

Ryden

TO LET

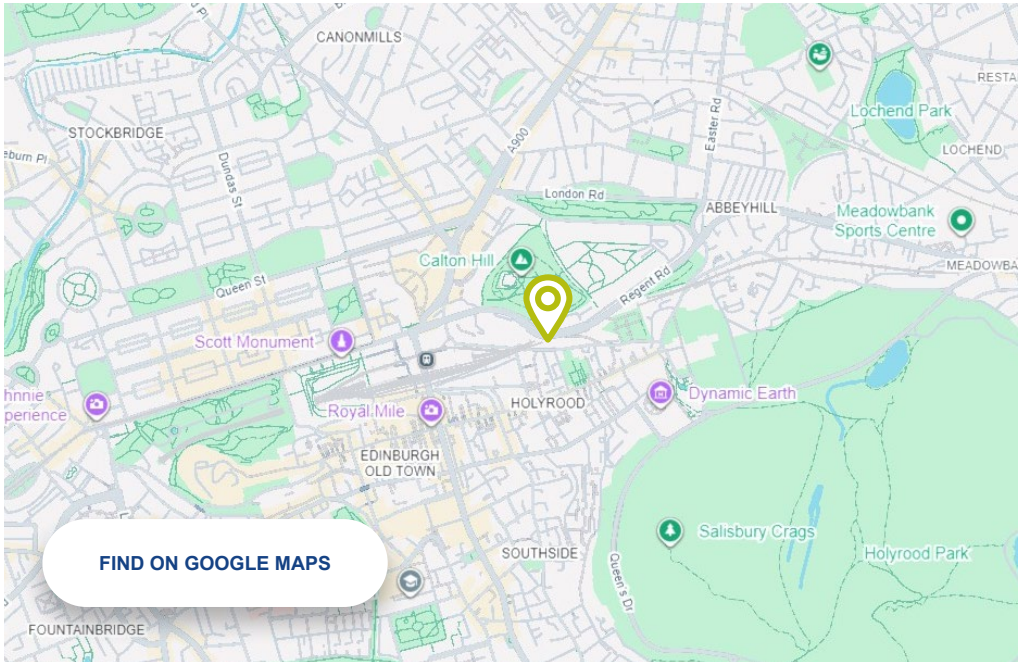
MODERN GROUND FLOOR OFFICE
247 SQ M (2,659 SQ FT)



PANMURE COURT
32 CALTON ROAD
EDINBURGH
EH8 8DP

CLOSE PROXIMITY
TO CITY CENTRE
TO BE REFURBISHED

FIND OUT MORE AT [RYDEN.CO.UK](https://www.ryden.co.uk)



LOCATION

The property is located to the east of the city centre in Edinburgh's Old Town, a mixed use location, which benefits from stunning views of Calton Hill and Arthurs Seat.

Calton Road is a short distance from Edinburgh's major transport links, with tram and bus stops on Princes Street and Waverly train station approximately a 10 minute walk away.

The location benefits from a wide range of amenities including retail, leisure and dining mainly on Edinburgh's Royal Mile, which is only a 2 minute walk away. In addition, the property is within close proximity to the City of Edinburgh Council headquarters, the Scottish Parliament building along with a number of prestigious office occupiers.

Pay and display parking is also available along Calton Road along with multi-storey car parks at Holyrood Road, New Street and Greenside Place.

DESCRIPTION

The premises comprise of a self-contained ground floor office space within a modern 5 storey student accommodation block. Internally, the property provides high quality open plan office accommodation which benefits from a glazed frontage along with;

- Electric heating throughout
- DDA compliance
- Fully carpeted with floor box provisions
- VDU compatible lighting
- Male, female and disabled WC facilities
- Kitchen/breakout area

ACCOMMODATION

The premises have been on a net internal basis as follows;

Description	SQ M	SQ FT
Ground Floor	247	2,659

TERMS

A full Repairing and Insuring lease is available for a term to be agreed at an initial rent of £58,500 per annum exclusive.

BUSINESS RATES

We are advised by the local Assessors the property currently has a Rateable Value of £44,700 which results in rates payable (2026/27) of approximately £21,501. Interested parties are advised to make their own enquires with the Local Assessors.

VAT

All figures quoted are exclusive of VAT, which will be payable at the prevailing rate.

ENTRY

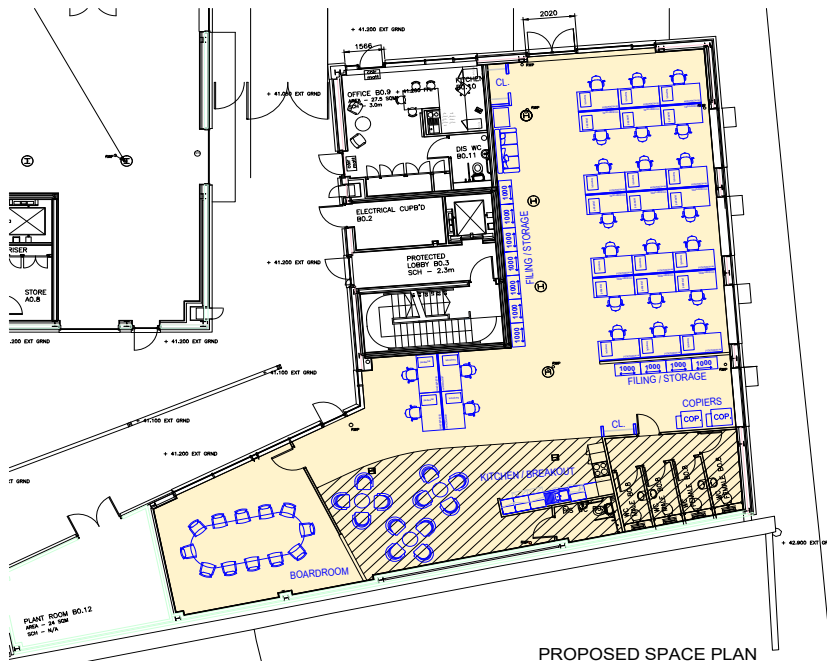
Available immediately, on conclusion of legal missives.

LEGAL COSTS

Each party will be responsible for their own legal costs in this transaction. In the manner, the ingoing tenant will be liable for any stamp duty, land tax, registration dues and VAT thereon.

EPC RATING

Available upon request



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GET IN TOUCH

Please get in touch with our letting agents for more details.

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