

TO LET

SUPERIOR, FULLY
REFURBISHED 'DOUBLE
FRONTAGE' TOWNHOUSE IN
EDINBURGH'S WEST END

FIFTY SIX

• PALMERSTON PLACE •

820 - 4,880 SQ FT

2 SECURE CAR
PARKING SPACES



PRIME WEST END LOCATION

The property is located in the heart of Edinburgh's vibrant West End, offering a well-established and thriving business location. Neighbouring office occupiers include Shoosmiths, Shepherd & Wedderburn, Deloitte, Gillespie Macandrew, Wemyss Properties, Close Brothers and Beer52.

The subjects are in close proximity to the tram halt on Shandwick Place and minutes away from numerous bus stops, providing access to many routes through the city and beyond. Haymarket Train Station is a few minutes walk from the property and the location also benefits from direct access to the new City Centre West to East Cycle Link, which will link the city centre with the Roseburn cycle path in the west to Leith Walk in the east.



ACCOMMODATION

Net Internal Areas:

FLOOR AREAS	SQ M	SQ FT
LOWER GROUND	97.80	1,052.69
GROUND	105.51	1,135.73
FIRST	94.11	1,012.98
SECOND	79.71	858
ATTIC	76.25	820.70
TOTAL	453.38	4,880.09

KEY:

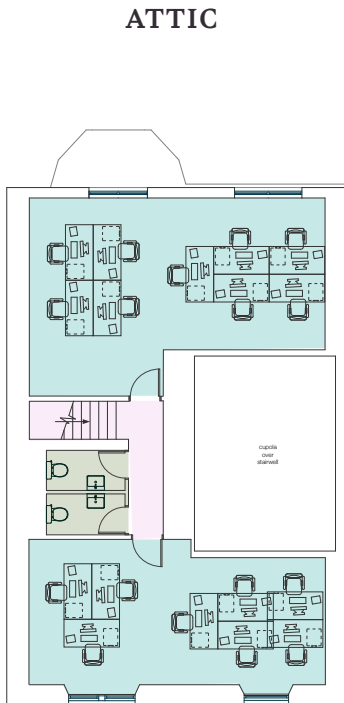
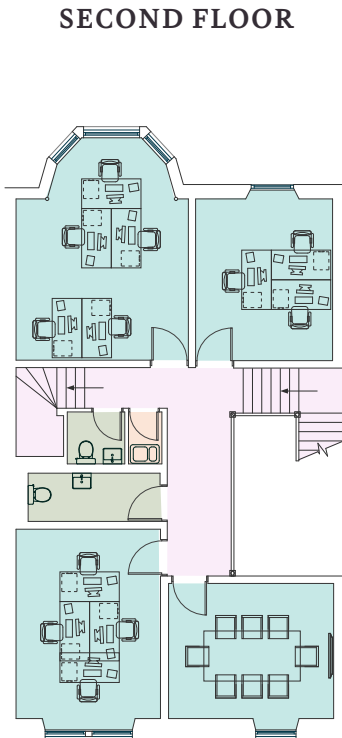
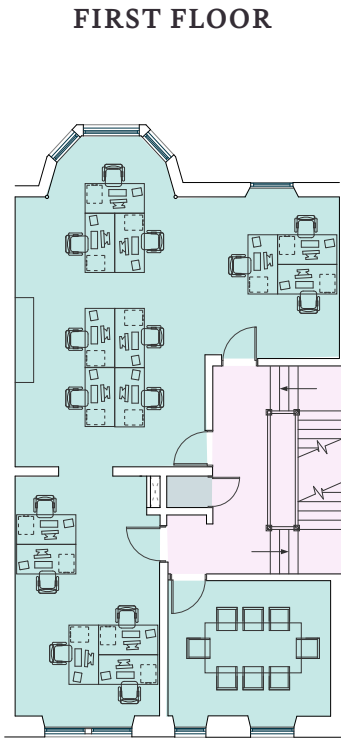
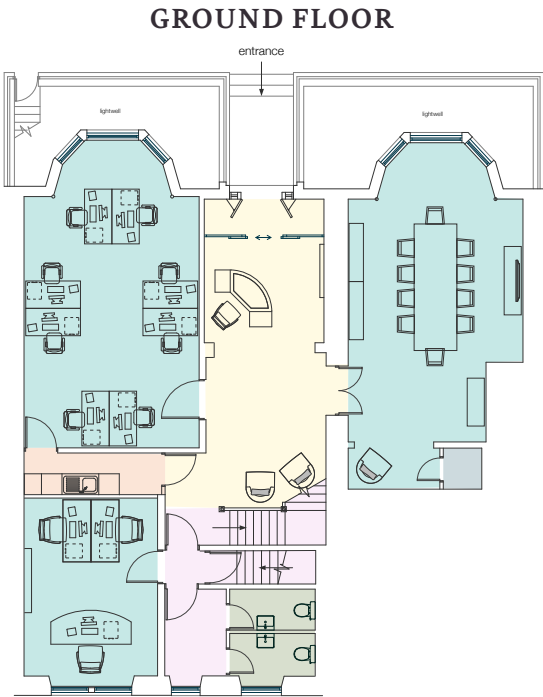
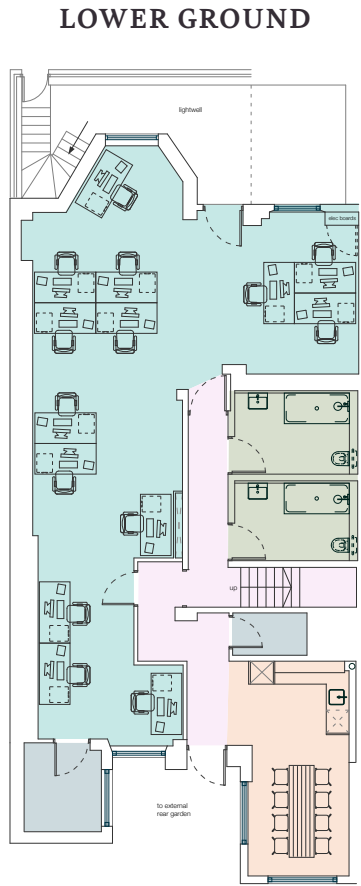
- Office / Meeting Space

Kitchen / Tea-prep

WC / Showers
- Storage

Reception / Lobby

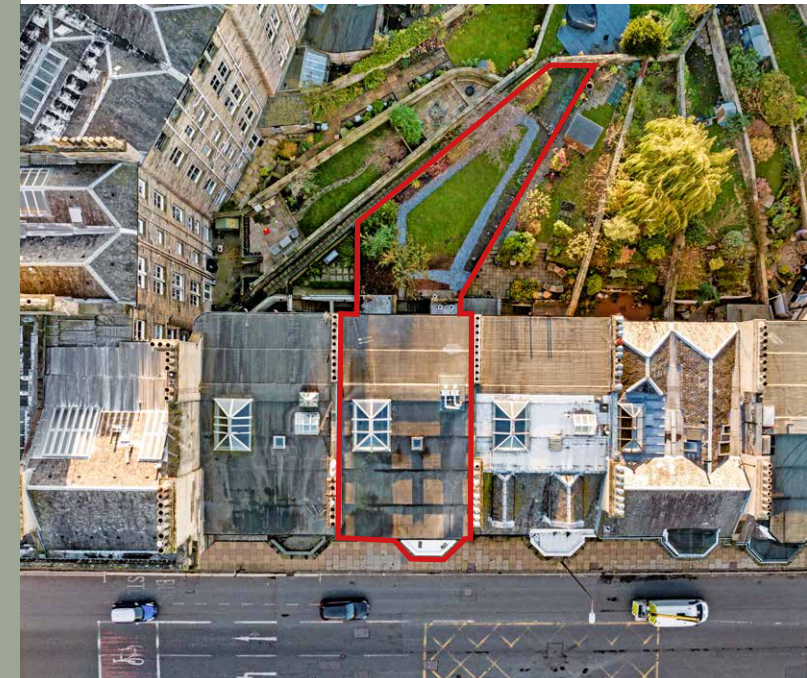
Stairs / Corridor



DESCRIPTION

56 Palmerston Place has been fully refurbished to an excellent standard and provides stylish office accommodation over lower ground to third floors. The accommodation enjoys exceptional levels of natural daylight accentuated by a striking cupola above the central staircase. Additionally, the property benefits from the following specification:

- New heating system, to include boilers and feature radiators
- New LED feature lighting throughout
- New generous kitchen facilities on the lower ground floor
- 2 new showers
- New floor coverings throughout
- New Cat6 cabling throughout
- Secure door entry system
- Period features throughout, including stunning cornicing
- Impressive entrance, with generous reception area
- Generous west-facing private garden
- Space planning undertaken for 69 desks
- 2 secure, garaged car parking spaces available at 2A Rothesay Mews
- Excellent branding opportunities





LEASE TERMS

The property is available to lease on Full Repairing and Insuring terms, and on a floor-by-floor basis.

RENT

On application.

VAT

VAT will be charged on rent and service charge at the prevailing rate.

RATES

This Premises has a current rateable value of £66,500. Interested parties are advised to make their own enquiries as to their annual liabilities to the Lothian Valuation Joint Board, on 0131 344 2500 or enquiries@lothian-vjb.gov.uk.

ENTRY

Entry to the premises can be granted immediately.

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.

EPC

The Property has an EPC rating of C.



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VIEWING & FURTHER INFORMATION

Strictly by appointment through the sole letting agents:

Nick White
M: 07786 171 266
E: nick@cuthbertwhite.com

JAMES METCALFE
M: 07786 623 282
E: james@cuthbertwhite.com



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 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 but any intending purchasers or tenants should not rely on them as statements or representations of fact but 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. APRIL 2024
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