

# TO LET

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AN EXCEPTIONAL  
DOUBLE FRONTED  
TOWNHOUSE IN  
EDINBURGH'S  
WEST END

*seven*

MELVILLE CRESCENT  
EH3 7JA

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EDINBURGH

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4,272 SQ FT

3 SECURE CAR  
PARKING SPACES







## HIGHLY PROMINENT WEST END LOCATION

The property is located on the south-east corner of Melville Crescent in the heart of Edinburgh's West End. Melville Crescent is a prime and established office address within close proximity to Princes Street, Lothian Road and Shandwick Place; all of which offer a wide range of shops, boutiques, bars, restaurants and cafés. Teuchters, Pizza Express and Cairngorm Coffee are all within a few minutes' walk. Nearby office occupiers include Strathberry, Barclays Wealth Investment Management and Johnston Carmichael Chartered Accountants.

Melville Crescent is a short walk from multiple bus stops, the West End tram halt and Haymarket railway station.





# ACCOMMODATION

Approximate Net Internal Areas:

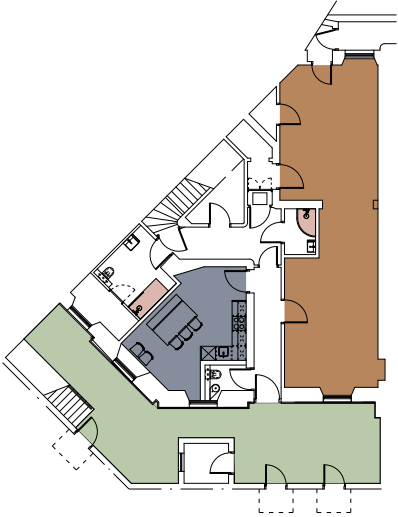
FLOOR AREAS	SQ M	SQ FT
LOWER GROUND	95.87	1,032
GROUND	81.63	879
FIRST	102.72	1,106
SECOND	116.50	1,254
TOTAL	396.72	4,271*

\*Includes 111 sq ft of storage.

- Office Space
- Sunken Garden with Seating
- Shower Facilities
- Kitchen

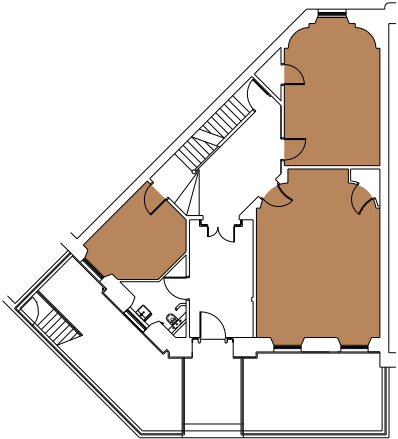


LOWER GROUND



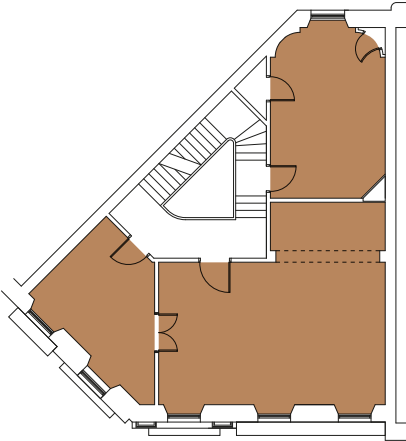
1,032 SQ FT  
95.87 SQ M

GROUND FLOOR



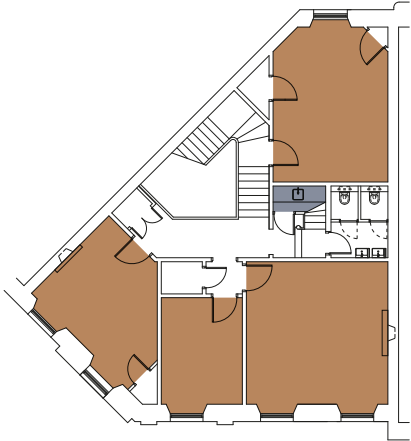
879 SQ FT  
81.63 SQ M

FIRST FLOOR



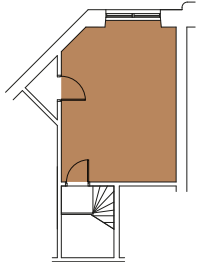
1,106 SQ FT  
102.72 SQ M

SECOND FLOOR



972 SQ FT  
90.29 SQ M

SECOND FLOOR MEZZANINE



282 SQ FT  
26.21 SQ M

## DESCRIPTION

7 Melville Crescent benefits from a prominent location overlooking the roundabout on Melville Street and enjoys good levels of natural daylight accentuated by a striking cupola above the central staircase. Additionally the property benefits from the following specification:

- New glazing throughout
- 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
- New secure bicycle storage
- External west facing sunken garden area with furniture
- Space planning undertaken for 50 desks







## LEASE TERMS

The property is available to lease on Full Repairing and Insuring terms, with a preference for a single occupier.

## 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 £66,700. 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 D.

## 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)

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



The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of The Agents has any authority to make or give any representation or warranty whatever in relation to this property. MARCH 2022

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