

**OFFICE**

**TO LET**

2nd Floor Office Suite  
48 Palmerston Place  
Edinburgh  
EH12 5DE

- 86 SQ M (931 SQ FT)
- Attractive period features
- Available part furnished
- Immediate entry available
- £14,500 plus VAT per annum

**DM HALL**  
CHARTERED SURVEYORS



**LOCATION:**

The subjects are situated on Palmerston Place within the heart of Edinburgh's prestigious west end. Numerous shops, cafes, bars and restaurants lie within close proximity. Haymarket Station, located on the express line to Glasgow, lies within a short walk and connects to Edinburgh Waverley from where the Scottish rail network can be easily accessed. Numerous bus services are accessible nearby in addition to a tram halt providing direct connectivity to both Edinburgh Airport and St Andrew Square. Occupiers in the vicinity include, Early Days Nurseries, French Duncan LLP and St Mary's Episcopal Cathedral.

**DESCRIPTION:**

The subjects comprise an attractive 2nd floor office suite that has been recently redecorated and benefits from the following:

- Carpet covered floors
- Fluorescent tube lighting
- Gas fired central heating
- 5 principal office rooms
- Shared tea preparation facilities
- Attractive period features
- Available part furnished if required

**ACCOMMODATION:**

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition and the following net internal area has been calculated:

86 SQ M (931 SQ FT)

**RATEABLE VALUE:**

The entire building at 48 Palmerston Place is listed as a single entity on the Scottish Assessor's Association website and therefore the 2nd floor will require to be reassessed when separately let. It is expected that the level of this assessment will enable eligible occupiers to claim up to 100% rates relief under the Small Business Bonus Scheme. Further details are available at [www.saa.gov.uk](http://www.saa.gov.uk)

**LEASE TERMS:**

The subjects are available on a new full repairing and insuring sublease at a rent of £14,500 plus VAT per annum. The headlease over the property is held by Intercultural Youth Scotland and expires on 31st March 2027.

**ENERGY PERFORMANCE:**

The subjects have an Energy Performance Certificate (EPC) rating of E (64). A copy of the EPC for the subjects is available upon request to the letting agent.

**VAT:**

All prices quoted are exclusive of VAT which maybe chargeable.

**LEGAL COSTS:**

Each party will be responsible for paying their own legal costs incurred in this transaction.

**ENTRY:**

Upon completion of legal formalities.

**FURTHER INFORMATION:**

Strictly by contacting the sole selling/letting agents:-

DM Hall LLP  
17 Corstorphine Road  
Edinburgh  
EH12 6DD  
Tel: 0131 624 6130

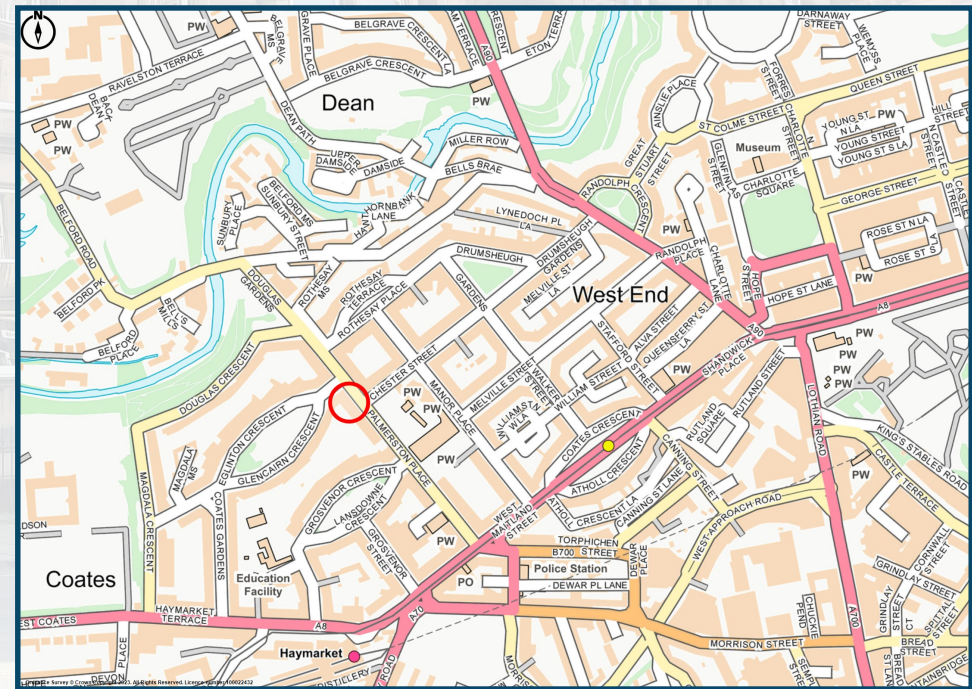
Ian Davidson  
ian.davidson@dmhall.co.uk  
  
Oliver Lawson  
Oliver.lawson@dmhall.co.uk

**VIEWING:**

Strictly by arrangement with the agents.

Ref: ESA3086

Date of publication: June 2023

**IMPORTANT NOTE**

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- No person in the employment of DM Hall has any authority to make or give any representation or warrant whatever in relation to the property.
- All prices, premiums and rents quoted are exclusive of VAT.
- The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control.
- These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.

