

To Let

Lower Ground to 2nd Floors
2,966 sq ft / 275.55 sq m

23 Alva Street
Edinburgh
EH2 4PS

- Stunning, self-contained townhouse in prominent West End location
- 4 clear car spaces to the rear
- EPC 'C'
- Sub-lease or assignation (whole preferred)
- Head-Lease until October 2025
- Fully refurbished contemporary office space, with traditional features throughout
- Shower, cabling, etc
- High quality furniture also available by separate negotiation

LOCATION

The subjects are located on the south side of Alva Street in the heart of Edinburgh's West End and provide an established office location which is in close proximity to excellent transport links and fantastic amenities.

Princes Street, Lothian Road and Shandwick Place are all a short walk away, which offer a range of shops, bars, cafes and restaurants, as well as easy access to the bus and tram networks. The West End tram halt is 2 minutes' walk away and Haymarket train station is within easy walking distance.

DESCRIPTION

23 Alva Street is an entirely self-contained townhouse arranged over lower ground, ground and two upper floors. The property is well maintained and offers contemporary office space, which benefits from:

- High quality existing fitout, with furniture available by separate negotiation
- Kitchen and tea prep facilities on Lower Ground and First floors
- Shower facility
- Mixture of perimeter and under floor trunking
- Cat 5E voice / data cabling
- 4 secure car parking spaces to the rear

ACCOMMODATION

The property provides 2,966 sq ft / 275.55 sq m office accommodation, measured on an NIA basis in accordance with the Code of Measuring Practice (6th Edition).

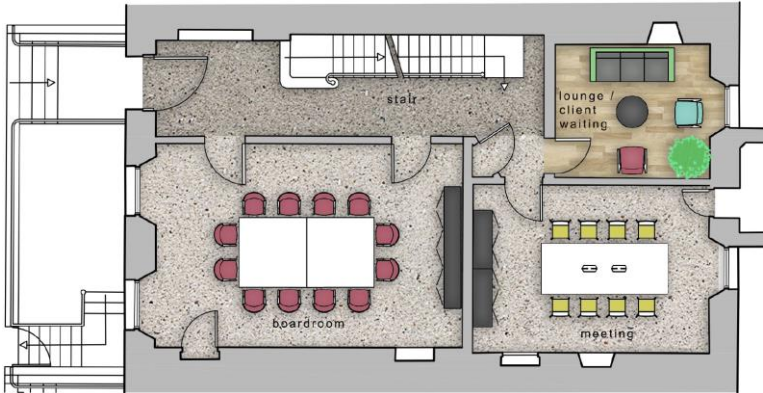


FLOORPLANS (indicative space planning)

LOWER GROUND:



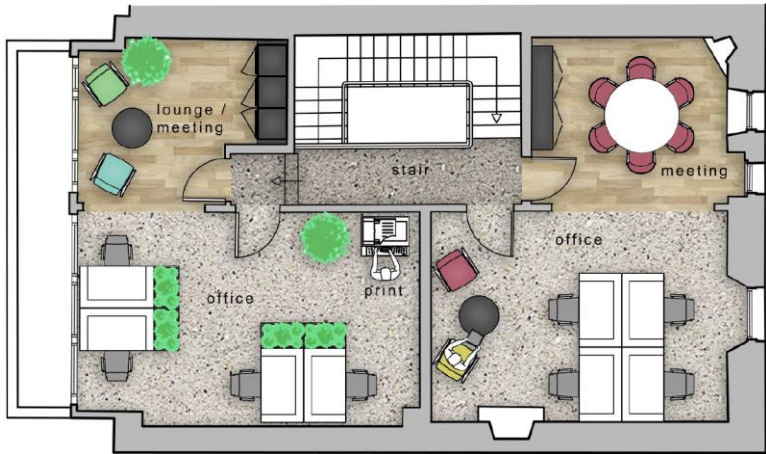
GROUND FLOOR:



FIRST FLOOR:



SECOND FLOOR:





The property provides the following approximate net internal areas:

	Sq Ft	Sq M
Lower Ground	679.19	63.10
Ground Floor	748.76	69.56
First Floor	718.19	66.72
Second Floor	819.90	76.17
TOTAL	2,966.04	275.55

LEASE TERMS

The property is available to let on a Full Repairing and Insuring basis until October 2025.

RENT

Quoting rent is available upon application.

ENTRY

To be agreed between both parties upon conclusion of legal missives. The property is available immediately.

LEGAL COSTS

Each party will be responsible for their own legal costs, with the assignee or sub-tenant(s) 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.

We understand that the property has a rateable value of £49,800 and it is recommended that interested parties contact Lothian Valuation Joint Board directly for rating information.

EPC

The property has an EPC rating of 'C'.

VIEWING & FURTHER INFORMATION



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