

Ryden

FOR SALE

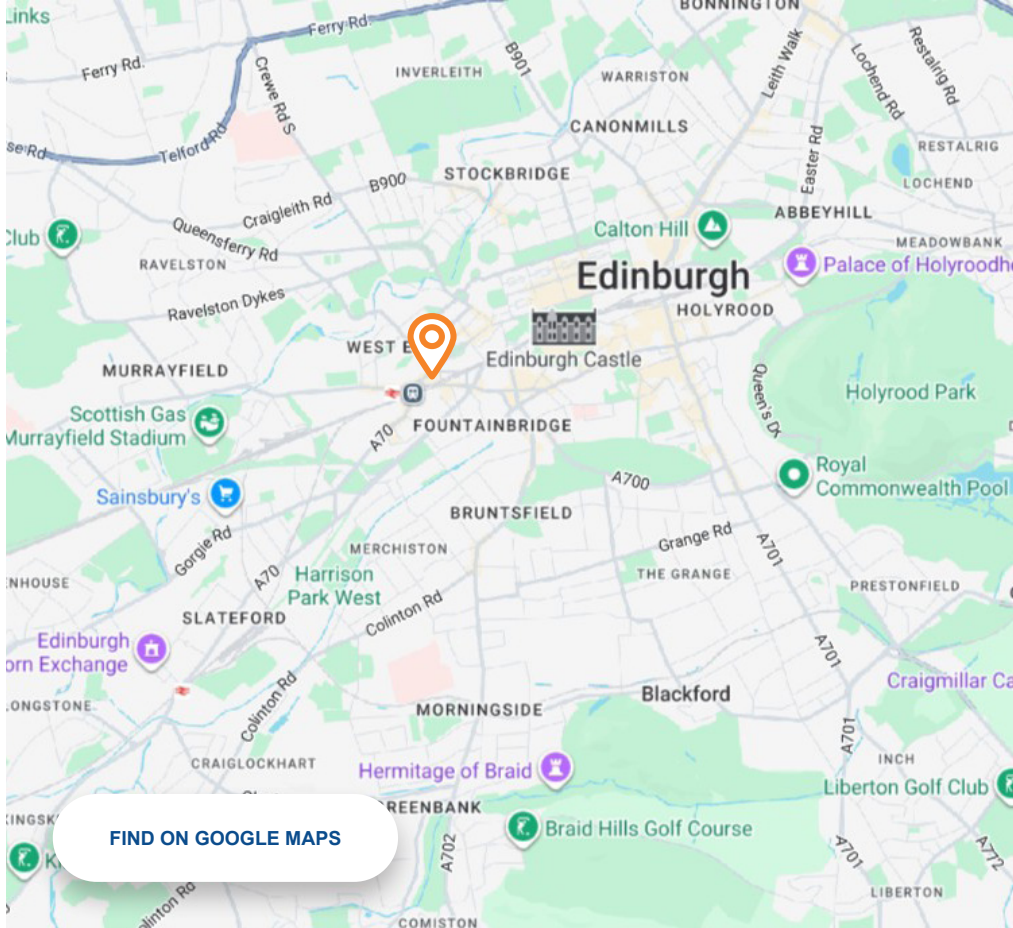
SELF-CONTAINED GROUND FLOOR
OFFICE WITH PARKING
100 SQ M (1,075 SQ FT)



4 WEST MAITLAND
STREET
EDINBURGH
EH12 5DS

SELF CONTAINED
4 SECURE CAR
PARKING SPACES
AIR CONDITIONED
NEAR HAYMARKET
STATION

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LOCATION

The property is prominently situated on West Maitland Street, a main road in the heart of Edinburgh's West End, one of the city's most vibrant and well-connected commercial districts. West Maitland Street forms part of a key thoroughfare linking Haymarket with Princes Street and the city centre.

The location benefits from excellent public transport links, with Haymarket Railway Station just a short walk away, providing direct connections across Scotland and to London. Multiple bus and tram stops are also nearby, offering convenient access throughout the city and to Edinburgh Airport.

The surrounding area is home to a mix of high-quality offices, retail, leisure, and hospitality occupiers, creating a lively business environment. Nearby amenities include a wide range of cafés, restaurants, bars, and shops, ensuring excellent convenience for staff and visitors alike.



DESCRIPTION

The property comprises ground floor office accommodation within a traditional B-Listed tenement building which has subsequently been extended to the rear.

Internally, the property provides self-contained office accommodation with the existing configuration providing a mixture of open plan and cellular accommodation benefiting from the following specification:

- Ample natural daylight
- Gas central heating
- Air Conditioning
- Floor boxes with Cat 5 data cabling
- Kitchen / tea prep facilities
- Male and Female WC's
- Entry phone system
- Security alarm

ACCOMMODATION

We have measured the accommodation on a Net Internal basis to be approximately 100 sq m (1,075 sq ft).

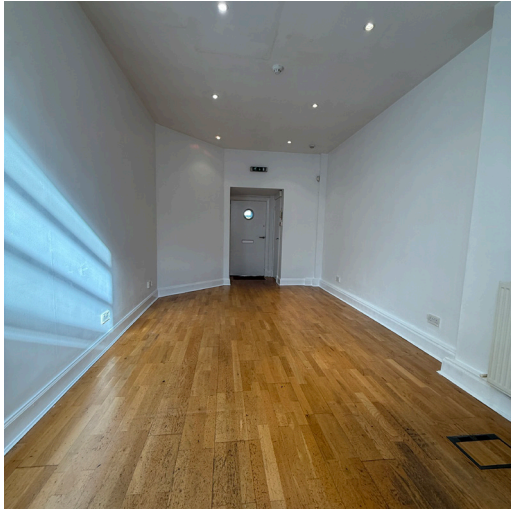
PARKING

The property benefits from 4 clear parking spaces in a secure barrier accessed car park immediately to the rear, accessed via Torphichen Place Lane.

LEGAL COSTS

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





TERMS

The Heritable interest in the property is available to purchase and offers in excess of £425,000 are invited.

VAT

All figures are quoted exclusive of VAT which is payable at the prevailing rate.

BUSINESS RATES

We have been advised by the Scottish Assessors that the office has a Rateable Value of £15,200 and the associated car parking space a Rateable Value of £5,200. Interested parties are advised to make their own enquiries with the local Assessor.

ENTRY

Available immediately, on conclusion of legal missives.

ANTI-MONEY LAUNDERING (AML)

Anti-Money Laundering: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/exchange, required to enable the agents to meet their respective obligations under the Regulations.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC 'G' rating.

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OFFICE WITH
PARKING**

**100 SQ M (1,075
SQ FT)**



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EDINBURGH
EH12 5DS**

GET IN TOUCH

Please get in touch with our agents for more details.

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