



### Description

The available accommodation comprises the lower ground, first and second floors of 15 Alva Street, a traditional three storey townhouse in the Edinburgh's West End. The space is to be refurbished and currently provides attractive & bright offices with high quality modern finishes throughout. The space benefits from gas fired heating, LED lighting, kitchen/staff room, secure server room, Cat 5 cabling, dedicated WC facilities and three parking spaces to the rear.

### Accommodation

The offices extend to the following NIAs:

Floor	Sq ft	Sq m
Lower	655	60.85
First	838	77.85
Second	649	60.29
<b>Total</b>	<b>2,142</b>	<b>198.99</b>

For further information please contact:  
**Peter Fraser**  
+44 (0)131 469 6027  
+44 (0)7702 759 149  
peter.fraser@avisonyoung.com

### Location

15 Alva Street is located within the prestigious West End office district of Edinburgh city centre. The property is well positioned for ease of access to various transport links which include Haymarket Train Station (10 minute walk), Edinburgh's Tram line (5 minute walk), which links Edinburgh city centre to Edinburgh International Airport and Leith; and various bus services on Queensferry Street, Shandwick Place & Lothian Road.

The West End location is extremely popular with both office and retail occupiers and there are numerous cafes, bars, and restaurants located within the immediate vicinity.

### Refurbishment

The floors will be vacated in early 2024. Thereafter the Landlord will undertake a full refurbishment of the accommodation. For further information, contact the sole letting agents.

### Viewings

Strictly by prior arrangement with sole letting agent.

For further information please contact:  
**Andrew Morrison**  
+44 (0)1314696024  
+44 (0)7984 632594  
andrew.morrison@avisonyoung.com

### Terms

Our client is seeking to lease all three floors to a single occupier on full repairing and insuring terms. However, consideration will be given to leasing on a floor by floor basis.

### Business rates

We understand from the Scottish Assessors that the subject property has a current rateable value of £31,150

### Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

### Service charge

There is a service charge in place for the building/communal parts. Details of this can be provided upon request.

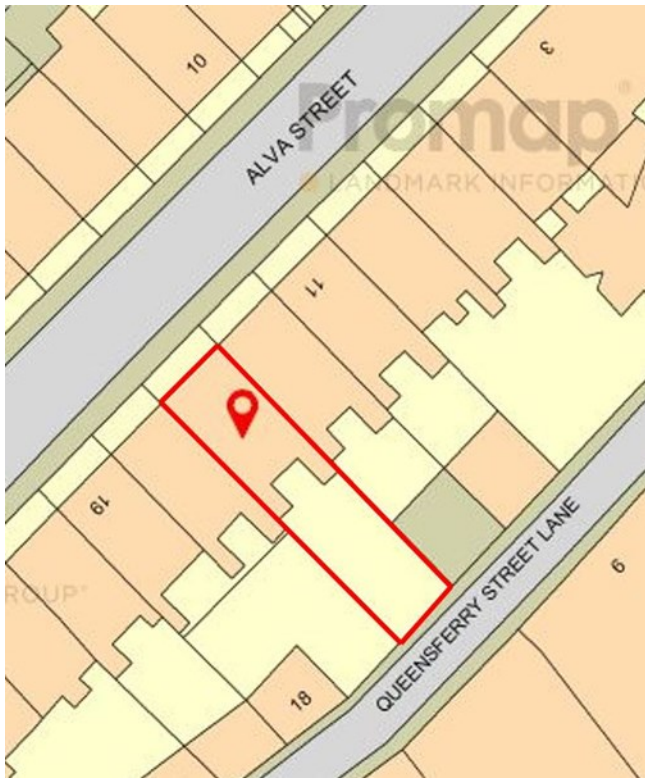
### EPC

The Energy Performance Asset Rating is D+. A certificate can be made available.

### VAT

VAT is not applicable.

## Location Map



## Highlights



649 to 2,142 sq ft  
(60.29 to 198.99 sq m)



Fantastic West End  
location



Three dedicated  
parking spaces



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6th Floor, 40 Torphichen Street Edinburgh EH3 8JB

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