



3 Queen Street, Queen Street, Edinburgh EH2 1JE

TO LET

Self Contained Open Plan Offices

1,840 Sq Ft
(171 Sq M)

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DESCRIPTION

Fully refurbished, self contained open plan ground and lower ground floor office.

- ✓ To be refurbished for occupation
- ✓ Modern open plan specification
- ✓ Self contained
- ✓ Tea prep
- ✓ Gas central heating
- ✓ Dedicated toilet facilities

LOCATION

Queen Street is located in the heart of Edinburgh's New Town and is on one of the main arterial routes through the city centre. The subjects are located within the block bounded by Hanover Street and North St David Street.

Surrounding occupiers include Royal London, Edinburgh New Town Cookery School and Royal College of Physicians of Edinburgh.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Total	1,840	171

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

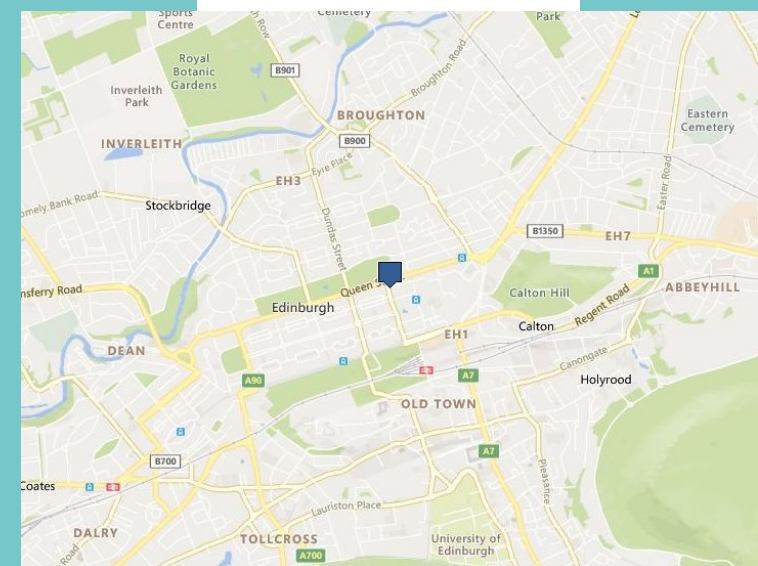
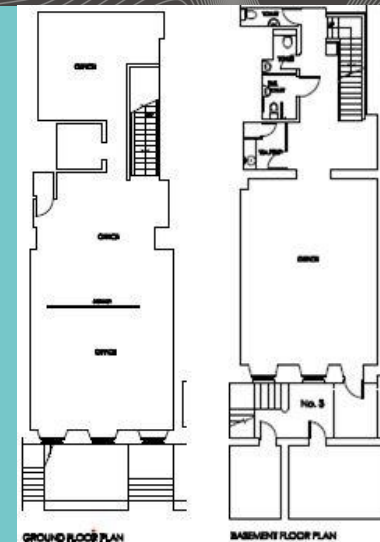
The Rateable Value according to www.saa.gov.uk is £25,800 equating to approximately £6.87 per sq ft payable.

TERMS

New Full Repairing and Insuring Lease for a term to be agreed.

EPC

An EPC is available upon request.



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VIEWING & FURTHER INFORMATION

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