

**TO LET  
(MAY SELL  
WHOLE  
TOWNHOUSE)**

# 9 Coates Crescent

Edinburgh EH3 7AL

## West End Office Suites

- Refurbished office suites
- Flexible lease terms
- Prime City Centre Location

**Clowes**   
DEVELOPMENTS

[www.clowes.co.uk](http://www.clowes.co.uk)



EDINBURGH CASTLE

WAVERLY STATION

PRINCESS STREET

WALDORF ASTORIA

JOHNNIE WALKER EXPERIENCE

EXCHANGE AREA

MELVILLE STREET

9 COATES CRESCENT

WEST END

TRAM STOP

BUS ROUTES

# Location

Coates Crescent is located in Edinburgh's traditional West End office district within a few minutes' walk of Princes Street and The Exchange District. The immediate area has an array of bars, cafes, restaurants and retailers. Coates Crescent itself is only a five-minute walk from Haymarket Train Station with West End tram halt located opposite the building on Shandwick Place. The tram provides access to Edinburgh Airport within 30 minutes going west and connecting east to Leith/Granton again within 20 minutes. Coates Crescent generally can be easily accessed by both bicycle and car and has numerous bus routes within a short walk.

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## Description

9 Coates Crescent dates from the 1820's, and comprises a Grade A listed, mid terrace, Georgian townhouse. The property is arranged over lower ground, ground and 2 upper storeys offering a bright, south-facing aspect. Internally, the property provides a mix of well-proportioned cellular and larger open-plan accommodation, retaining many quality period features.

The subjects have recently had new LED lights installed and redecorated with the following features:

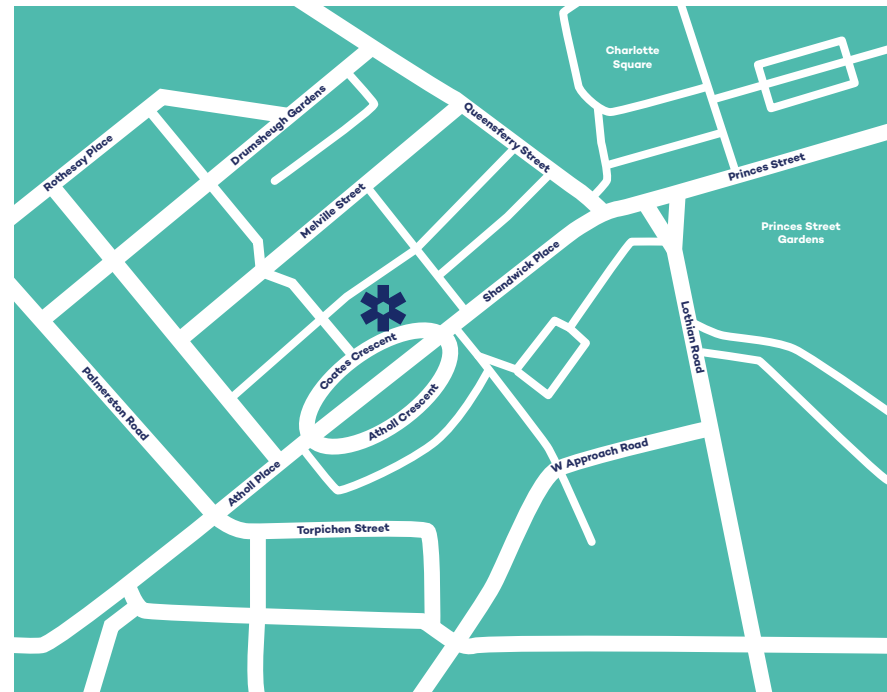
- Door entry system with alarm.
- New carpeting/floor coverings provided throughout.
- Gas fired central heating.
- Surface mounted Cat 5E cabling.
- Suites have their own electricity meter and a shared heating system run via service charge.
- Common toilets and tea-preparation areas at basement and second floors.
- Lower ground floor has its own access from Coates Crescent offering a self contained suite with front door.
- Parking for 2 cars to the rear of the property.
- Cycle mounts at rear of the premises.

## Accommodation (Lease)

According to measurements, carried out in accordance with the RICS Code of Measuring Practice (6th Edition) the approximate net internal area of the subjects are as follows:

Floor	Sq ft	Sq m
Lower Ground	837	77.76
Ground Floor	872	81.01
First Floor	1,002	93.09
<b>Total</b>	<b>2,711</b>	<b>251.86</b>

Two car parking spaces are available to the rear providing tandem spaces, accessed from William Street Lane South East.



## Lease Terms

The refurbished accommodation is available on FRI terms for a duration to be agreed.

Floor Level	Quoting Rent (PA)
Lower Ground	£18,500
Ground Floor	£21,000
First Floor	£24,000

Dedicated car parking is available to the rear of the property at an additional cost.

**Alternatively our client will consider offers for the heritable interest in the whole town house which comprises GIA 4,903 sq ft or 3,604 sq ft NIA with four car parking spaces.**

## Planning

The property is currently used as offices class 4, in accordance with Town and Country Planning ( Use Classes) (Scotland) Order.

## Business Rates

We are advised that the current Rateable Value will require to be reassessed upon occupation.

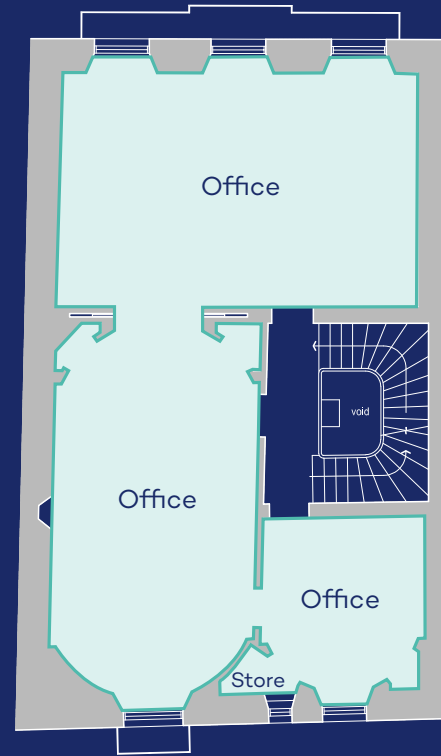
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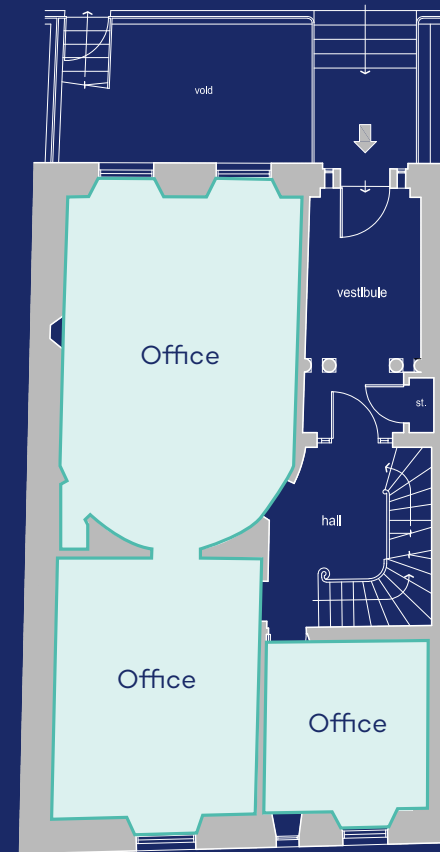
## Floorplans




**Second Floor**  
Occupied.

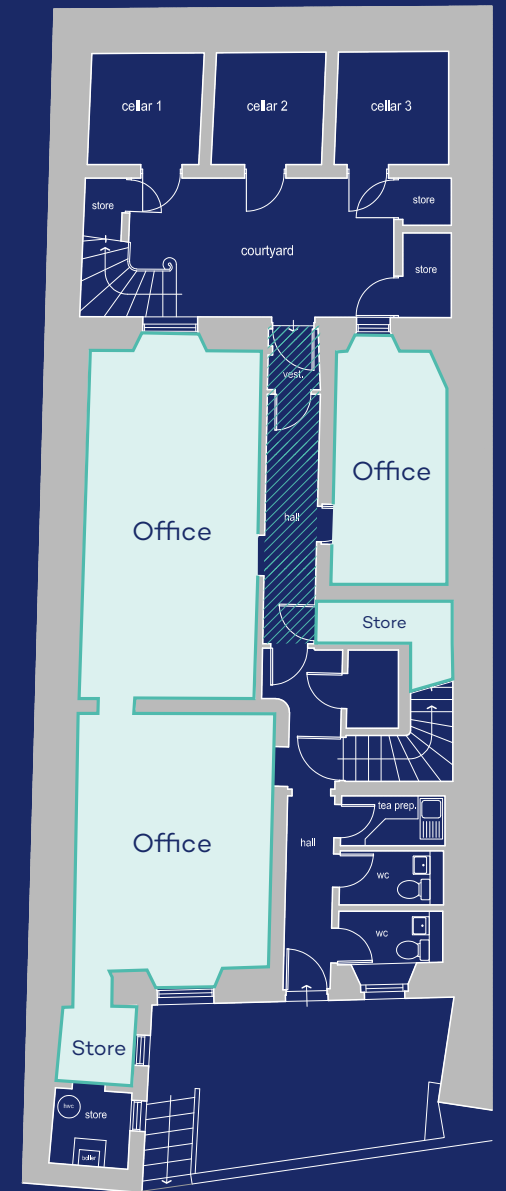


**First Floor**  
93 sq m / 1,002 sq ft



**Ground Floor**  
81.01 sq m / 872 sq ft

 Dedicated entrance for lower ground if separately leased



**Lower Ground Floor**  
77.76 sq m / 837 sq ft



9  
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## Service Charge

The current service charge for the management and maintenance of the premises equates to c £4.50 per sq ft with additional charges for heating. The electricity is directly metered.

For further information, please contact the sole letting agents.

## VAT

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

## Entry

Immediate entry is available upon completion of missives.

## Legal Costs

Each party will be responsible for their own legal costs with the tenant responsible for the payment of registration dues and any LBTT payable.

## Energy Performance Certificate (EPC)

This property will have proposed rating of 'C+'. The certificate is available upon request.

## Anti-Money Laundering

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.



## About the Developer

Clowes Developments is a privately owned company specialising in the construction of commercial property. Our focus is to work with our clients to build imaginative property that creates diverse and inventive places to work based on our customers' needs.

Clowes Developments was founded over 50 years ago by the former Chairman, Charles Clowes. The company has established a strong and resourceful team within a resilient corporate structure, built on a family of focused and dedicated companies.

The flexibility provided by this structure, together with prudent and entrepreneurial management, has delivered strong year on year growth, even through recessionary periods. This has provided a sound financial platform for the company to take up opportunities, through its own resources as and when they arise.

Clowes Developments is now one of the strongest and largest privately owned property development groups in the UK and is regarded as one of the premier logistics developers in the UK. The company owns circa 130 sites nationwide, which provides the group with a land bank of approximately 3,000 acres (1,214 hectares).

## Viewing and Further Information

Strictly by appointment through the sole letting agent.

**Ryden.co.uk**  
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