

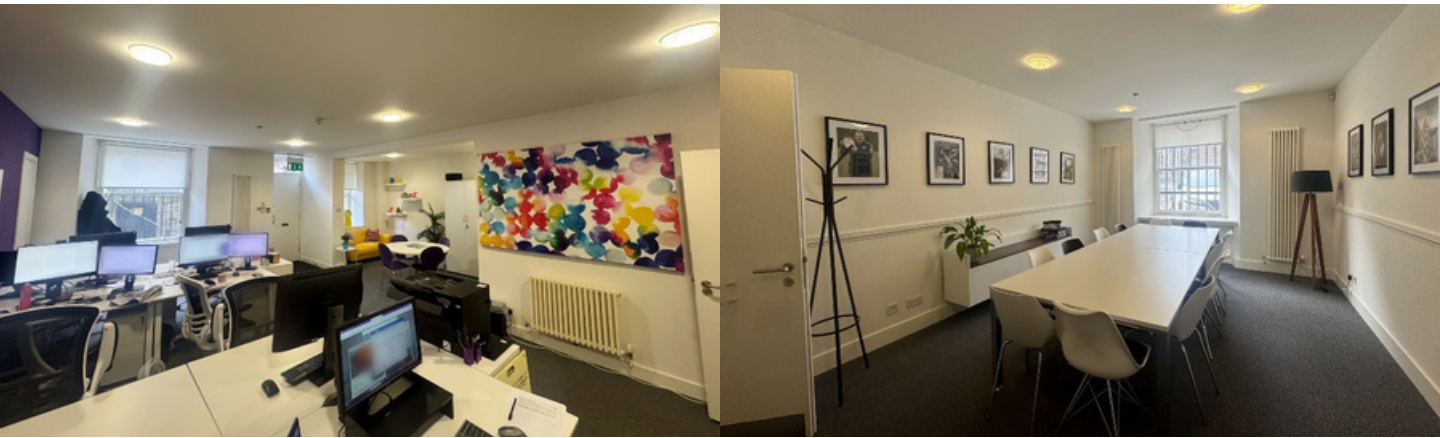


To Let

Office Space Availability
749 sq ft / 69.58 sq m

16 Walker Street
Edinburgh
EH3 7LP

- Lower ground floor office suite with demised tea prep and w/c
- Well presented with great levels of natural daylight
- Prime West End location
- Bike storage within dry lined cellar
- Cat 5E data cabling already in situ, reducing IT lead in time – the office space is walk in ready

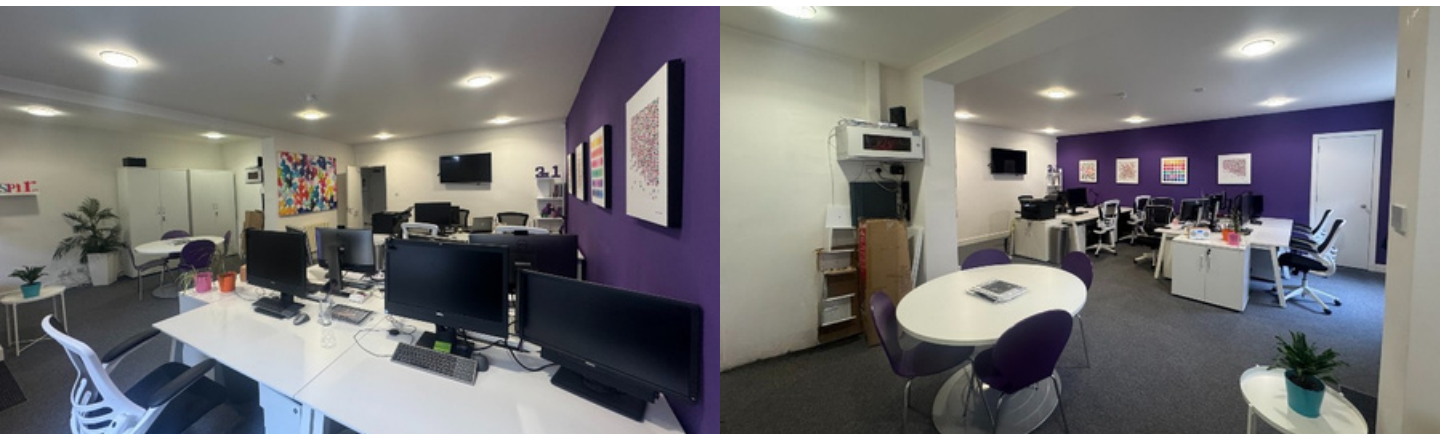


LOCATION

The property is located on the West side of Walker Street in the heart of Edinburgh's West End. Walker Street is a prime and established office address within close proximity to Princes Street, Lothian Road and Shandwick Place; all of which offer a wide range of shops, boutiques, bars, restaurants and cafés. The Green Room, Teuchters, Fox & Co and Cairngorm Coffee are all within a few minutes' walk. Nearby office occupiers include Strathberry, Barclays Wealth Investment Management and Johnston Carmichael Chartered Accountants. Walker Street is a short walk from multiple bus stops, the West End tram halt and Haymarket railway station.

DESCRIPTION

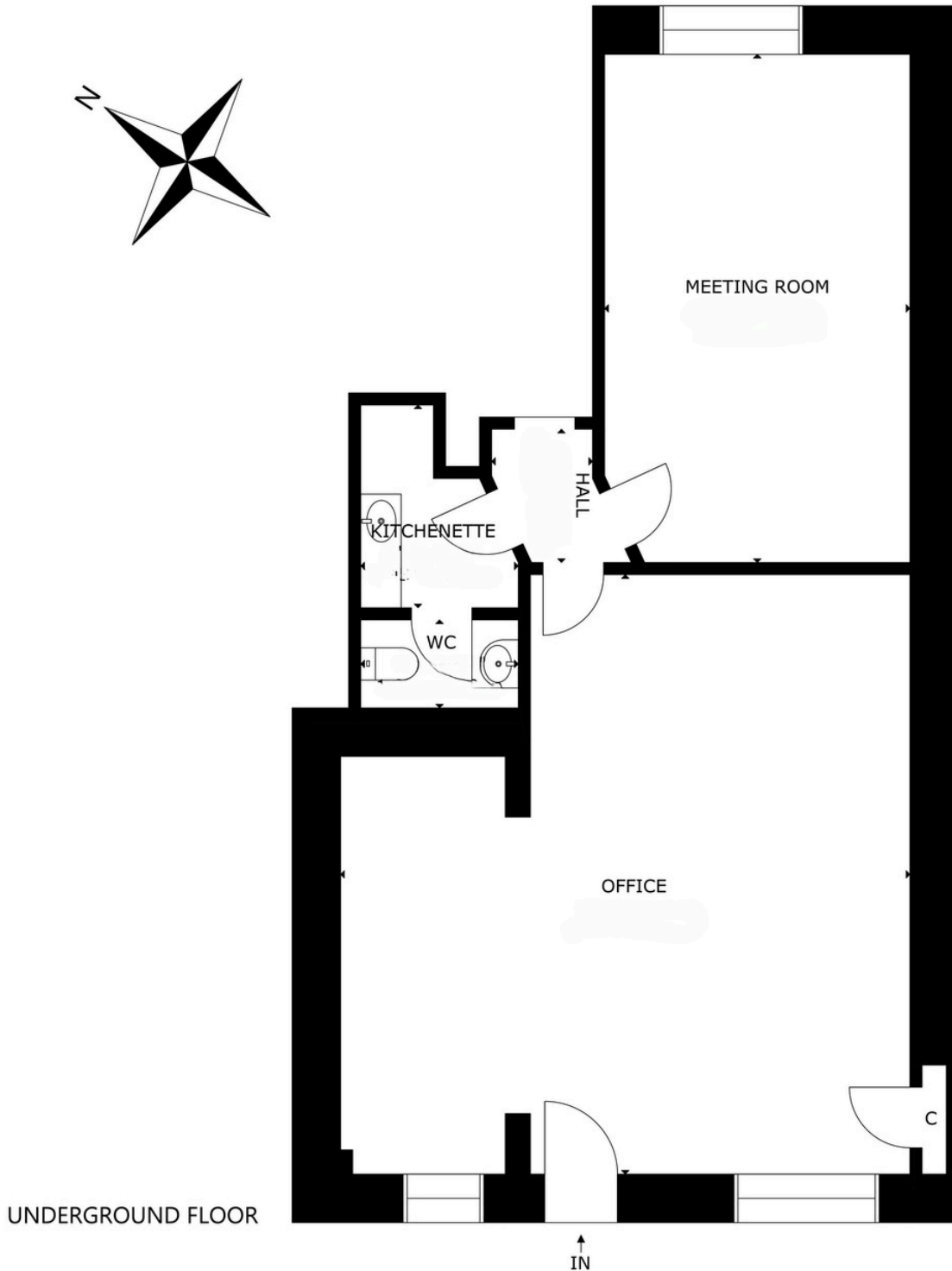
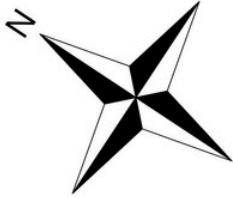
The office accommodation is largely open plan, with a separate meeting room to the rear. The suite includes LED lighting, CAT 5E data cabling, gas central heating and storage rooms. The suite also benefits from its own demised w/c and tea prep area for the sole use of the lower ground occupier. The suite is walk in ready.



ACCOMMODATION

The available space comprises the following net internal area:

749 sq ft / 69.58 sq m





LEASE TERMS

The property is available to lease on a Internal Repairing and Insuring basis on lease terms to be agreed.

RENT

Quoting rent available on application.

BUSINESS RATES

The incoming occupier will be responsible for the payment of Local Authority Rates. It is understood that the rateable value is £10,900. We advise interested parties to satisfy themselves on their rates payable. Small business rates relief may be available to the tenant.

ENTRY

Negotiable.

EPC

Available on application.

LEGAL COSTS

Each party will be responsible for their own legal costs, with the purchaser or ingoing tenant responsible for the payment of registration dues and any LBTT as standard.

VAT

VAT will be charged on rent at the prevailing rate.

VIEWING & FURTHER INFORMATION



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