

# TO LET

## FIRST FLOOR OFFICE

Located in Edinburgh's prestigious West End business district

Rent on application

Premises extends to 102 sqm (1,101 sqft)

Flexible lease terms available

Lift access & reception area for visitors

Close proximity to major transport links

Two well-proportioned rooms & staff area

Potential Car parking available for upto 4 cars



WHAT 3 WORDS



22 DRUMSHEUGH GARDENS, EDINBURGH, EH3 7RN

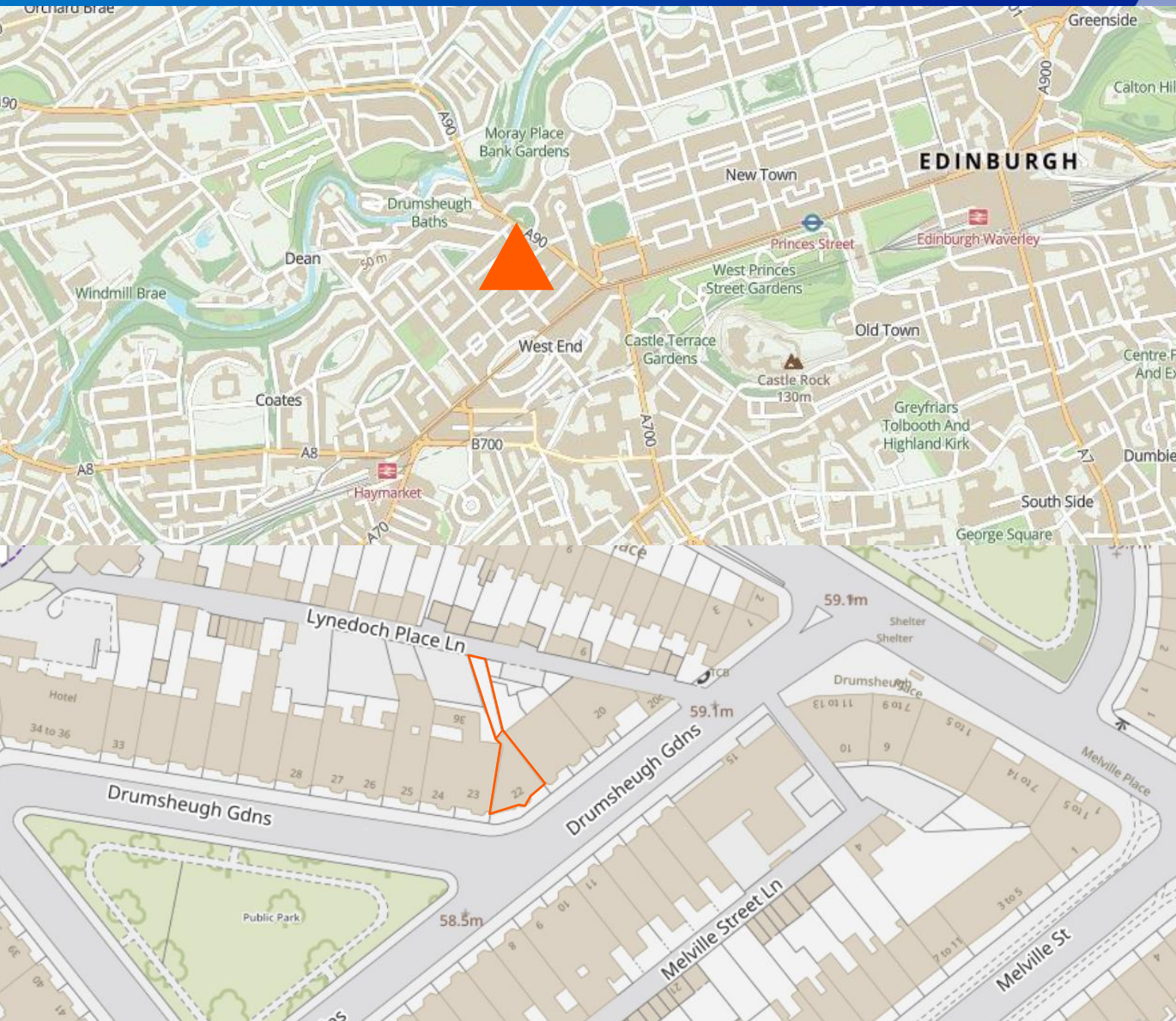
CONTACT: Emily Anderson [emily.anderson@shepherd.co.uk](mailto:emily.anderson@shepherd.co.uk) | 0131 225 1234 | [shepherd.co.uk](http://shepherd.co.uk)  
Hannah Barnett [hannah.barnett@shepherd.co.uk](mailto:hannah.barnett@shepherd.co.uk) | 0131 225 1234 | [shepherd.co.uk](http://shepherd.co.uk)





# Location

22 DRUMSHEUGH GARDENS, EDINBURGH, EH3 7RN



## Location

The subjects are located on the north side of Drumsheugh Gardens within Edinburgh's prestigious West End business district. This location is easily accessible with a variety of prominent public transport links in close proximity, including major bus routes, Shandwick Place tram stop & Haymarket Railway Station.

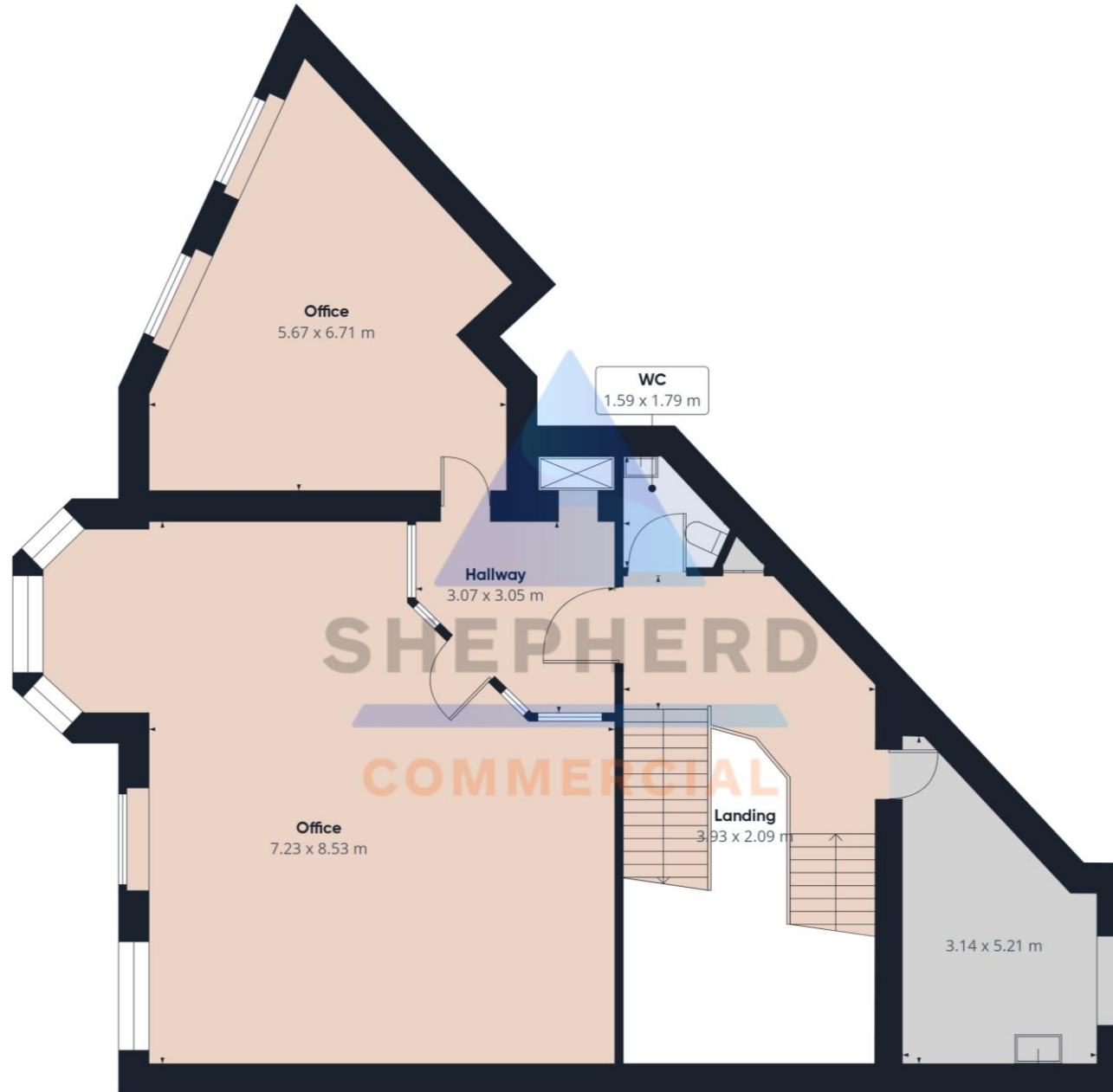
Drumsheugh Gardens also acts as a vehicular & pedestrian thoroughfare linking Randolph Crescent with Palmerston Place.



**First floor office in  
Edinburgh's West End**



VIRTUAL TOUR





## Description

The premises comprises of a modern Class 4 office space arranged over the first floor of a traditional category B listed, 4-storey & basement corner terraced townhouse. Access to adjacent gardens is permitted as part of the tenancy.

Internally the accommodation has been refurbished to a high standard throughout. The property benefits from an attractive entrance reception, a feature staircase and skylight, ground floor communal kitchen, original cornicing and list accessing all floors.

The first floor comprises of a large open plan office room, boardroom, kitchen/staff area & W.C. facilities. The large glazed windows in the office rooms allow for natural light to flow throughout the premises.

car parking may be available located to the rear elevation suitable for upto 4 cars.

## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
<b>First Floor</b>	102	1,101
<b>TOTAL</b>	<b>102</b>	<b>1,101</b>

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



## Lease Terms

The subjects are offered on a full repairing and insuring basis for a term to be agreed.

## Rent

Rent on application.

## Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £18,500 which results in rates payable of £8,898.50.

Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 4 months of the beginning of the tenancy.

## Energy Performance Certificate

An Energy Performance Certificate is available upon request.

## VAT

The property is not elected for VAT.

## Legal Costs

Each party to bear their own legal costs in the documentation of this transaction; however the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.



## Get in Touch

For further information or viewing arrangements please contact the sole agents:



**Emily Anderson**

[Emily.anderson@shepherd.co.uk](mailto:Emily.anderson@shepherd.co.uk)



**Hannah Barnett**

[Hannah.barnett@shepherd.co.uk](mailto:Hannah.barnett@shepherd.co.uk)

**Shepherd Chartered Surveyors**

12 Atholl Crescent, Edinburgh, EH3 8HA

t: 0131 225 1234



### ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline 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 at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. **MAY 2026**