



# To Let

Ground Floor Office Suites  
226 - 1,208 sq ft

**20-22 Torphichen  
Street**  
Edinburgh  
EH12 8JY

- The suites are currently unfurnished, although the landlord will provide furniture if required
- Flexible 12 month leases on individual suites available
- Attractive, category B listed townhouse
- Prime West End office space in close proximity to Haymarket's rail station and tram stop

## LOCATION

20-22 Torphichen Street is located in Edinburgh's Haymarket area, between the City's West End and Exchange District, offering a prime business address supported by excellent transport links.

The property is in close proximity to the new Qmile Haymarket development; the highest profile mixed-use development in the city where office occupiers will include Baillie Gifford, Shepherd & Wedderburn, Deloitte, Shoosmiths and Dentons.

The area's transport links are unparalleled, with Haymarket's rail station, tram stop and the City's bus network, including a direct link to the airport, all a short walk away from the building.

## DESCRIPTION

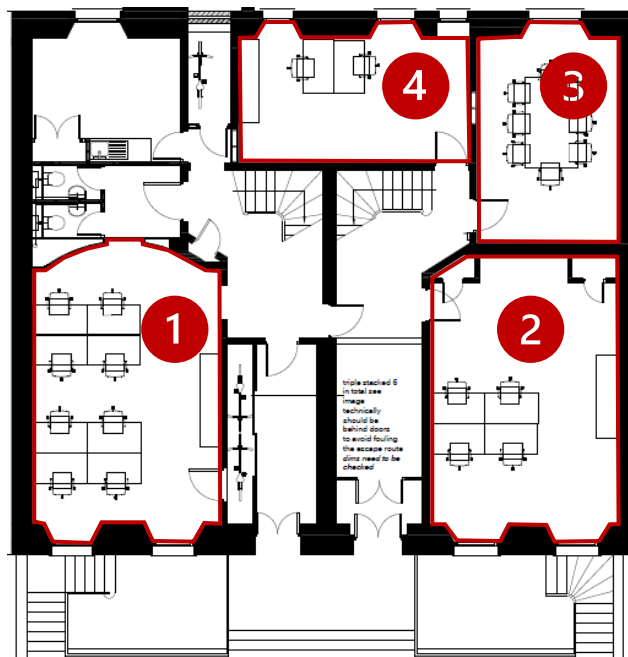
The attractive, Category B listed townhouse offers contemporary and well-presented office accommodation which benefits from:

- Well-presented vestibule area
- Underfloor cabling and floor boxes
- Feature pendant lighting
- Car parking by separate arrangement

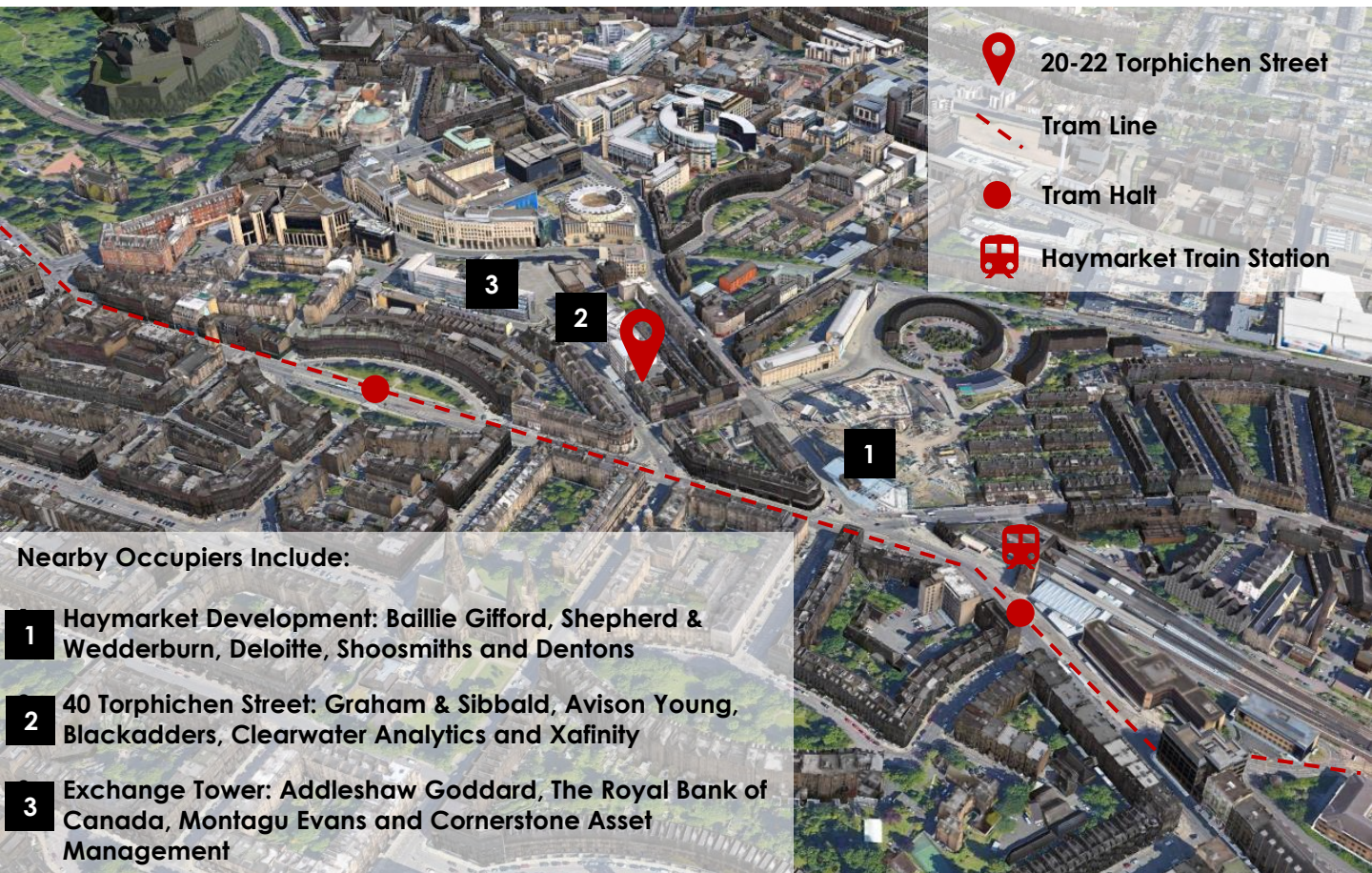
## ACCOMMODATION

The available ground floor suites have a net internal area of 1,208 sq ft / 112.18 sq m.

	Sq Ft	Sq M	Desk Capacity
<b>Suite 1</b>	380	35.27	8
<b>Suite 2</b>	372	34.53	4
<b>Suite 3</b>	226	21.40	2
<b>Suite 4</b>	230	20.98	2



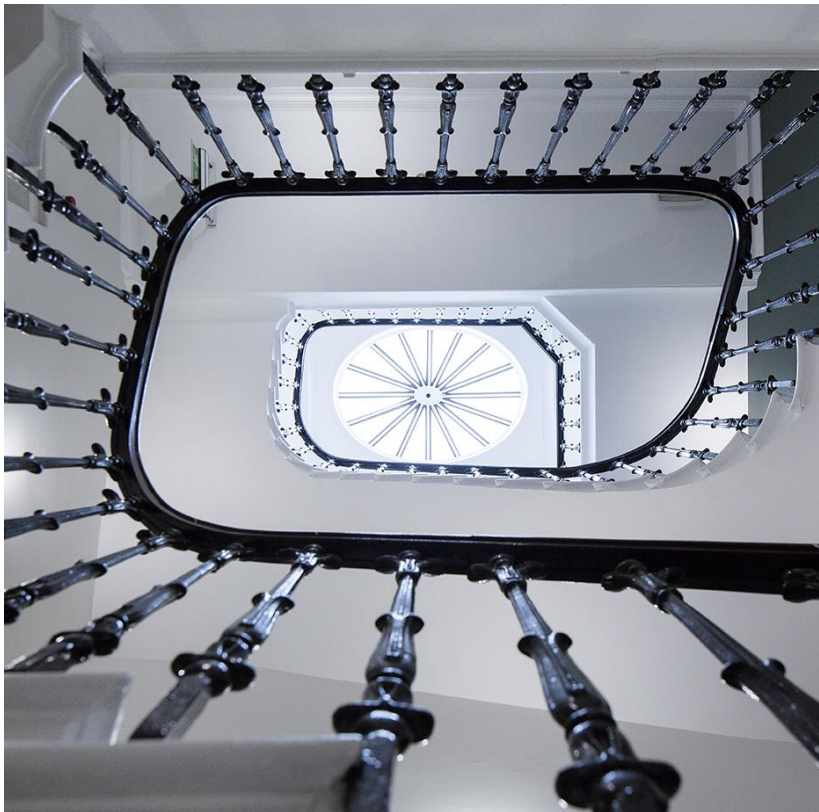
INDICATIVE FLOORPLAN ONLY.  
AVAILABLE GROUND FLOOR SUITES HIGHLIGHTED IN RED.



- 📍 20-22 Torphichen Street
- 🚊 Tram Line
- Tram Halt
- 🚂 Haymarket Train Station

### Nearby Occupiers Include:

- 1 Haymarket Development:** Baillie Gifford, Shepherd & Wedderburn, Deloitte, Shoosmiths and Dentons
- 2 40 Torphichen Street:** Graham & Sibbald, Avison Young, Blackadders, Clearwater Analytics and Xfinity
- 3 Exchange Tower:** Addleshaw Goddard, The Royal Bank of Canada, Montagu Evans and Cornerstone Asset Management



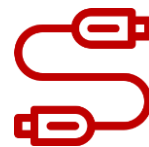
**Refurbished  
Townhouse**



**Feature LED  
Lighting**



**Dedicated  
Car Parking**



**Fully Cabled**

**Click to view an endorsement from 2<sup>nd</sup> floor tenant Ian McKee, Managing Director of GLM:**



## **LEASE TERMS**

The ground floor suites are available to let on a Full Repairing and Insuring basis on lease terms to be agreed.

## **RENT & SERVICE CHARGE**

The occupational costs are available on request and will depend on whether the space is taken furnished or as is.

## **VAT**

VAT is payable on all outgoing related to the occupation of the building.

## **LEGAL COSTS**

Each party will be responsible for their own legal costs, with the incoming tenant responsible for the payment of registration dues and any LBTT payable.

## **ENTRY**

Available for immediate entry.

## **RATES**

The incoming occupier will be responsible for the payment of Local Authority Rates. We understand that the whole ground floor currently has a rateable value of £20,050 and business rates will require to be reassessed if the whole floor is not acquired. Single room lettings will likely qualify for Small Business Rates Relief. It is recommended that interested parties contact Lothian Valuation Joint Board directly for rating information.

## **EPC**

The property has an EPC rating of D.

## **VIEWING & FURTHER INFORMATION**



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IMPORTANT NOTICE: CuthbertWhite and JLL for the Landlord of this property, whose agents they are, give notice that: 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants and do not constitute part of an offer or contract. Prospective tenants ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending tenant 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. 3. No person in the employment of CuthbertWhite or JLL has any authority to make or give any representations or warranty whatever in relation to this property nor enter into any contract on behalf of the Landlord. 4. No responsibility can be accepted for any expenses incurred by intending tenants in inspecting properties which have been sold, let or withdrawn. Particulars prepared July 2023.