

# To Let



## 48 Palmerston Place

Edinburgh | EH12 5DE

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**Townhouse Offices To Let**  
**787 - 3,746 sq ft**

## LOCATION

The property is located in the heart of Edinburgh's vibrant West End, offering not only a well-established and thriving business location but also excellent nearby amenities to include numerous bars and restaurants, along with some of the best independent boutique retailers in the capital. Neighbouring office occupiers include Biotronics 3D, SK Chase, Close Brothers Asset Management, Principal & Prosper, Goodson Associates, Saxton Bampfylde, Royal Pharmaceutical Society Scotland, PlayerData and Wemyss Properties.

The property is 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. Additionally, Haymarket Train Station is a few minutes walk from the property.

## DESCRIPTION

The office accommodation comprises a variety of cellular space which is arranged over lower ground, ground, first and second floors. The property benefits from:

- Large meeting facilities
- Separate, spacious kitchen on the lower ground floor and tea prep on the first floor
- Period features throughout, including fireplaces, traditional shutters and cornicing
- Impressive cupola, providing good levels of natural daylight to the stairwell
- Castle views
- Separate, lower ground floor entrance
- Private garden to the rear

## ACCOMMODATION

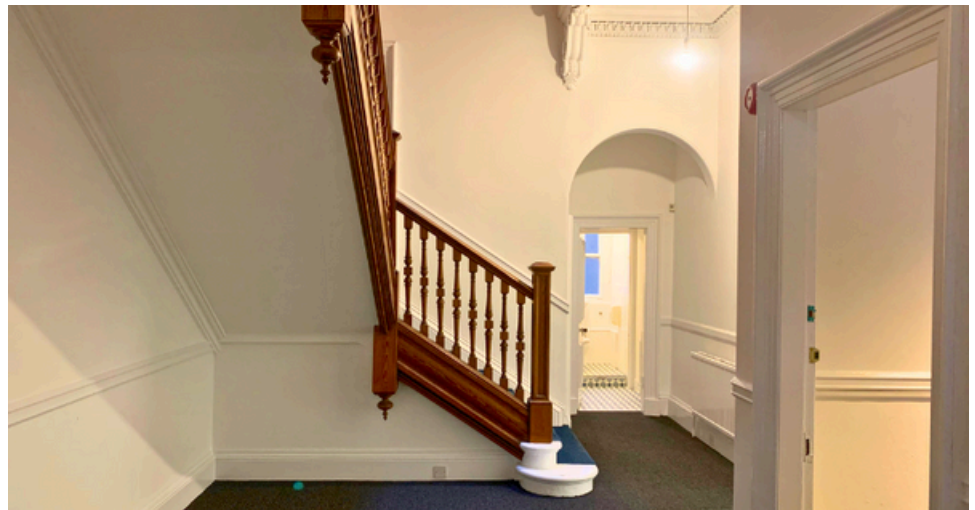
The property has a net internal area of 3,746 sq ft / 347.99 sq m and each floor has an area as follows:

Floor	Sq Ft	Sq M
Lower Ground	807	74.97
Ground	787	73.11
First	855	79.43
Second	913	84.82



## FLOORPLANS

Approx. Gross Internal Area  
5303 Sq Ft - 492.65 Sq M  
Cellar & Store  
Approx. Gross Internal Area  
118 Sq Ft - 10.96 Sq M  
For identification only. Not to scale.  
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## LEASE TERMS

The property is available to lease on a full repairing and insuring basis on terms to be agreed. Our client's preference is to let the building to a single tenant, however floor by floor lettings will also be considered.

## ENTRY

Entry can be granted upon conclusion of legal missives.

## RENT

On application.

## RATES

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.

## SERVICE CHARGE

Should the building be let to a single tenant, a service charge will not be applicable.

## LEGAL COSTS

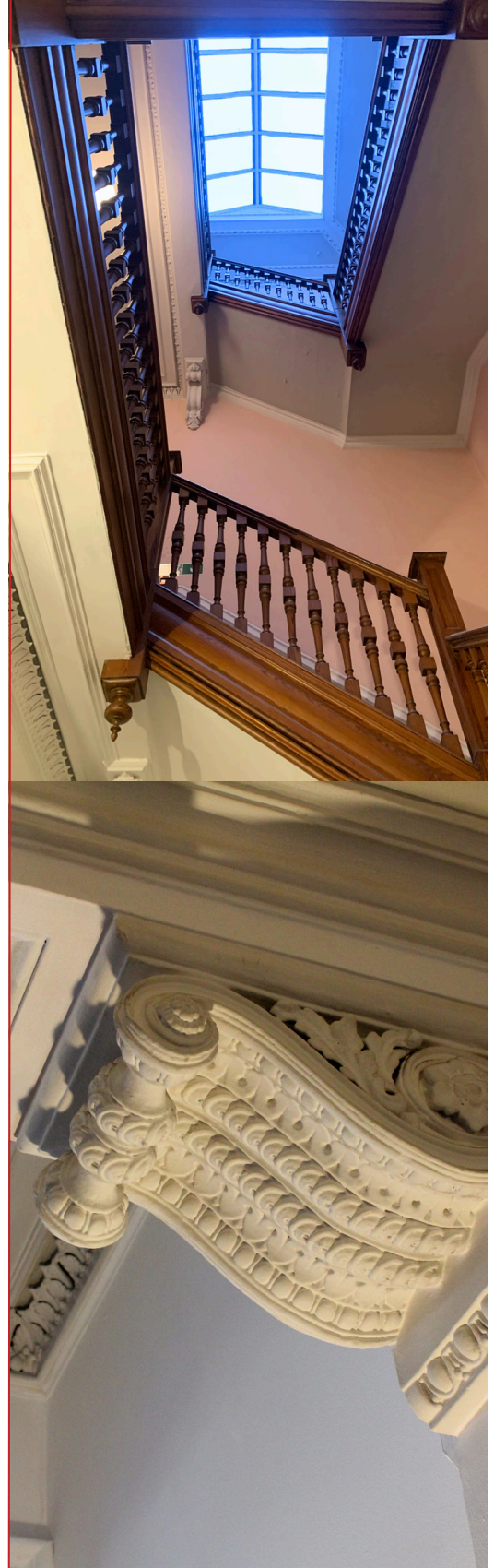
Each party will be responsible for their own legal costs, with the ingoing tenant responsible for the payment of registration dues and any LBTT.

## VAT

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

## EPC

Available upon request.



## VIEWING AND FURTHER INFORMATION



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