



# To Let

## Ground & Second Floor Office Suites 247 – 637 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
- Each 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, first and second floors. There are two well proportioned office suites available within the building, which are fitted out with desks and chairs, and 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
Ground Floor – Room 4	390 sqft (6-8 pax)	£12,000	Sept 21
Second Floor – Room 11	247 sqft (4-5 pax)	£9,000	July 21



## 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

Each available 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



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