



Cuthbert
White



0131 202 1880



To Let

Ground Floor Office Suite
752 sq ft / 69.86 sq m

20 Manor Place
Edinburgh
EH3 7DS

- Immaculate, newly refurbished and 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 has recently been refurbished to an exacting 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

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

The rent is £18,800 per annum and flexible, short-term lease terms are available.

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; it is recommended that interested parties contact Lothian Valuation Joint Board directly for rating information.

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 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.

EPC

Available on request.

VIEWING & FURTHER INFORMATION



Sara Dudgeon
07810 117 888

sara@cuthbertwhite.com



James Metcalfe
07786 623 282

james@cuthbertwhite.com

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