



TO LET

GROUND FLOOR SUITE 380 SQ FT

20-22 TORPHICHEN STREET EH3 8JB

COMPRISES AN ATTRACTIVE CATEGORY B LISTED TOWNHOUSE LOCATED WITHIN EDINBURGH'S CITY CENTRE



LOCATION

20-22 Torphichen Street is located within Edinburgh City Centre, near the Haymarket office developments and between the City's prestigious West End and Exchange District, an important financial and legal sector hub for the city.

The building benefits from first class public transport links, a few minutes' walk from the redeveloped Haymarket Railway Station as well as two tram stops providing direct access to Edinburgh Airport. Nearby Shandwick Place is a hub for many bus routes servicing the city and offers a superb range of bars, restaurants and shops. Torphichen Street also provides quick access to the arterial Queensferry Road (A90), connecting to Scotland's wider motorway networks.



TRAIN

The nearest train station is Haymarket. It is approximately 4 minutes walk distance.



AIRPORT

Edinburgh Airport is located 6.2 miles away and easily accessible by bus and tram.



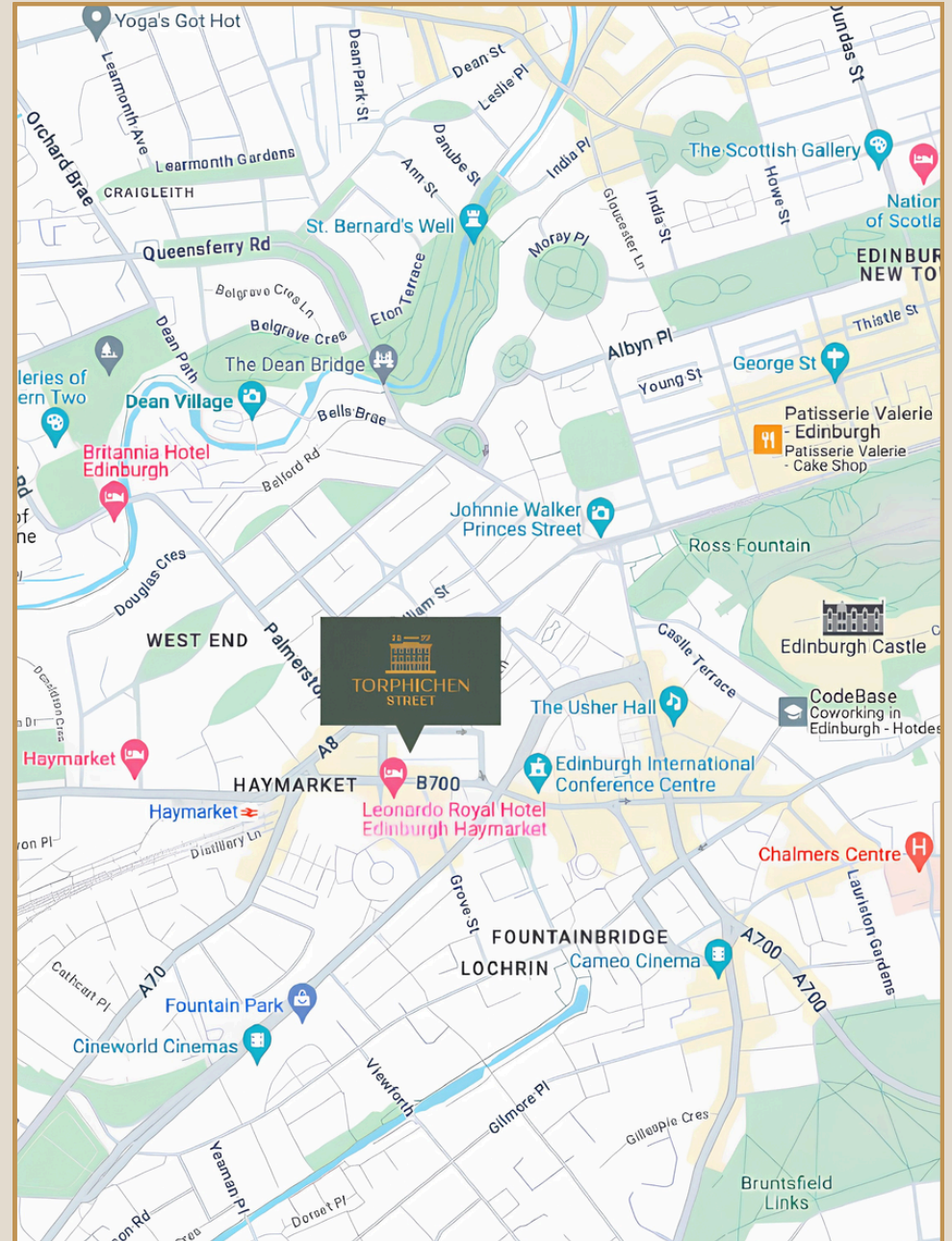
TRAM

Haymarket Tram station is approximately 4 minutes walk away connecting you from Leith to the airport.

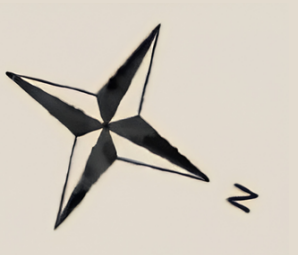
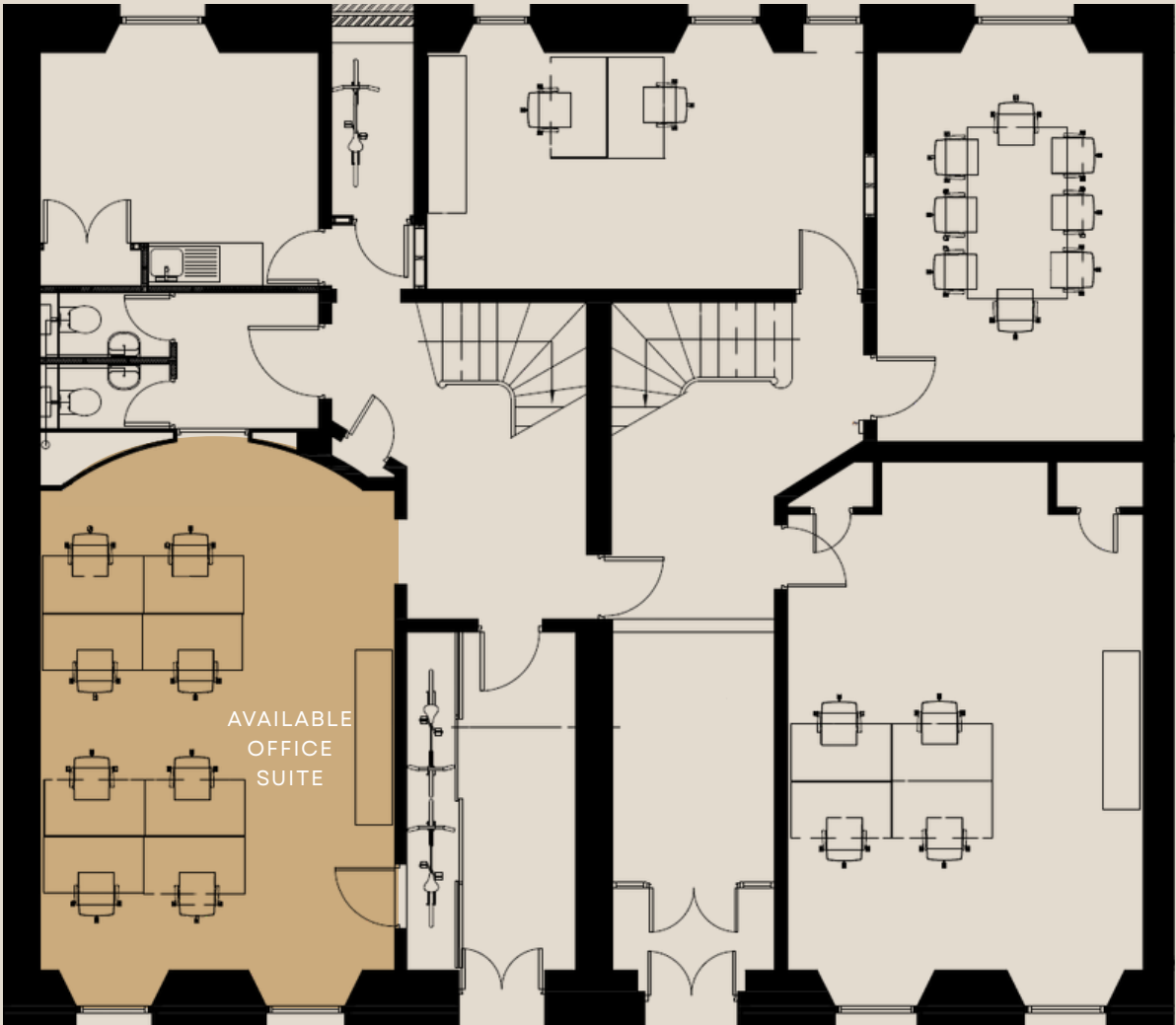


BUS

The nearest bus stop is Dewar Place (Stop XJ). It is approximately 1 minute walk distance.



FLOOR PLAN



ROOM SIZE

	SQ M	SQ FT	DESKS
OFFICE SUITE	35.3	380	3 - 6

ACCOMMODATION

The available ground floor accommodation has a net internal area of 380 sq ft / 35.3 sq m.

SPECIFICATION

The ground floor comprises a variety of open plan and cellular rooms. The suite could be furnished - more information available on request.

The suite benefits from the following:

- Well presented vestibule area
- Underfloor cabling and floor boxes
- Feature pendant lighting
- Gas fired central heating system
- Dedicated male and female WC facilities
- Shower facilities
- Car parking by separate arrangement

TERMS

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

VAT

VAT is payable on all outgoings 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.

RATES

The incoming occupier will be responsible for the payment of Local Authority Rates. We understand that the rateable value is £4,100 as such small business rates relief is applicable, although we advice interested parties to satisfy themselves on their rates payable.

CAR PARKING

One car parking space is available by separate negotiation.

ENTRY

Available from January 2027.

ENERGY RATING

D (76 - 100)



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