



12 Alva Street

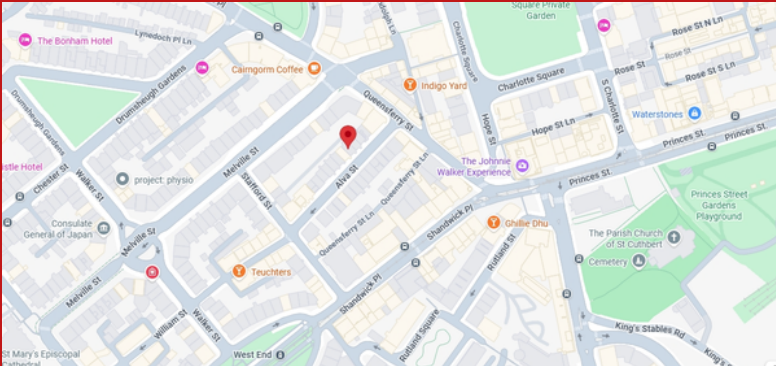
EDINBURGH | EH2 4QG

TO LET

First & Second Floor Office Suites
4 -6 Desks

LOCATION

Alva Street is located in the prime west end office district of Edinburgh's city centre. The premises are situated on the north side of Alva Street close to it's junction with Queensferry Street and in close proximity to charlotte Square and the Exchange District.



It is well located for public transport facilities and is approximately five minutes walk from Haymarket Station. Princes Street is only a short walk away and provides numerous retail and restaurant facilities.



DESCRIPTION

The office accommodation offer occupies the highest quality specification. the refit of the oficie has been done to the highest standards with Amtico flooring, quality carpeting, chrome fittings and all new fresh decor. Low energy lighting modules have been fitted throughout the office and energy efficient measures have been employed wherever possible.

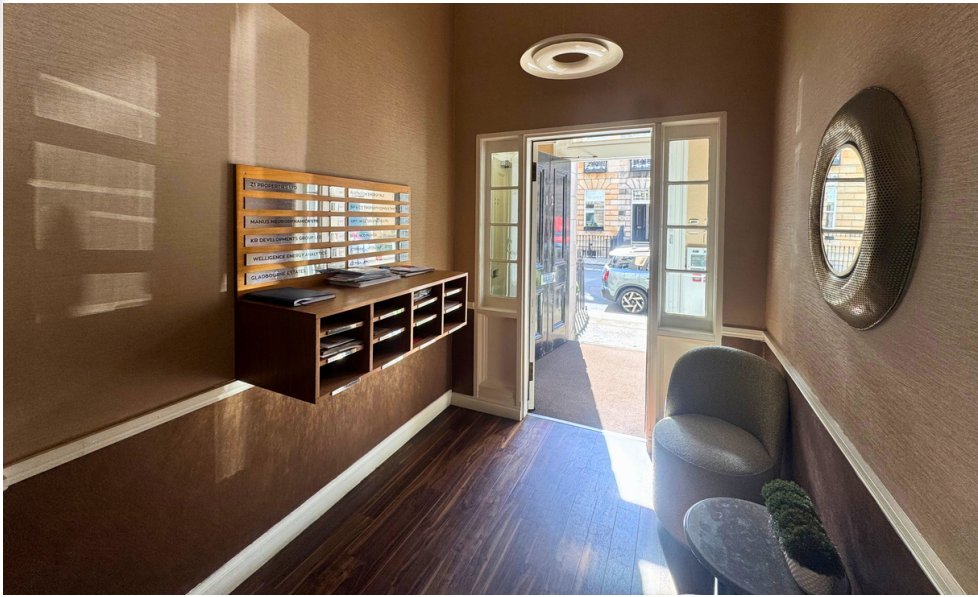
Benefits include:

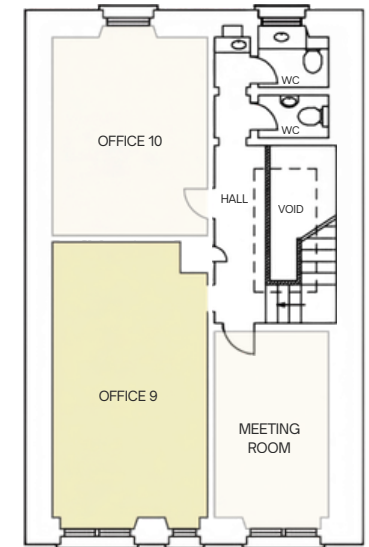
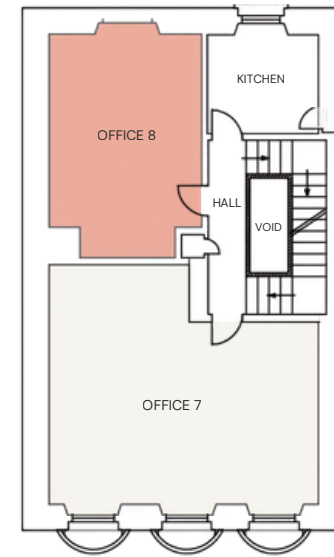
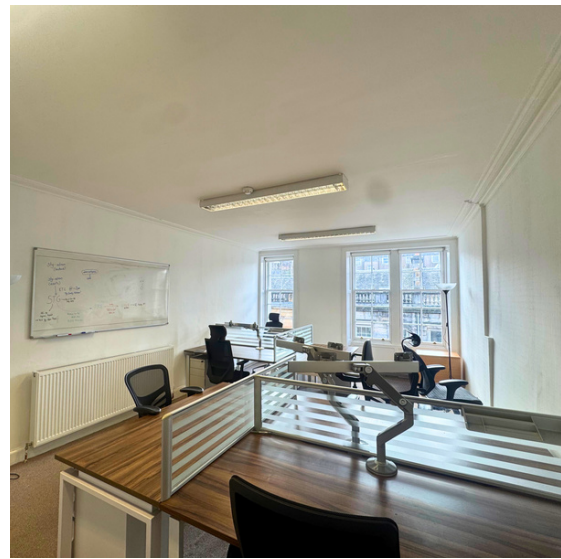
- High quality finishing throughout
- State of the art phone system
- Full IT support available
- Superfast broadband
- Optional Cloud services, back-up and Dropbox facilities



ACCOMMODATION

Office	Desks	Sq Ft
Office 8	4	250
Office 9	6	312





RENT AND LEASE TERMS

The property is available to lease on a new Full Repairing and Insuring basis on terms to be agreed. Rent is available on application.

VAT

The building is elected for VAT. VAT will be payable on all outgoings related to the occupation of the building.

EPC

Available on request.

BUSINESS RATES

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

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 LBTT payable.

AML REGULATIONS

In accordance with HMRC regulations, we are required to undertake AML due diligence for both the purchasers / tenants and vendors / landlords involved in a transaction. As such, personal and / or detailed financial and corporate information may be required before any transaction can conclude.



CONTACT

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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 February 2026.