

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

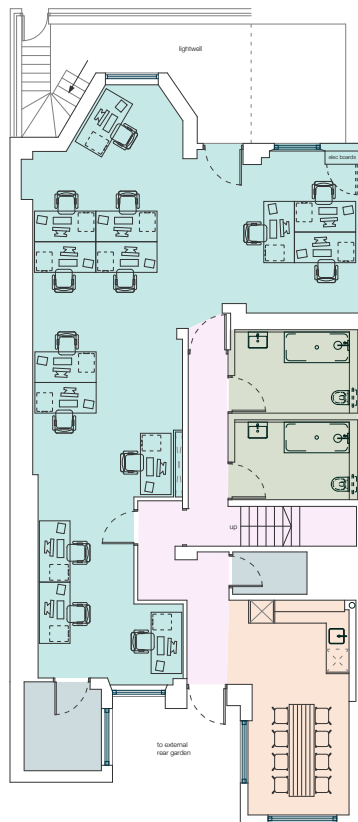
Net Internal Areas:

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
<b>TOTAL</b>	<b>453.38</b>	<b>4,880.09</b>

**KEY:**

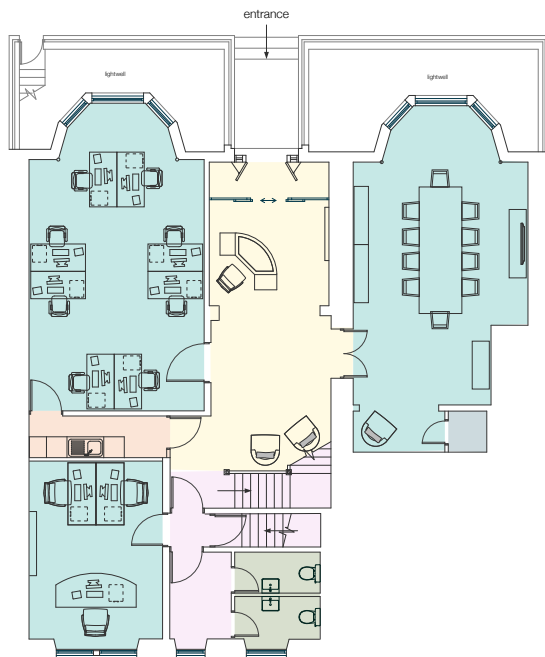
- Office / Meeting Space
- Storage
- Reception / Lobby
- Kitchen / Tea-prep
- WC / Showers
- Stairs / Corridor

**LOWER GROUND**



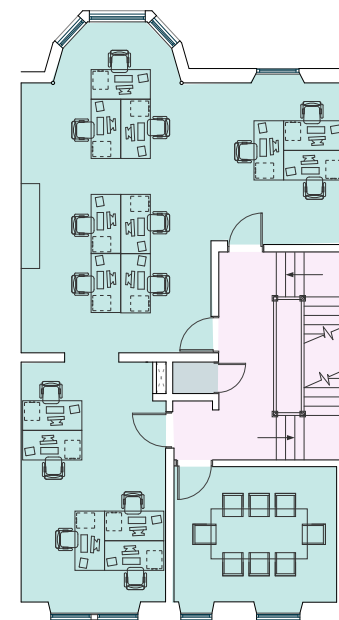
1,052.69 SQ FT  
97.80 SQ M

**GROUND FLOOR**



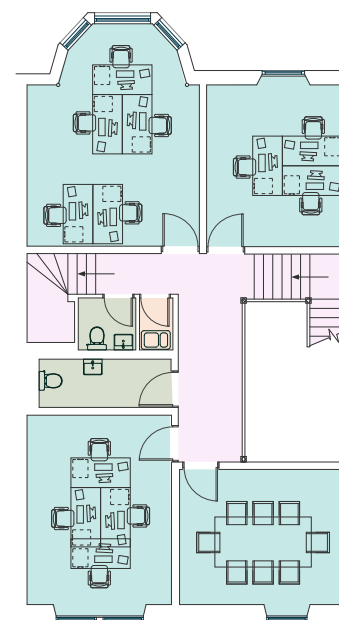
1,135.73 SQ FT  
105.51 SQ M

**FIRST FLOOR**



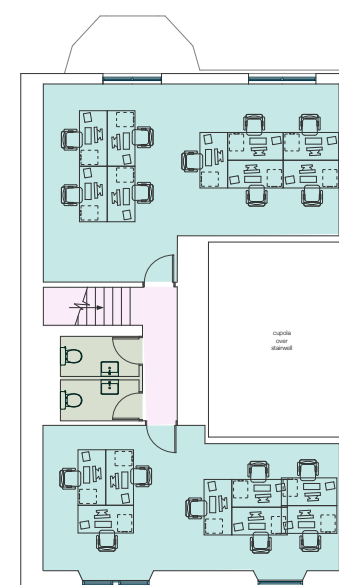
1,012.98 SQ FT  
94.11 SQ M

**SECOND FLOOR**



858 SQ FT  
79.71 SQ M

**ATTIC**

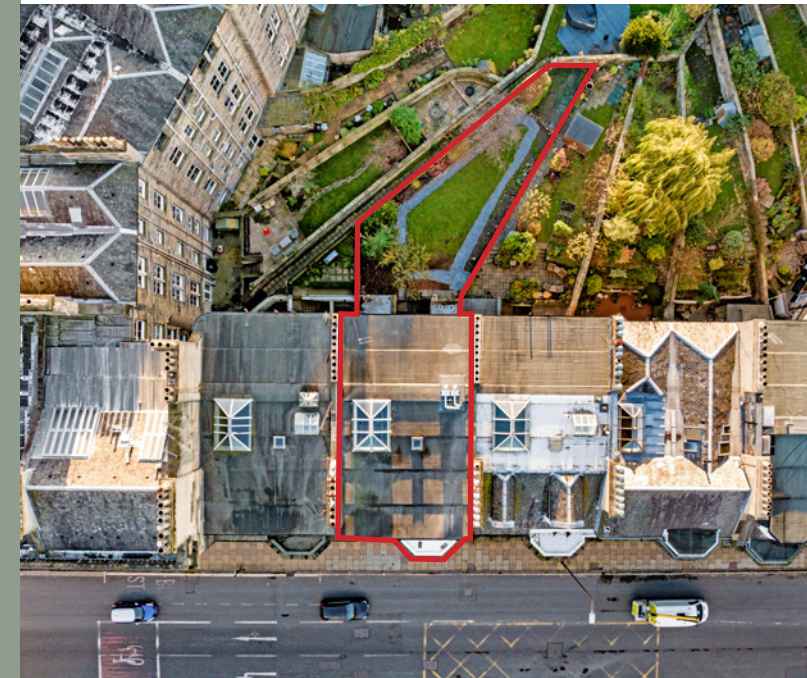


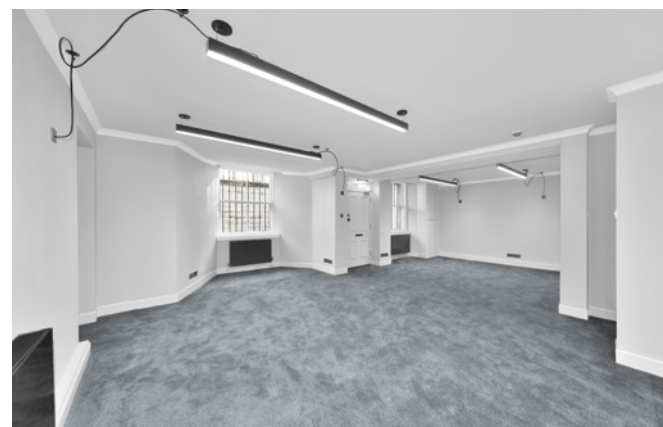
820.70 SQ FT  
76.25 SQ M

## 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](mailto: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](mailto:nick@cuthbertwhite.com)

Neil McConnachie  
M: 07818 062 736  
E: [nmconnachie@eyco.co.uk](mailto:nmconnachie@eyco.co.uk)

James Metcalfe  
M: 07786 623 282  
E: [james@cuthbertwhite.com](mailto:james@cuthbertwhite.com)

Amy Matteo  
M: 07873 116 816  
E: [amatteo@eyco.co.uk](mailto:amatteo@eyco.co.uk)



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