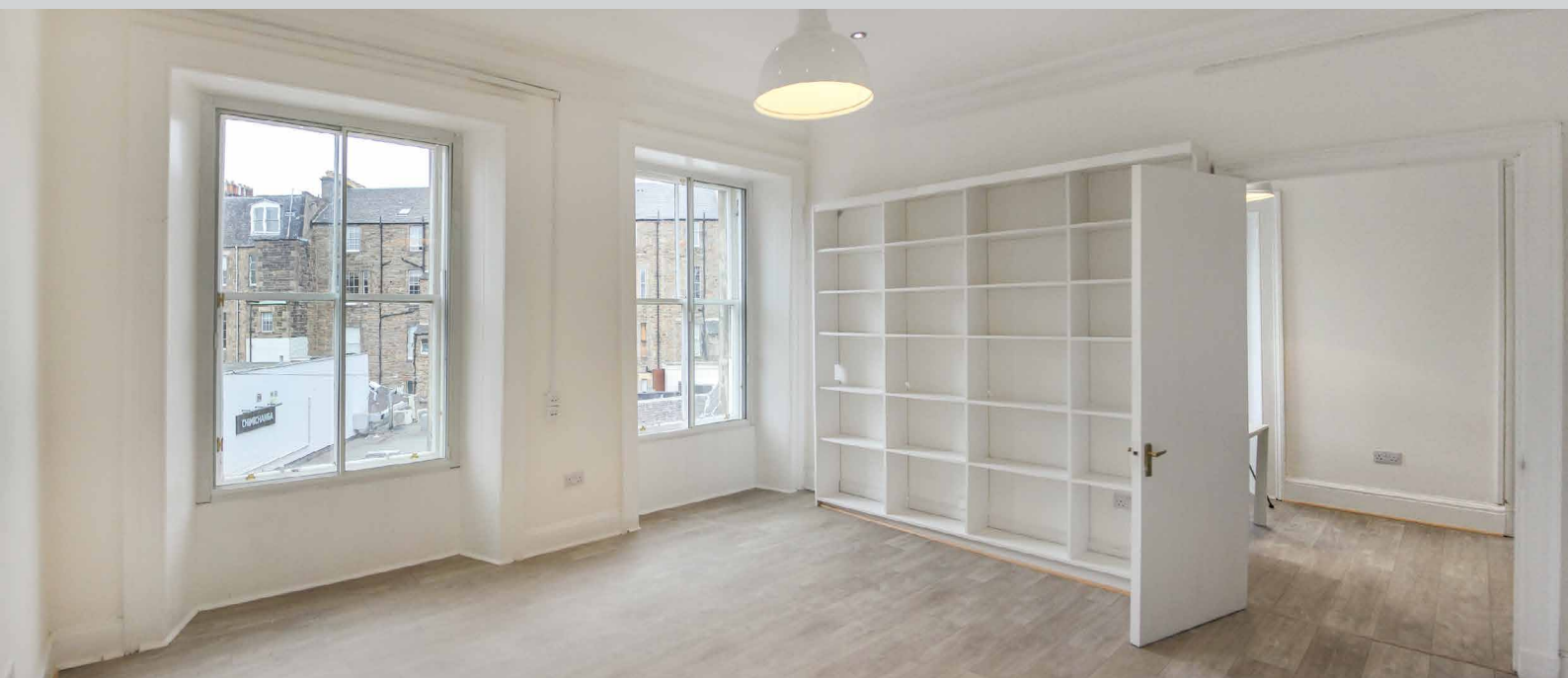


# QUEENSFERRY STREET STUDIOS

## STUDIO ONE TO LET

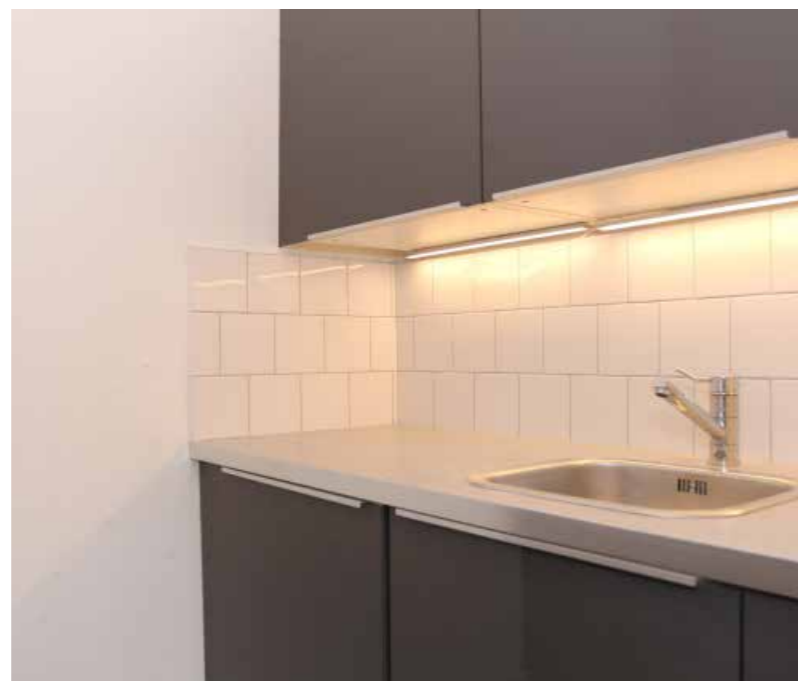
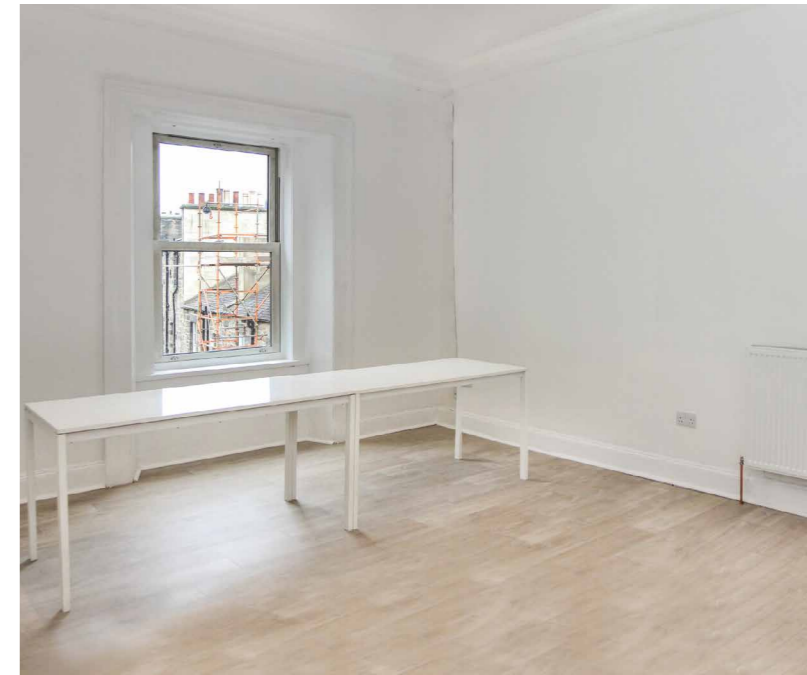
Queensferry Street Studios provide contemporary office accommodation in the heart of the city centre  
Flexible studio space from 450sq ft - 1000sq ft



*'flooded with natural light the studios offer flexible business space'*



THE STUDIOS  
Studio  
1 434 sq ft  
2 406 sq ft  
3 614 sq ft  
4 495 sq ft





Studio 1

Queensferry Street Studios provide contemporary office accommodation in the heart of the city centre from 434 sq ft up to 1,949 sq ft.

Located in Edinburgh's popular West End, there is easy access to numerous bus, train and tram links. There is also a fantastic range of amenities in the immediate area with shops, bars, cafes and restaurants right on the doorstep.

The accommodation has undergone an extensive refurbishment and offers stylish, light, affordable and flexible options for occupiers.

#### THE SPACE

Studio	Size
1	434 sq ft - Occupied by Beauty business
2	406 sq ft - Available from November 26
3	614 sq ft - Available from November 26
4	495 sq ft - Occupied by Co-space creative studio

#### COSTS

In addition, the space is available on a fixed cost, all-inclusive basis providing certainty of budgeting for any occupier.

Rent is charged quarterly in advance.

Licences are flexible, and could be as short as 24 months depending on the rent agreed. Ideally we are looking for 5 year licences at the rental rates noted above.

Further details on services included in the annual rate are available from the letting agent; the main aim being to include as much as possible and make occupation as simple and hassle free as it can be for the tenants.

Only electricity usage (sub metered per Studio) and gas (charged back on a pro-rata basis) is an additional cost.

Tenants may use their own telecoms and install a fixed line, or use the complimentary high speed broadband to set up their own VOIP system.

#### THE SPECIFICATION

The studio benefits from the following:

- High speed broadband included
- Kitchen/tea prep facilities
- Refurbished toilet facilities
- Stunning feature lighting
- Gas fired combi boiler – heating and hot water
- Excellent levels of natural light
- Modern flooring throughout
- Storage space
- Mix of secondary and double glazing
- Period features throughout

#### LOCAL AUTHORITY RATES

The rateable value for the suite is currently £15,800 and may be eligible (subject to satisfying the appropriate criteria) for 100% rates relief through the Small Business Rates Relief Scheme. Further details can be found at <http://business.scotland.gov.uk/view/guide/business-rates-relief>

#### LEGAL COSTS

Occupation of the space will be by way of a simple 'Licence to Occupy' saving on legal costs and time.

#### DEPOSIT

A 3 month deposit will be held and returned on confirmation of rental payments being met and the studios being returned after the tenancy in the same condition as they were received.

VAT – VAT will not be payable on the rent

EPC – the Studios have an EPC rating of 'D'

#### CONTACT AND VIEWING

By appointment with letting agent:  
 James Metcalfe or Chris Cuthbert  
 James@cuthbertwhite.com 07786 623 282  
 Chris@cuthbertwhite.com 07989 395 165



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