

TO LET - OFFICE / SERVICED OFFICE

7 ALVA STREET

Edinburgh, EH2 4PH



Key Highlights

- 100 to 1,660 sq ft
- Room-by-room leases on a fixed-cost, all inclusive basis
- Secure car parking
- Extensive refurbishment to be carried out to provide high quality suites
- Communal meeting room, showers and kitchen facilities for all occupiers to use

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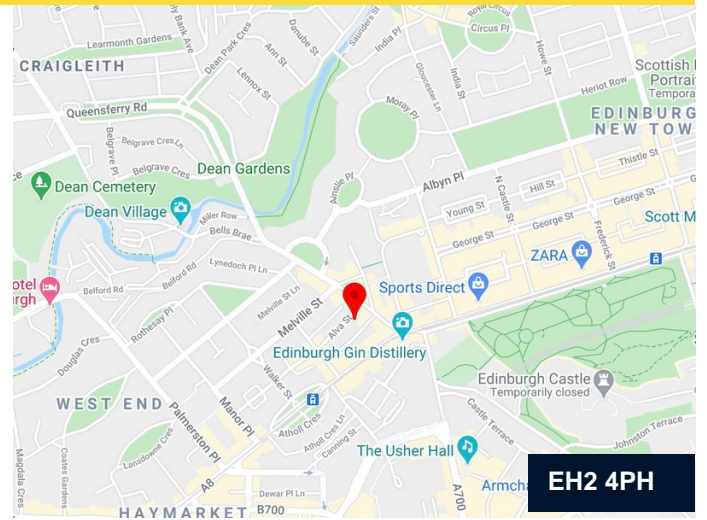


Description

7 Alva Street is to be comprehensively refurbished to provide contemporary office accommodation in the heart of the city centre from

approximately 120 - 1660 sq ft - providing rooms with a desk capacity of 2 - 8 desks. A communal meeting room facility and communal kitchen area are available for all occupiers in the building to use, in addition to fully refurbished toilets and shower facilities.

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.



Accommodation

The accommodation comprises of the following suites which can be secured on either short term license or longer term agreements.

Name	Sq ft	Sq m	Rent	Rates Payable	Service Charge	Availability
Ground - Suite 1 - 8 desk capacity	390	36.23	£24,000 per annum	On application	On application	Available
Ground - Suite 2 - 4 desk capacity	235	21.83	-	On application	On application	Let
Ground - Suite 3 - 2 desk capacity	125	11.61	-	On application	On application	Let
1st - Suite 4 - 8 desk capacity	400	37.16	£24,000 per annum	On application	On application	Available
1st - Suite 5 - 4 desk capacity	230	21.37	£12,000 per annum	On application	On application	Available
1st - Suite 6 - 2 desk capacity	130	12.08	£6,000 per annum	On application	On application	Available
Lower Ground - Suite 7 - 2 desk capacity	100	9.29	£6,000 per annum	On application	On application	Available

Name	Sq ft	Sq m	Rent	Rates Payable	Service Charge	Availability
Lower Ground - Suite 8 - 6 desk capacity	290	26.94	£18,000 per annum	On application	On application	Available
Lower Ground - Suite 10 - 2 desk capacity	120	11.15	£6,000 per annum	On application	On application	Available
Total	2,020	187.66				

Business Rates

N/A

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