

# TO LET

## SELF CONTAINED OFFICE PREMISES

Located in Edinburgh's prestigious  
West End

Offers over £25,000 per annum

High Quality traditional Georgian  
townhouse office accommodation

Premises extend to 84.00 sqm  
(904sqft)

Close proximity to an abundance of  
staff amenities

Suitable for a variety of occupiers  
subject to the necessary planning  
consents



WHAT 3 WORDS



3 ALVA STREET, EDINBURGH, EH2 4PH

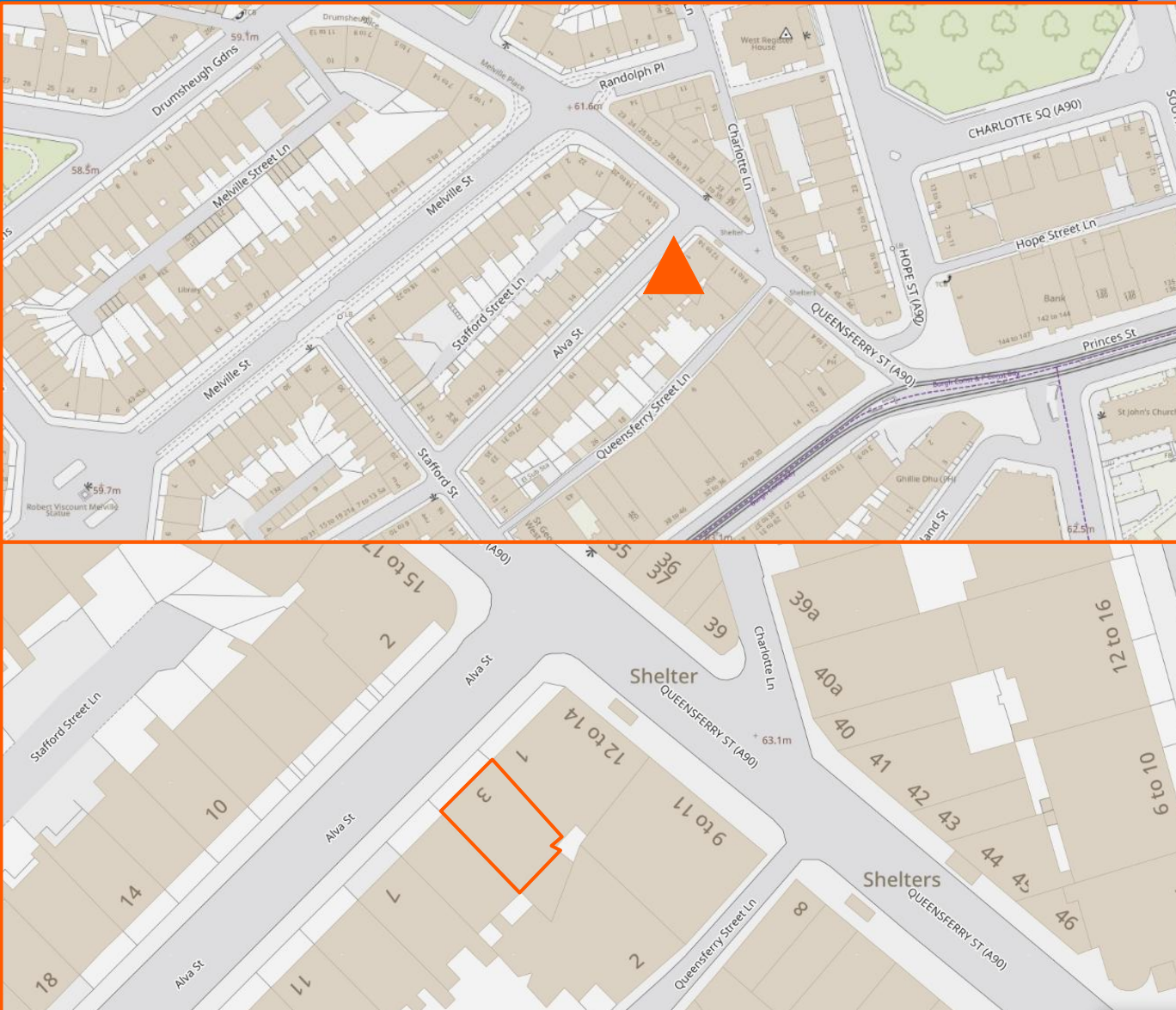
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# Location

3 ALVA STREET, EDINBURGH, EH2 4PH



## Location

The subjects are located on the south side of Alva Street, within Edinburgh's West End business district, situated less than a ¼ mile to the west of Edinburgh's bustling city centre.

Alva Street is a well-established office location situated in one of the city's most prestigious areas. The surrounding area is renowned for its Georgian townhouses, many of which have been converted for office use.

The location is well served by public transport, offering convenient access to Haymarket railway station, the West End tram stop & several major bus routes operating along nearby Shandwick Place and Queensferry Street.

Alva Street and its adjacent streets offer numerous pay and display parking bays for the convenience of both staff and visitors if required.

**Rarely available leasehold opportunity in well-established office location**



Virtual Tour



# Description

3 ALVA STREET, EDINBURGH, EH2 4PH



## Description

The subjects comprise a self-contained office premises arranged over the ground floor of a three-storey and basement mid-terraced Georgian townhouse building, of solid stone construction beneath a pitched and slated roof.

The property has been maintained to a high standard, providing an attractive and high-quality office accommodation. Internally, there are two well-proportioned office spaces and a meeting room. Additionally, the property benefits from a breakout area for staff as well as two w/c facilities.

This office provides a professional yet inviting environment, offering occupiers a bright, comfortable, and collaborative working space.

## Accommodation

Description	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	84.00	904
<b>TOTAL</b>	<b>84.00</b>	<b>904</b>

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



## Lease Terms

The subjects are offered on a full repairing and insuring basis for a term to be agreed incorporating regular rent reviews.

## Rent

Offers over £25,000 per annum.

## Rateable Value

The subjects are entered in the current Valuation Roll at a rateable values of; (GF) - £12,000 & (GF1) - £2,250

As of April 2026, the proposed rateable values shall remain unchanged.

Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 4 months of the beginning of the tenancy.

## Energy Performance Certificate

An Energy Performance Certificate is available upon request.

## VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

## Legal Costs

Each party to bear their own legal costs in the documentation of this transaction; however the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.



## Get in Touch

For further information or viewing arrangements please contact the sole agents:



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**Shepherd Chartered Surveyors**

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## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. **March 2026**