



# To Let

West End Office Suites  
80-390 sq ft

**11 Alva Street**  
Edinburgh  
EH2 4PH

- All-inclusive rent - includes utilities, service charge, cleaning, fibre and waste disposal, along with access to a shared meeting room
- Flexible licence terms available
- Suite qualifies for small business rates relief
- Desks and chairs provided

## LOCATION

The property is located on the south side of Alva Street in the heart of Edinburgh's west end and offers an established office location within close proximity to Princes Street, Lothian Road and Shandwick Place; all of which offer a wide range of shops, boutiques, bars, restaurants and cafés.

The property is a short walk from multiple bus stops, the West End tram halt and Haymarket railway station.

## DESCRIPTION

The property is presented to a high standard and comprises a traditional townhouse arranged over lower ground, ground, 1<sup>st</sup> and 2<sup>nd</sup> floors. The two remaining rooms to let and offer well proportioned office suites, fitted out with desks and chairs. The suites also benefit from shared use of the fully fitted first floor kitchen and spacious meeting room on the lower ground floor.

## ACCOMMODATION

Floor	Size	Rent (pa)	Available
Room 3	80 sqft	£3,000	Immediately
Room 4	360 sqft	£13,500	Immediately



## LICENCE TERMS

Flexible terms available by agreement via a licence to occupy.

## RENT

Costs per annum are shown in the table opposite and rent is inclusive of utilities, service charge, cleaning, fibre and waste disposal, along with access to a shared meeting room.

## RATES

The suite qualifies for 100% small business rates relief.

## VAT

The property is not currently elected for VAT.

## LEGAL COSTS

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

## EPC

The property has an EPC rating of D.

## 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 tenants and do not constitute part of an offer or contract. Prospective tenants 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 tenant 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 tenants in inspecting properties which have been sold, let or withdrawn. Particulars prepared September 2022.

