

# TO LET

## OFFICE PREMISES

Located in Edinburgh's prestigious West End

Offers over £15,000 per annum  
Car Parking Spaces £3,000 per annum

Traditional Georgian townhouse office

Premises extends to 57.71 SQM (609 SQFT)

Close proximity to an abundance of staff amenities

Efficient transport links in and out of Edinburgh's city centre



WHAT 3 WORDS



21 WALKER STREET, EDINBURGH, EH3 7HX

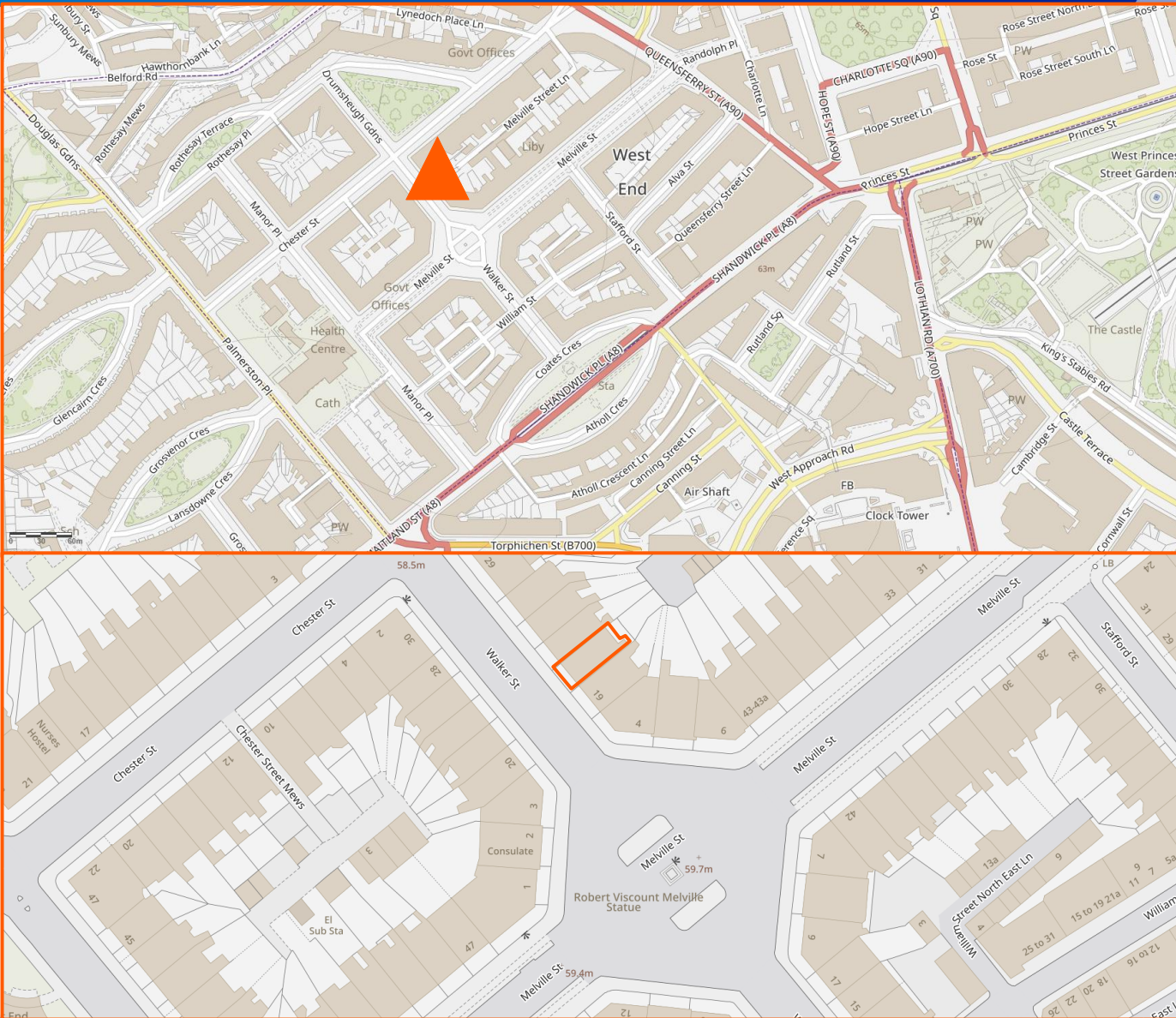
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# Location

21 WALKER STREET, EDINBURGH, EH3 7HX



## Location

The property is situated in the prestigious West End business district, approximately 500m west of Edinburgh's vibrant city centre. The subject is prominently located on the east side of Walker Street, and in close proximity to Haymarket Train Station and from the West End Tram Stop. Walker Street and its adjacent streets offer numerous pay-and-display parking bays for the convenience of both staff and visitors if required.

The West End is a sought-after area for both business and residential purposes, enjoying a wealth of local amenities, including various popular cafes, restaurants, and bars. The nearby occupiers include Project: Physio, First Mortgage and Armour Risk Consulting Ltd.

**Office premises in Edinburgh's West End**



# Description

21 WALKER STREET, EDINBURGH, EH3 7HX



## Description

The subjects comprise an attractive office suite located on the ground floor of a Category A-listed traditional Georgian Townhouse property.

The office is accessed via a shared grand entrance at ground floor level and an internal common staircase.

The property has been maintained to a high standard, providing attractive and high-quality office accommodation with a meeting room and a large office space. Additionally, there is a shared tea preparation area on the lower ground floor and private W/C facilities on the ground floor. The premises also benefits from two parking spaces to the rear of the property.

## Accommodation

Description	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	57.71	609
<b>TOTAL</b>	<b>57.71</b>	<b>609</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

Offers over £15,000 per annum

Car Parking Spaces £3,000 per annum – one clear and one restricted

## Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £11,500 which will allow for 100% rates relief subject to the purchasers other commercial properties, if any.

Please note, a new tenant or occupier of a property has a right to appeal this rateable value within 4 months of the beginning of the tenancy agreement and this property may also be applicable for small business rates relief.

## Energy Performance Certificate

An Energy Performance Certificate is available upon request.

## VAT

The property is elected for VAT.

## Legal Costs

Each party to bear their own legal costs in the documentation of this transaction. 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:



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## 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. **September 2025**