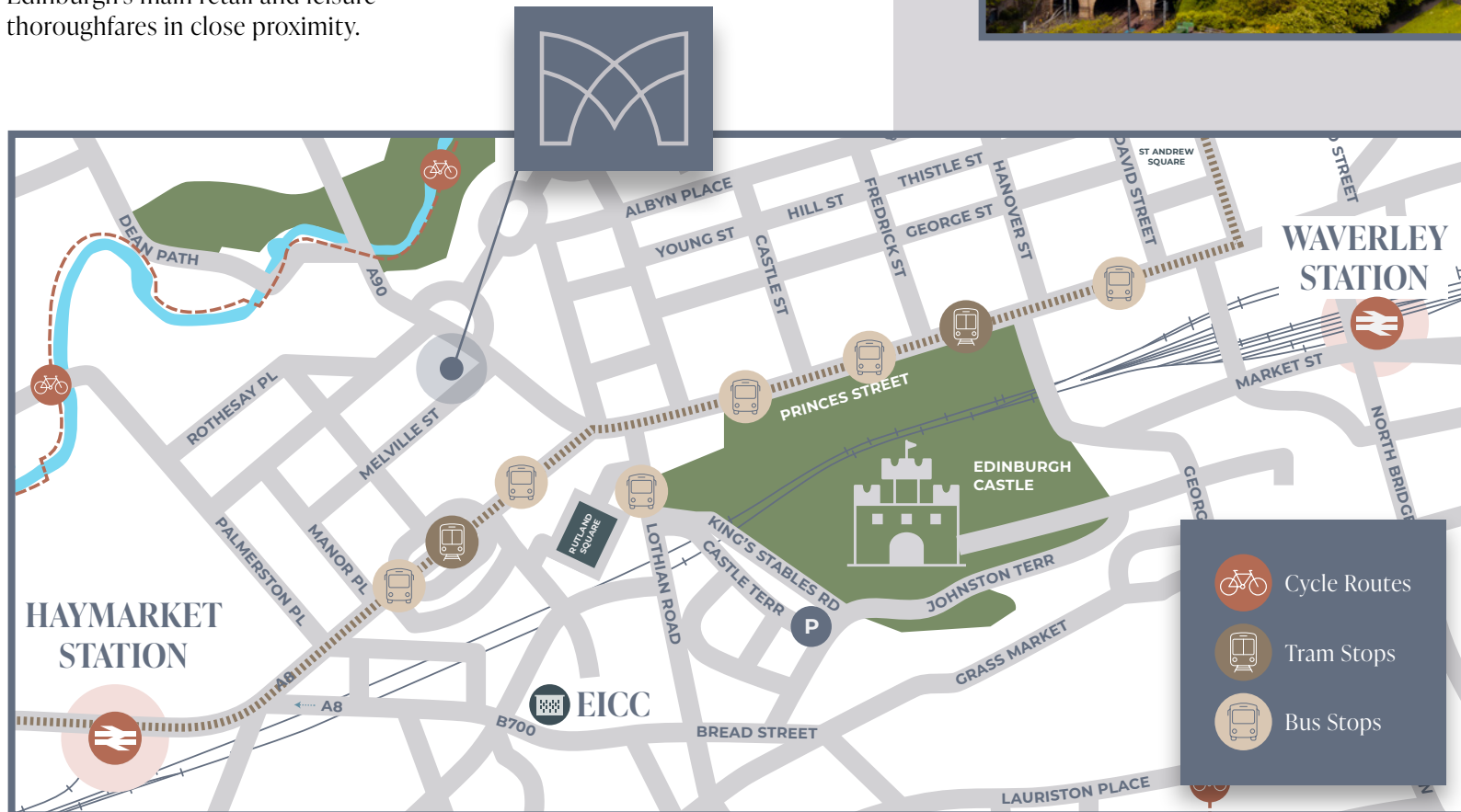
3-5 Melville Street is located in the prestigious West End, in the heart of Edinburgh's commercial district.

The subjects are easily accessible and benefit from exceptional transport links with Haymarket train station, tram and bus stops all within easy walking distance.

Melville Street further benefits from excellent amenities with Edinburgh's main retail and leisure thoroughfares in close proximity.

Moreover, Melville Street is currently undergoing comprehensive enhancements, which include pavement expansions and the installation of cycle lanes with forms part of the National Cycle Network Route 1.

Nearby occupiers include Johnston Carmichael, Galliford Try, ESPC and Aberforth Partners LLP.



Description

The subjects comprise a pair of impressive Georgian town-houses of traditional sandstone construction. The property is arranged over five floors and retains a number of period features including sash and case windows and ornate cornicing. The available floors are the ground, second and third floors which are available as a whole or on a floor by floor basis.

There are two primary entrances: 3 Melville Street, leading directly to the ground floor suite, and 5 Melville Street, which opens to a communal entrance, providing access to the ground floor suite, as well as lift and stairwell access to the second and third floor suites. Each suites provide a combination of cellular and open plan accommodation.

The specification includes:



LED lighting



Comfort cooling



Lift access



Raised access flooring



WC's on each floor

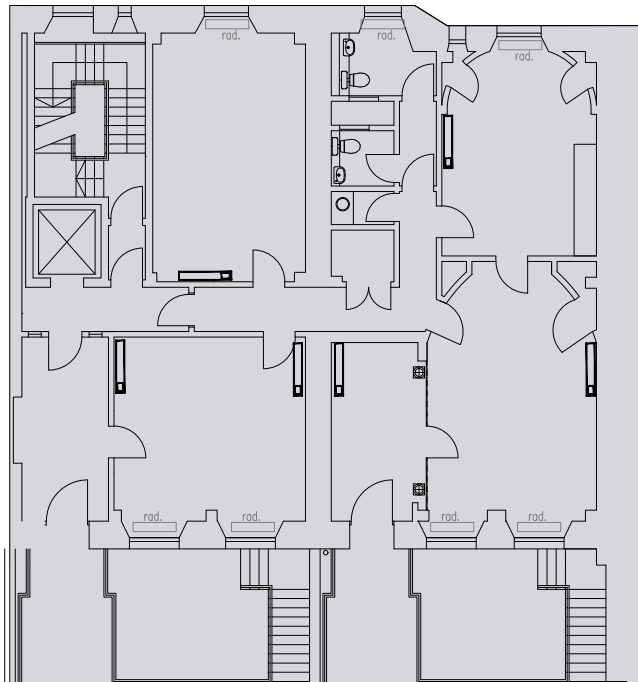


Accommodation

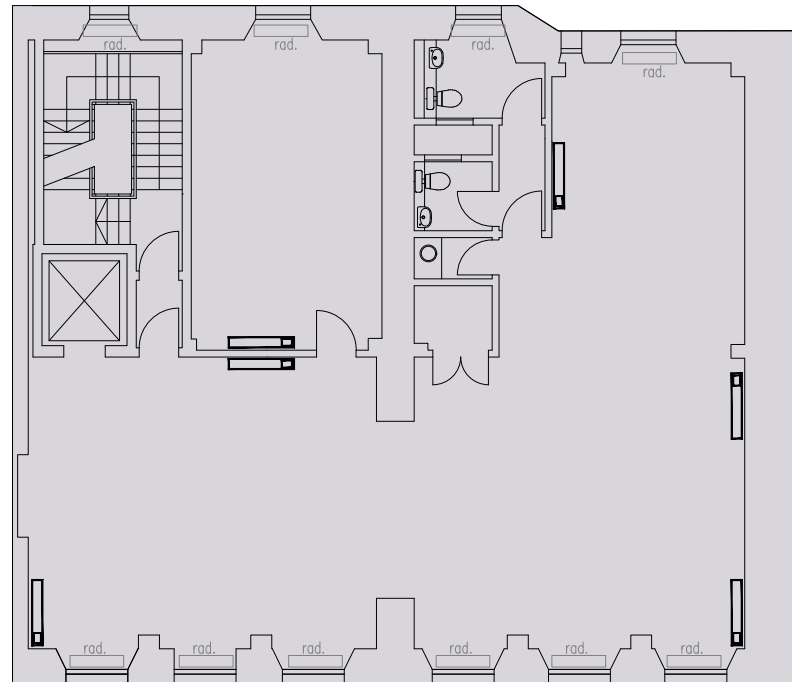
Floor	sq ft	sq m
Ground	1,214 sq ft	183.78
Second	1,599 sq ft	148.55
Third	1,671 sq ft	155.23
Total	4,484 sq ft	416.57



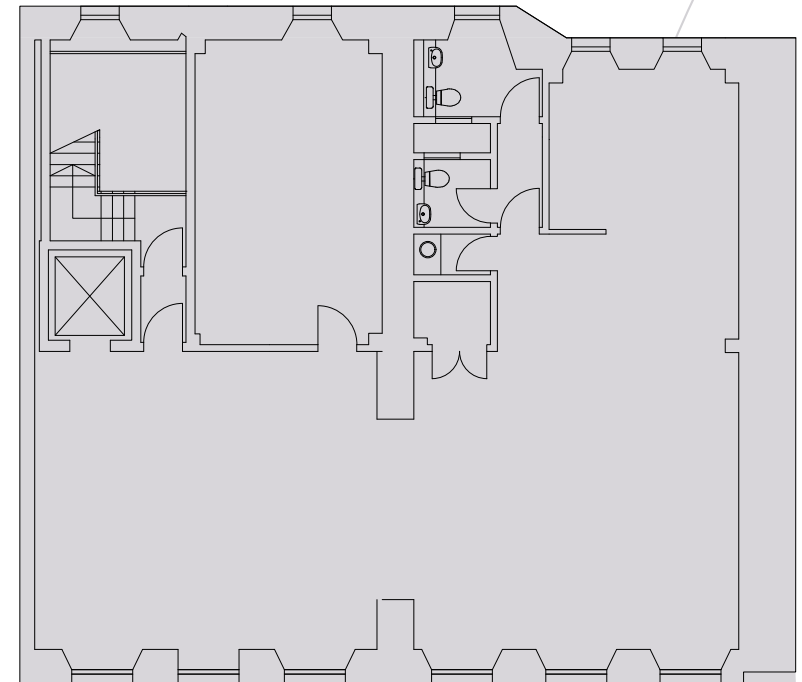
Ground Floor Plan 1,214 sq ft



Second Floor Plan 1,599 sq ft



Third Floor Plan 1,671 sq ft



Leasing Terms

The premises will be offered on a floor by floor basis or as whole on Full Repairing and Insuring terms.

For further information, please contact the joint letting agents.

Rateable Value

The building is currently assessed on a floor by floor basis. From the 1st April 2023, we understand the rateable values are as follows:

Ground Floor £23,600
Second Floor £26,700
Third Floor £28,300

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

Car Parking

Three car parking spaces are available by separate negotiation.

EPC

The property has an EPC rating of 'B'.

VAT

VAT will be applicable.

Legal Costs

In the normal manner, each party will be responsible for their own legal costs incurred. The tenant will be responsible for stamp duty/LBTT, registration dues.

Entry

On completion of legal formalities.

Further Information

Interested parties are advised to note interest with the joint letting agents. Viewings are by appointment only. For additional information please contact:

Lucy Yates
0782 484 8097
lucy.yates@galbraithgroup.com

David Stevenson
07917 424 363
david.stevenson@galbraithgroup.com

Galbraith

Angela Lowe
0779 380 8458
angela.lowe@cbre.com

Daryl Baxter
0782 732 1179
daryl.baxter@cbre.com

CBRE



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