

**TO LET - OFFICE / SERVICED OFFICE**

# **7 ALVA STREET**

**Edinburgh, EH2 4PH**



## **Key Highlights**

- 2 to 22 Desks
- 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	680	63.17	£2,800 per month	n/a	n/a	Available
Ground - Suite 2 - 4 desk capacity	340	31.59	-	On application	On application	Let
Ground - Suite 3 - 2 desk capacity	170	15.79	-	On application	On application	Let
1st - Suite 5 - 4 desk capacity	340	31.59	£1,400 per month	n/a	n/a	Available
1st - Suite 6 - 2 desk capacity	170	15.79	£700 per month	n/a	n/a	Let
Lower Ground - Suite 7 - 2	170	15.79	£700 per month	n/a	n/a	Available



## Contact

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