



To Let / May Sell

2nd Floor and Mezzanine
3,078 sq ft / 285.96 sq m

**43 Queensferry Street
Lane**
Edinburgh
EH2 4PF

- High-quality office accommodation on the 2nd floor and mezzanine
- Superb location in Edinburgh's West End
- Unique interior features
- Separate meeting rooms
- Self-contained kitchen and WCs

LOCATION

The property is ideally situated in Edinburgh's West End, bordered by Alva Street to the north and Shandwick Place to the south, with Princes Street just a 4-minute walk away.

The location benefits from excellent transport links, with the West End tram stop 2 minutes on foot, as well as bus stops on Shandwick Place. Haymarket train station is within a 10-minute walk.

The area offers a range of amenities, including coffee shops, high-quality restaurants and bars, shops and boutiques.

DESCRIPTION

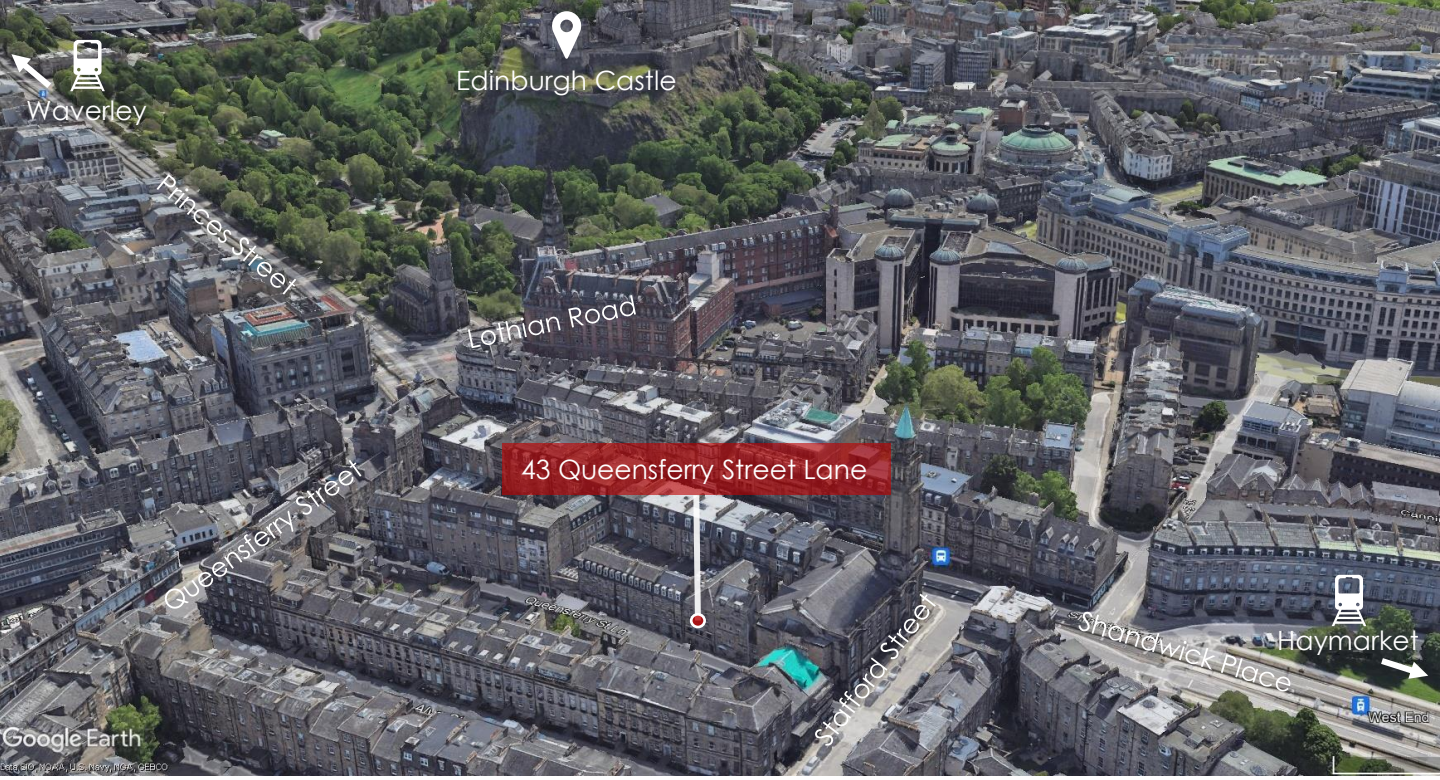
The property comprises high-quality office space on the second floor with plenty of natural light. The space is a mixture of open plan and cellular, including a mezzanine floor and separate meeting rooms. The property also benefits from self-contained kitchen and WCs.

The interior blends traditional and modern features throughout the property: wooden floors, arched windows, exposed wooden beams and an exposed stone wall in the kitchen.

ACCOMMODATION

The available accommodation comprises 3,078 sq ft / 285.96 sq m on the second floor and mezzanine.





LEASE/SALE TERMS

The property is available to let on a Full Repairing and Insuring basis on lease terms to be agreed. Offers are invited to acquire the heritable title with full vacant possession.

RENT / SALE PRICE

Available upon application.

ENTRY

To be agreed between both parties upon conclusion of legal missives.

RATES

The incoming occupier will be responsible for the payment of Local Authority Rates and it is recommended that interested parties contact Lothian Valuation Joint Board directly for rating information.

EPC

Details are available from the letting agent.

VAT

No VAT is applicable.

LEGAL COSTS

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

VIEWING & FURTHER INFORMATION



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