Ryden

TO LET

MODERN NEWLY REFURBISHED 3RD FLOOR OFFICES

59.3 - 112.6 SQ M (638 - 1,212 SQ FT)



3-5 QUEEN STREET
EDINBURGH
EH2 1JE

- NEWLY REFURBISHED OFFICE SPACES
- FULLY FITTED AND FURNISHED
- ALL INCLUSIVE FLEXIBLE TERMS AVAILABLE

FIND OUT MORE AT RYDEN.CO.UK







LOCATION

3-5 Queen Street is prominently located in Edinburgh city centre on the south side of Queen Street.

Situated in Edinburgh's prestigious New Town, this highly desirable location benefits from exceptional transport links, being within 5 minutes' walk to York Place Tram Halt, Edinburgh Bus Station and Waverley Rail Station. Edinburgh city centre is a vibrant area with a mix of traditional offices, shops, hotels, serviced apartments and restaurants, alongside prime residential properties.

DESCRIPTION

The available accommodation is located on the 3rd floor of number 3 Queen Street and the 3rd floor of number 5 Queen Street both accessible via a new fully refurbished reception area.

SPECIFICATIONS

Passenger lift serving all floors in 4-5 Queen Street

LED light fittings

Floor boxes with power and data

High speed building wifi

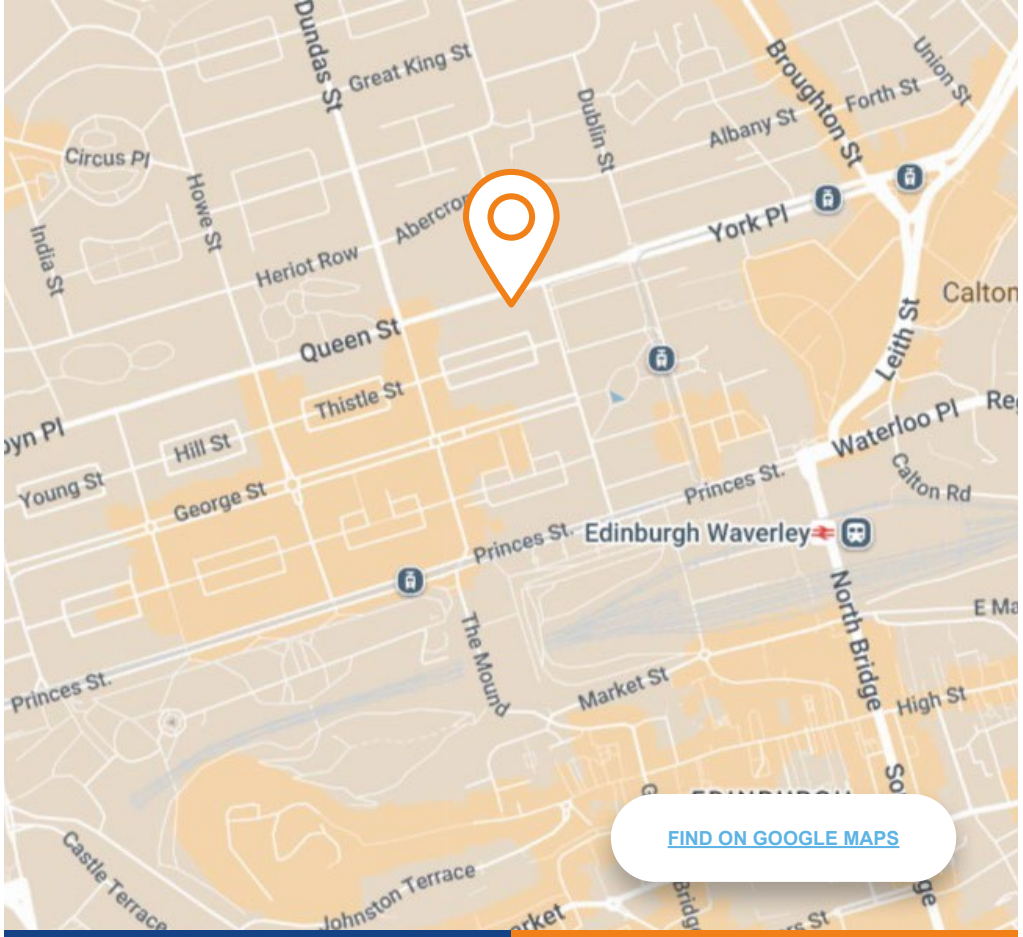
Showers

Cycle storage

Bookable free meeting rooms at 15 Queen Street

Cafe at 15 Queen Street





NEWLY REFURBISHED OFFICE SPACE IN THE CENTRE OF EDINBURGH

LEASE TERMS

The offices are available to let on a flexible all inclusive license basis for a minimum period of 1 year.

The offices are also available to let on a traditional lease for a longer term to be agreed upon.

ENTRY

Immediate.

PRICING

OFFICE	3F3 QUEEN STREET	3F5 QUEEN STREET
SIZE SQ FT	638	1,212
RENT P/A	£17,500	£35,000
SERVICE CHARGE P/A	£3,711	£11,719
RATES PAYABLE ESTIMATE P/A	FULL EXEMPTION AVAILABLE	£8,177
WATER P/A	£407	£911
TOTAL	£21,618	£55,807

On an all inclusive basis including utilities and WIFI the property is available for a minimum period of a year and rolling quarterly thereafter at a cost of £5.50 sq ft/ month excluding Business Rates if applicable.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending tenant/purchaser must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.

EPC

A copy of the EPC is available upon request.









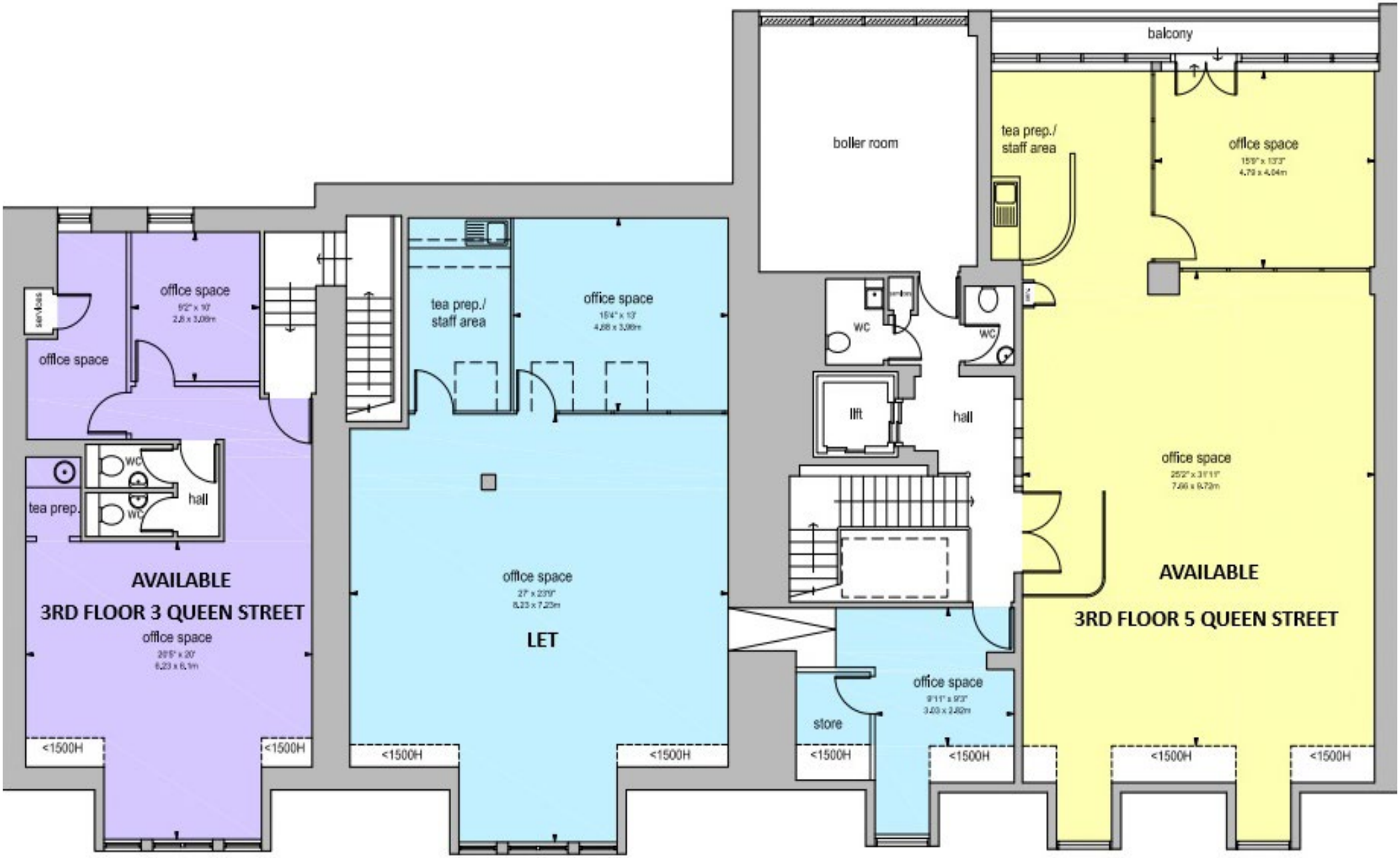







HELLO QUEEN ST.
YOU'RE LOOKING
Gorgeous
TODAY


DATA


balcony
boiler room
tea prep./
staff area
office space
15'9" x 13'3"
4.79 x 4.04m
office space
9'2" x 10'
2.8 x 3.06m
office space
tea prep./
staff area
office space
15'4" x 13'
4.68 x 3.96m
WC
WC
lift
hall
office space
25'2" x 31'11"
7.66 x 9.72m
AVAILABLE
3RD FLOOR 5 QUEEN STREET
services
office space
wc
wc
hall
tea prep.
AVAILABLE
3RD FLOOR 3 QUEEN STREET
office space
20'5" x 20'
6.23 x 6.1m
office space
27' x 23'9"
8.23 x 7.23m
LET
store
office space
9'11" x 9'3"
3.03 x 2.82m
<1500H
<1500H
<1500H
<1500H
<1500H
<1500H
<1500H
<1500H







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GET IN TOUCH

Please get in touch with our letting agent for more details.

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Ryden

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