



15 Alva Street, New Town, Edinburgh, EH2 4PH

Lower Ground Floor Office To Let, Edinburgh

- 655 sq ft (61 sq m)
- Two dedicated parking spaces
- Dedicated front entrance at lower ground level
- Fantastic West End location
- Recently refurbished

Summary

Available Size	655 sq ft
Rent	£22 per sq ft
Business Rates	Upon Enquiry
VAT	Not applicable. VAT is not applicable.
Legal Fees	Each party to bear their own costs. Each party is to be responsible for their own legal costs incurred in the transaction.
EPC Rating	Upon enquiry

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 restaurant.

Description

The available accommodation comprises the lower ground floor of 15 Alva Street, a traditional three storey townhouse in the Edinburgh's West End. The space has recently been refurbished and provides attractive & bright office space with high quality finishes throughout. The space benefits from gas fired heating, LED lighting, kitchen/staff room, secure server room, WC facilities and two parking spaces to the rear.

Specification

- Recently refurbished
- Secure alarm system
- Kitchen and WC facilities
- Dedicated front entrance
- Gas fired central heating
- LED lighting
- New carpets
- Redecoration
- 2 car parking spaces available

Accommodation

Name	sq ft	sq m	Availability
Lower Ground	655	60.85	Available
Total	655	60.85	

Viewings

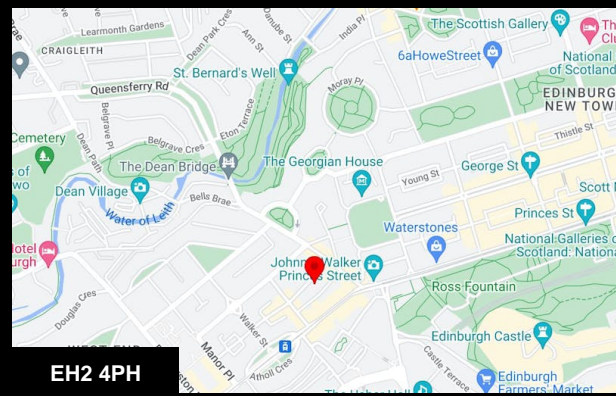
Strictly by prior arrangement with sole letting agent.

EPC

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

Services and Planning

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



EH2 4PH



Viewing & Further Information



Andrew Morrison

0131 469 6024 | 07984 632594

Andrew.Morrison@avisonyoung.com



Ailsa Lamont

07780281169

Ailsa.lamont@avisonyoung.com

SUBJECT TO CONTRACT. Avison Young UK copyright. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. Generated on 08/10/2024

