



[View Property](#)  
[Walk Through](#)

To Let / May Sell

Ground Floor & Mezzanine  
1,484 sq ft / 138 sq m

**21-23 Slater's  
Steps**  
Edinburgh  
EH8 8PB

- Recently fully refurbished, with newly installed shower and kitchen / breakout facilities
- New, highly energy efficient air source heating & cooling system – EPC B+
- Double height ceiling, providing excellent natural light
- Located in Edinburgh's historic Holyrood area

## LOCATION

21-23 Slater's Steps is located to the south of the city centre in Edinburgh's historic Holyrood area, set against the back drop of Holyrood Park, Arthur's Seat and Salisbury Crags. The property is in close proximity to Edinburgh's Royal Mile, Holyrood Palace and the Scottish Parliament, and nearby occupiers include Rockstar North, Citibank, BBC Scotland and The University of Edinburgh.

The property is in close proximity to plentiful amenities, including Starbucks, Tesco Express, Holyrood 9a and numerous eateries and coffee shops on nearby Canongate.

The area is well served by public transport, with Waverley train station and Princes Street both a short walk away. The property is situated off Holyrood Road between Hammermen's Entry and Gentle's Entry.

## DESCRIPTION

21-23 Slater's Steps has recently been fully refurbished and benefits from a new energy efficient Heating and Cooling System and a newly installed kitchen and shower room, along with upgraded office space and Male & Female WCs.

The property provides self-contained, open plan office accommodation on ground and mezzanine levels, with a separate meeting room. The space benefits from a double height ceiling providing excellent levels of natural daylight.

## ACCOMMODATION

The property provides 1,484 sq ft / 138 sq m office accommodation, measured on an NIA basis in accordance with the Code of Measuring Practice (6<sup>th</sup> Edition):

	Sq Ft	Sq M
Ground Floor	1,073	100
Mezzanine	411	38
<b>TOTAL</b>	<b>1,484</b>	<b>138</b>

## LEASE TERMS

The property is available to let on a Full Repairing and Insuring basis for a term to be negotiated.







## RENT

Quoting rent is available upon application.

## ENTRY

To be agreed between both parties upon conclusion of legal missives.

## LEGAL COSTS

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

## VAT

VAT will be charged on rent at the prevailing rate.

## RATES

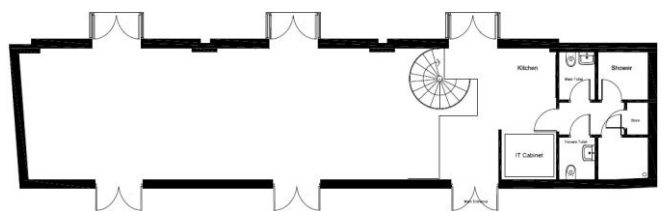
The incoming occupier will be responsible for the payment of Local Authority Rates and it is recommended that interested parties contact Lothian Valuation Joint Board directly for rating information.

## EPC

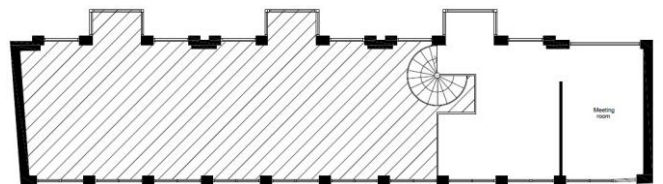
The property has an EPC rating of B+.

## FLOORPLANS

### GROUND FLOOR:



### MEZZANINE LEVEL:



## VIEWING & FURTHER INFORMATION



James Metcalfe  
07786 623 282  
[james@cuthbertwhite.com](mailto:james@cuthbertwhite.com)

**IMPORTANT NOTICE:** CuthbertWhite Ltd for the Landlord of this property, whose agents they are, give notice that: 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchaser 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. 3. No person in the employment of CuthbertWhite Ltd has any authority to make or give any representations or warranty whatever in relation to this property nor enter into any contract on behalf of the Landlord. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Particulars prepared January 2024.

