



# TO LET

- > **SELF-CONTAINED LOWER GROUND FLOOR OFFICE**
- > **51.04 sq m (549 sq ft)M**
- > **FLEXIBLE TERMS AVAILABLE**
- > **PARKING AVAILABLE**

## Location

28A Stafford Street is located in the West End, just off Melville Street, in the heart of Edinburgh's traditional commercial business district. The property has excellent access to local amenities and transport links around the City. Haymarket Railway Station is within a short walking distance from the property and there are a large number of bus routes and a Tram Halt departing from the nearby Shandwick Place.

[Find on Google](#) →

## Description

28A Stafford Street comprises the Lower Ground Floor of a mid-terraced Georgian townhouse. The property, which is in very good condition, benefits from:

- Category 5 data cabling
- LED lighting
- Gas central heating
- Male/female WCs
- Shower facilities
- Large tea prep area
- Parking can also be made available under separate negotiation
- WiFi can be made available

## Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and extends to a net internal area of 51.04 sq m (549 sq ft).

## Rateable Value

The subjects have a rateable value of £7,650 as such an ingoing occupier may be eligible for 100% small Business rates relief. Otherwise, the annual rates payable will be in the region of; £3,700 per annum.

## Lease Terms

The property is available on a licence to occupy.

## Rental

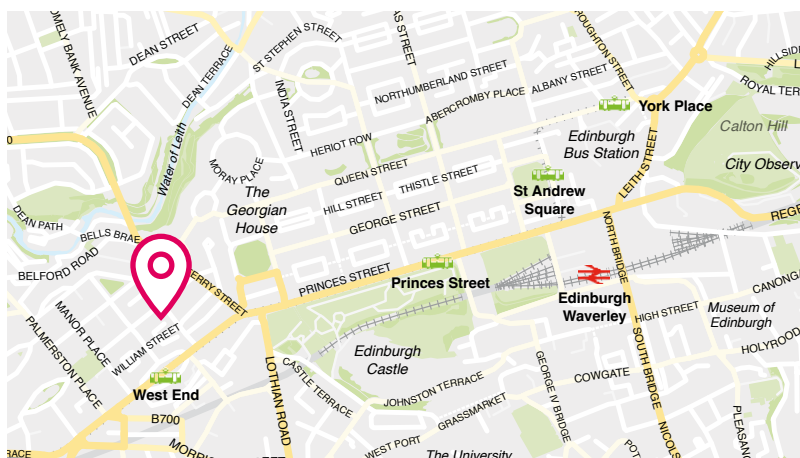
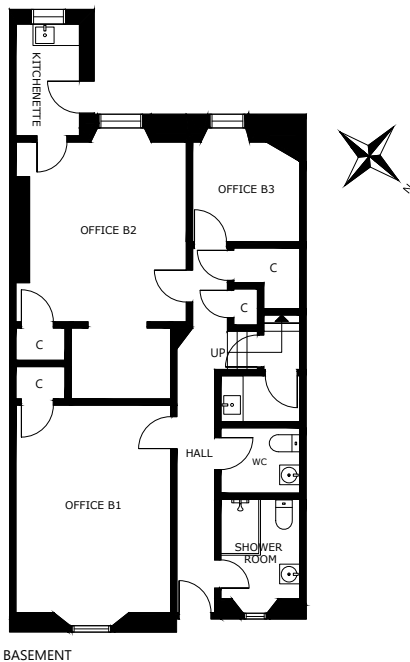
Available on request.

## EPC

TBC

## VAT

All prices, rents and outgoings are quoted exclusive of VAT, stamp duty land tax and registration dues.



## Viewing & Further Information

By contacting the sole agents:

**FT Linden Ltd**  
28 Stafford Street  
Edinburgh  
EH3 7BD

T 0131 226 6287  
[www.ftlinden.com](http://www.ftlinden.com)

**Angus Thomson MRICS**  
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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 employment of The Agents has any authority to make or give any representation or warranty whatever in relation to this property. **June 2024**

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