

# 20 MANOR PLACE


EDINBURGH | EH3 7DS



## FOR LEASE

Ground Floor Office Suite  
752 sq ft / 69.86 sq m





Immaculately finished, self-contained ground floor office



Superb West End location



Fully cabled with live Virgin Internet

## LOCATION

The property is located on the west side of Manor Place in the heart of Edinburgh's West End. The West End is a well-established business location and nearby office occupiers include Covell Matthews Architects, Head Resourcing and Barclays Wealth & Investment Management. Furthermore, the Haymarket is currently under construction, where Baillie Gifford has pre-let 280,000 sq ft. The West End is also home to many restaurants, bars, and shops to include Strathberry, Forage & Chatter and Teuchters.

The property has access to excellent transport links and is a short walk to Shandwick Place Tram Halt and bus stops, providing access to numerous routes through the city and beyond. Additionally, Haymarket Train Station is a few minutes' walk from the property.



## DESCRIPTION

20 Manor Place comprises a self-contained ground floor office suite accessed through a shared front door. The property presents to a high standard and benefits from the following specification:

- LED lighting
- Smart kitchen facilities
- Fully Cat5 cabled with WiFi boosters in each office
- Live Virgin Internet
- Carpets throughout
- 2 WCs
- Double glazing
- Modern electric heating and hot water system, along with woodburning stoves
- Suite comes with one car parking space



## ACCOMMODATION

The available office has a net internal area of 752 sqft / 69.86 sqm and has been measured in accordance with the Code of Measuring Practice (6th Edition).

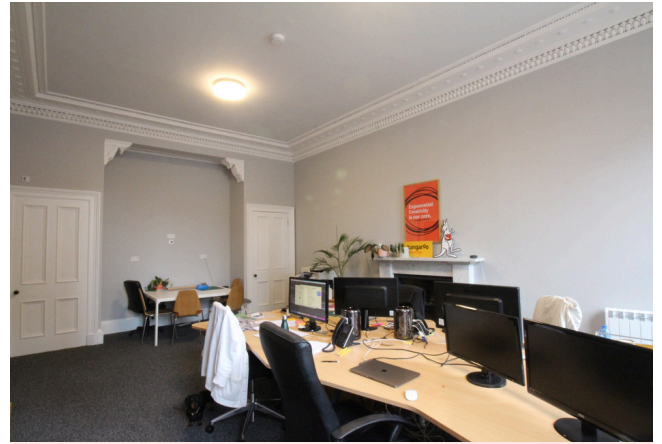


## RENT AND LEASE TERMS

Rent and lease terms on application.

## BUSINESS RATES

The incoming occupier will be responsible for the payment of Local Authority Rates. The property currently has a rateable value of £11,300. The occupier may be applicable for small business rates relief.



## SERVICE CHARGE

There is no service charge for the property. All utilities will be billed directly to the tenant.

## VAT

The building is elected for VAT. VAT will be 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 ingoing tenant responsible for the payment of registration dues and any LBTT payable.



## EPC

Available on request.

## AML REGULATIONS

In accordance with HMRC regulations, we are required to undertake AML due diligence for both the purchasers / tenants and vendors / landlords involved in a transaction. As such, personal and / or detailed financial and corporate information may be required before any transaction can conclude.



Cuthbert  
White

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