

TO LET

OFFICE SPACE

138.18 SQ M (1,487 SQ FT)

15 ALVA STREET, EDINBURGH, EH2 4PH



- TO LET
- 1ST AND 2ND FLOORS
- BRIGHT OPEN PLAN TOWNHOUSE ROOMS
- EXCELLENT WEST END LOCATION
- 2 PARKING SPACES

LOCATION

Alva Street is situated within a 3 minute walk of Charlotte Square and the West End of Princes Street. It is also enviably located for access to public transport with the nearest tram stop only a 4-minute walk providing regular services to Edinburgh Airport, making it an ideal location for office occupiers. There are also regular bus

services within the immediate vicinity providing access to all parts of the city. Haymarket railway station is a short distance away linking Edinburgh with local and national rail services. The properties are located in the heart of the West End, which offers a wide range of shops, bars, boutiques, cafes and restaurants.

DESCRIPTION

The subjects comprise of the first and second floors of a 3-storey traditional sandstone townhouse. The office will be redecorated and benefits from high-quality modern office furniture. The office also benefits from:

- Cat 5 cabling & secure server room
- Gas fired heating
- Good natural daylight
- LED lighting
- Kitchen and WC facilities
- 2 parking spaces to the rear
- EPC rating: D+

ACCOMMODATION

The subjects have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and extends to approximately:

	SQ M	SQ FT
First Floor	77.88	838
Second Floor	60.3	649
Total	138.18	1,487

LEASE TERMS

Our clients are seeking to sub-let or assign the subjects. They are held on a lease expiring on 22 December 2025 with a tenant only break option on 22 December 2020.

RENT

Available on request.

RATEABLE VALUE

We have been advised by the Local Assessors that the subjects have current rateable values of £22,700.

As such an occupier would have an approximate annual rates bill of: £10,896.

LEGAL COSTS

Each party shall be responsible for their own reasonable incurred costs; however, the ingoing party shall be responsible for any registration dues, LBTT and any other expenses.

VAT

All prices premiums etc are quoted exclusive of VAT.

ENTRY

Entry with vacant possession can be given from August 2018 following conclusion of legal formalities

VIEWING

For further information or to arrange a viewing, please contact the sole agents:

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