

Ryden

TO LET

FIRST FLOOR OFFICE / PREMISES
89 SQ M (964 SQ FT)



31 PALMERSTON
PLACE
EDINBURGH
EH12 5AP

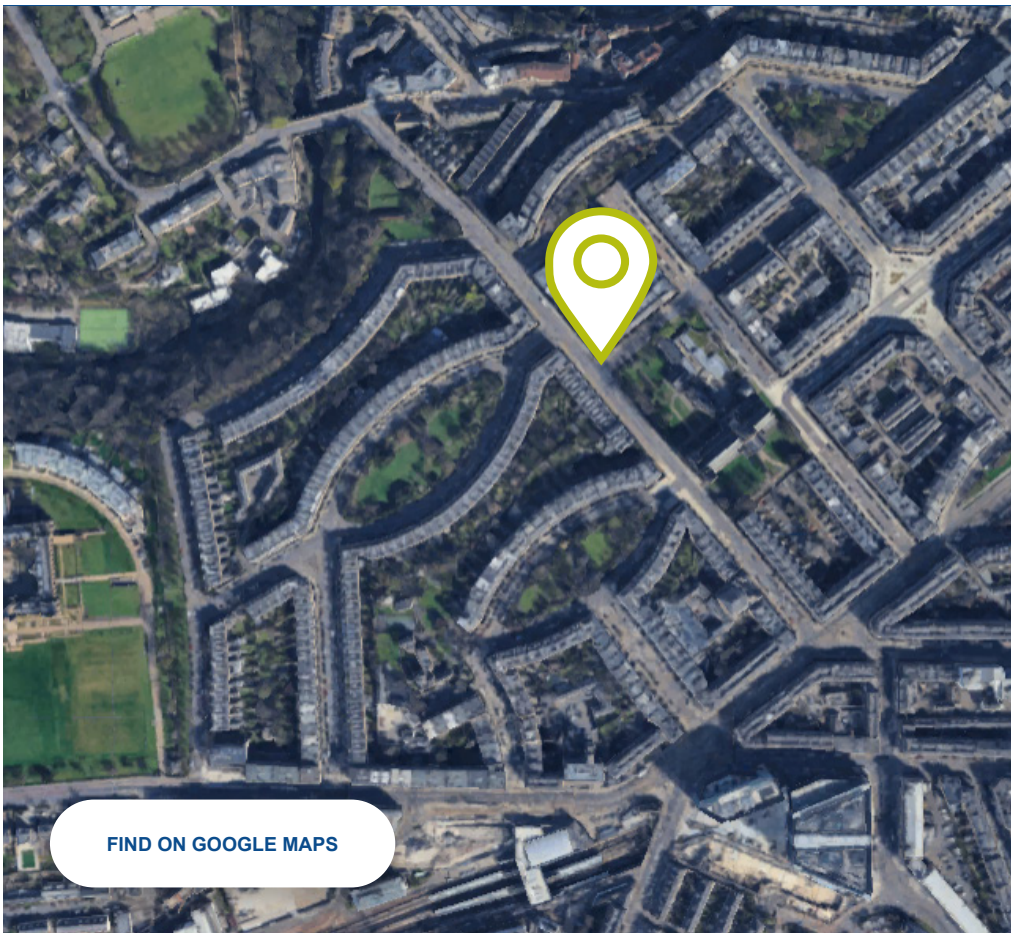
EXCELLENT WEST
END LOCATION

EXCELLENT PUBLIC TRANS-
PORT CONNECTIONS

SELF CONTAINED OFFICE
SUITE

31 PALMERSTON PLACE | EDINBURGH | EH12 6YD

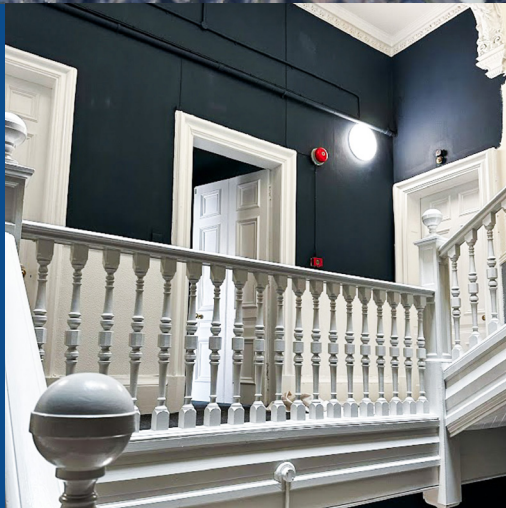
FIND OUT MORE AT [RYDEN.CO.UK](https://www.ryden.co.uk)



FIND ON GOOGLE MAPS

FIRST FLOOR OFFICE PREMISES

89 SQ M (946
SQ FT)



LOCATION

Connectivity to the property is exceptional. The West End and Haymarket tram stop is approximately 5-6 minutes' walk, offering direct services to Edinburgh Airport and across the city. Haymarket Train Station is also a short 5-minute walk, providing frequent regional and national rail services. The property has access to ample zoned and metered car parking including close proximity to the Edinburgh City bus network.

The West End is a proven office location, home to a range of notable occupiers including Close Bothers, Thorntons Solicitors, Johnston Carmichael, Aberforth Partners, Oberlanders, KJ Tait and St James' Place Wealth Management.

DESCRIPTION

A first-floor, self-contained office suite within a high-quality, traditional stone-built listed property. The suite benefits from a rare, entirely interlinked floor plate, 4.5m-high ceilings, and open views along Eglington Crescent. It boasts fantastic period features, including refined corning, feature paneling, and original, fully functional sash and case windows.

The accommodation comprises three office spaces, an open-plan kitchen, two self-contained washrooms (one with a shower), showrooms, and secure bike storage on the ground floor.

Office 1 addresses Palmerston Place through a feature bay window; it can comfortably accommodate 8–10 people and benefits from an open-plan kitchen. Office 2, with a courtyard aspect, benefits from morning light, can accommodate up to 4 people, and includes mezzanine storage. Office 3, with a courtyard aspect, can function as a self-contained office for four or a private

meeting room for 6–8 people. The toilets are finished to a high standard, one featuring a self-contained shower. Built-in storage and server cupboard with a cabinet linking to CAT 5e cabling throughout, providing access to high-speed broadband.

ACCOMMODATION

We have measured the property in accordance with the Code of Measuring Practice (6th Edition) to be approximately 89 sq m (964 sq ft).

LEASE TERMS

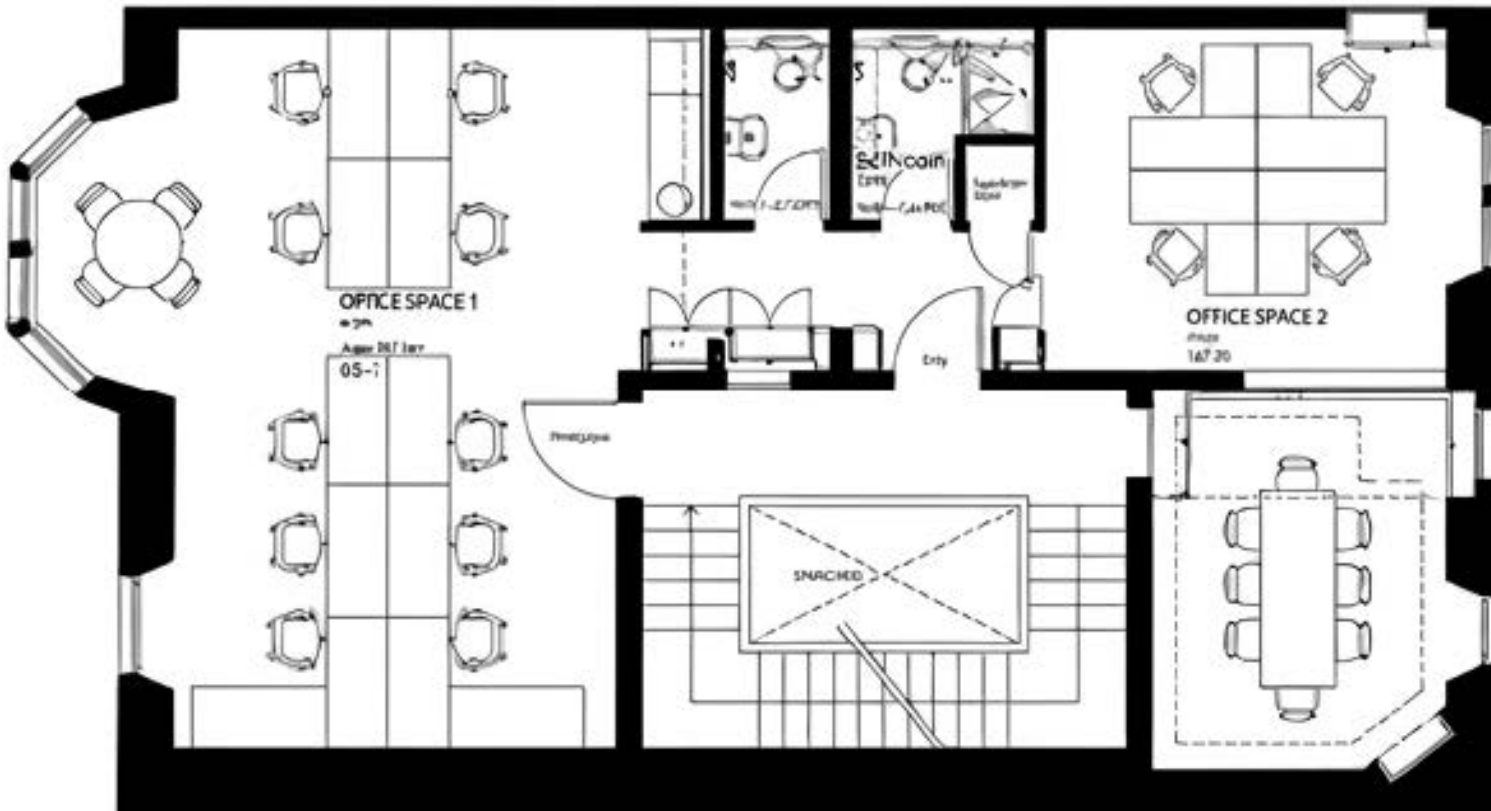
A new Full Repairing and Insuring lease is available for a period to be agreed and an annual rent of £28,000. Further information on lease terms are available via the letting agent

VAT

The property is not VAT registered. VAT is therefore not payable on rent.

BUSINESS RATES

We are advised by the local assessors the first floor with have a rateable value of £15,300. The current estimated rates payable will be £7,359 prior to any relief for Small Business Bonus Scheme. Interested parties should check www.saa.gov.uk for further information.



PLANNING

The subjects have a Class 4 (office) use, however other uses may be considered subject to planning.

ENTRY

The property is available from the end of August 2026, subject to the conclusion of legal missives

LEGAL COSTS

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

EPC

The EPC rating is available upon application

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OFFICE PREMISES

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FT)



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EH12 6YD

GET IN TOUCH

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

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Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives / exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and 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 Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **May 2026**

