



# WEMYSSHOUSE

6-8 WEMYSS PLACE, EDINBURGH, EH3 6DH

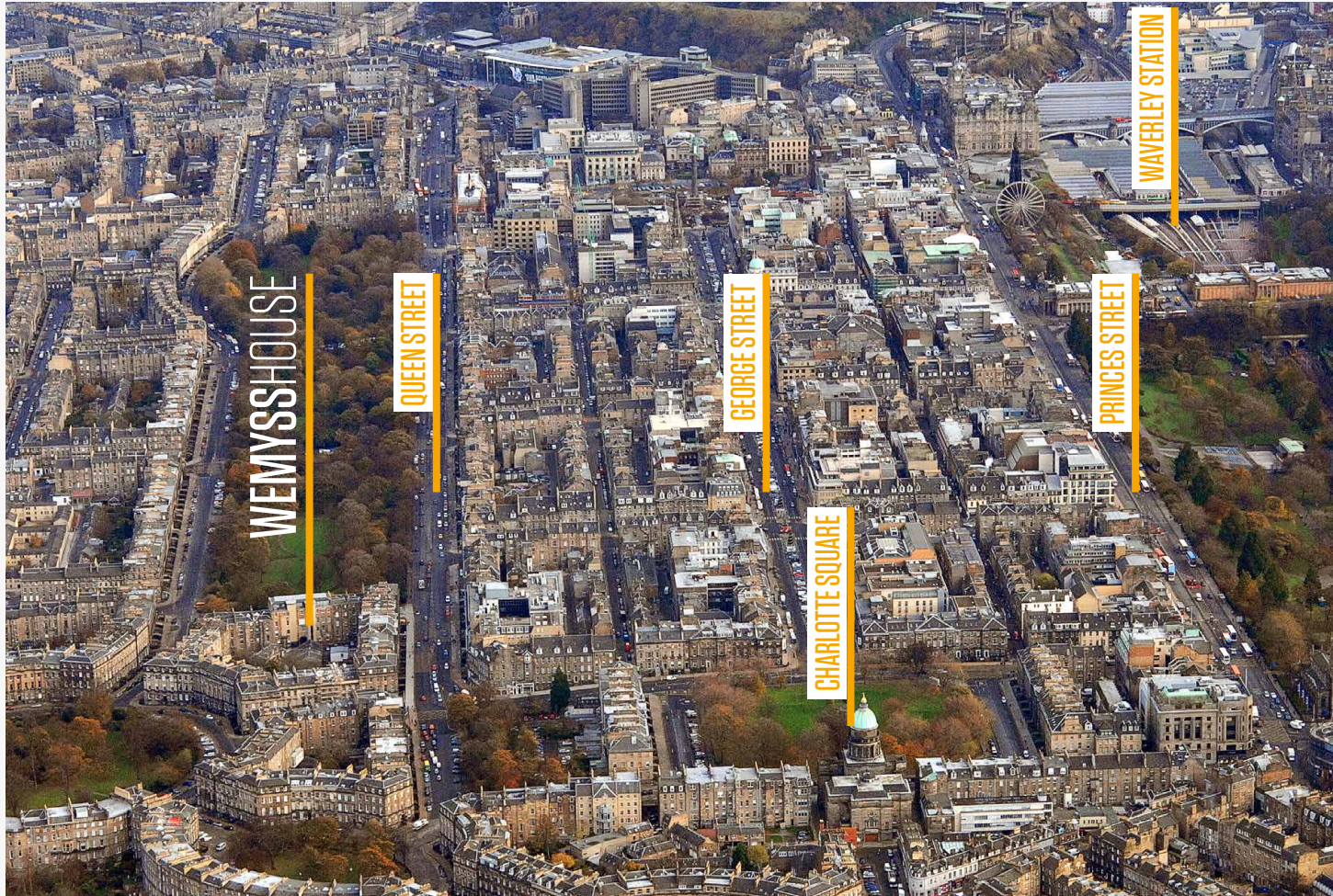
High quality City Centre Open Plan office

Traditional façade

DDA Compliant

2,955- 6,258 SQ FT





## Location

6 Wemyss Place is located to the west end of Queen Street, with a fantastic outlook over Queen Street Gardens. Located on the northern edge of Edinburgh's prime "Golden Rectangle" area, the property benefits from exceptional transport links, being in short walking distance of both Waverley and Haymarket train stations, as well as being served by a number of bus routes. Edinburgh's best retail and leisure amenities can be found just south of the property on George Street and Princes Street providing occupiers with access to a wide range of shops, bars and restaurants.

## Description

The property comprises a mid terraced five storey stone built Georgian townhouse which was redeveloped in 2007 to provide high quality, open plan office accommodation behind a retained facade. The available accommodation is situated on the 2nd and 3rd floors and benefits from the following specification:

- Lift access
- Raised access floor and suspended ceilings
- Self contained male, female & DDA compliant WC facilities
- Kitchen facilities
- EPC rating of D (2nd floor) & E (3rd floor)
- 6 Parking spaces available

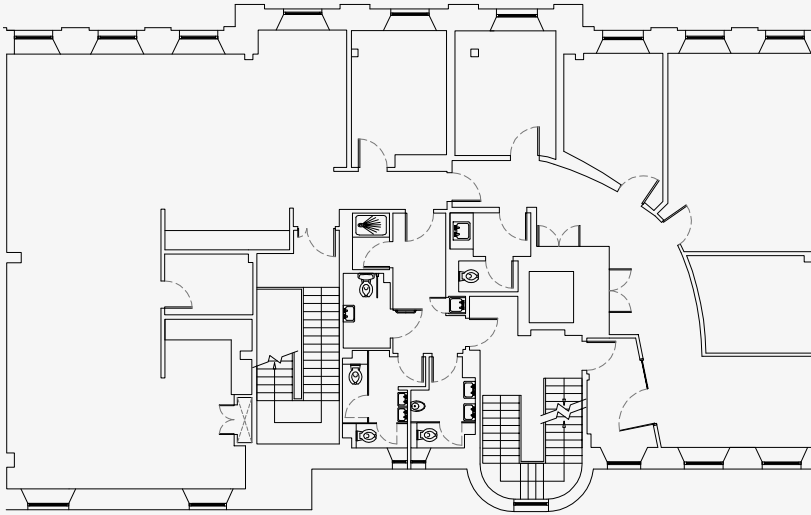


## Accommodation

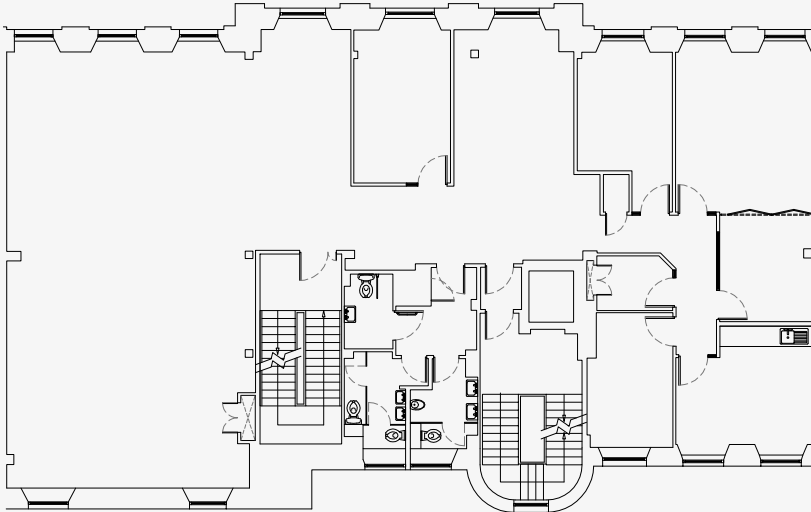
The subjects have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the Net Internal Area extends to approximately:

<b>2nd Floor:</b>	306.8 SQ M	(3,303 SQ FT)
<b>3rd Floor:</b>	274.5 SQ M	(2,955 SQ FT)
<b>Total:</b>	581.3 SQM	(6,258 SQ FT)

### 2nd Floor



### 3rd Floor



## Parking

6 Parking spaces comprising: 2x tandem spaces and 1 x single space on Gloucester Lane and 1x single space to the rear of the property.

## Lease Terms

Our clients are seeking to let this property on a full repairing lease for a term to be agreed.

## Rent

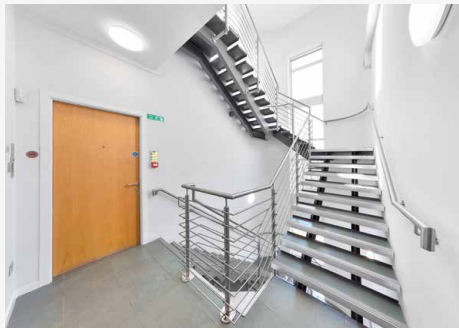
Available on request.

## Rateable Value

The property is entered in the Valuation Roll with a Rateable Value as follows:

2F: £47,900      3F: £50,300

As such rates payable based on the current UBR of 46.6p will be in the region of: £7.93 psf.



## Energy Performance Certificate (EPC)

2nd Floor: D  
3rd Floor: E

## Legal Costs

Each party shall be responsible for their own reasonable incurred costs; however the ingoing party shall be responsible for any registration dues, LBTT and any other expenses.

## VAT

All prices premiums etc are quoted exclusive of VAT.

## Entry

Entry with vacant possession can be given on conclusion of legal formalities.



## Viewing & Further Information

By contacting the sole agents:

Angus Thomson MRICS  
angus.thomson@ftlinden.com

John Morton MRICS  
John.morton@ftlinden.com

