



12 Alva Street, Edinburgh, EH2 4QG

Prime City Centre Location

- Beautifully Presented
- Plug & Play Office Suites
- 24/7 Access
- Full I.T Support Available
- Flexible Lease Terms
- Suites from 78sq ft - 696sq ft
- Rent On Request

LOCATION

The property is situated on the north west side of Alva Street, close to its junction with Queensferry Street within the west end of Edinburgh City.

Located a short walk from Shandwick Place and Princes Street, the property is ideally placed for business or personal use with surrounding occupiers a mixture of residential dwellings and commercial operations. The west end is highly sought after, with its quiet streets and stunning architecture of traditional sandstone buildings being in close proximity to all amenities.

PROPERTY

The property forms a substantial 4 storey townhouse of traditional sandstone construction surmounted by a mansard style roof overlaid in slate.

Retaining many original features, the property has been delicately upgraded by the vendor, whilst sympathetically incorporating the stunning original features.

Entering to the beautifully presented vestibule with warm timber flooring complimenting the colour scheme throughout. The property offers flexible business space, with kitchen facilities and meeting room located in the lower ground which benefits from independent access from Alva Street or indeed from the dedicated parking area to the rear.

SUITES

Suites available from 78sq ft - 696sq ft



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RENT

The suites are available on an individual basis and are priced as such with flexible lease terms available

V.A.T.

V.A.T will be payable in addition to rent

VIEWING

Available by appointment

LEGAL

Each party shall bear their own legal costs incurred in the transaction

TSA Property Consultants

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Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.