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4 Queen Street,  
Edinburgh EH2 1JE

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Modern open plan office

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**TO LET**

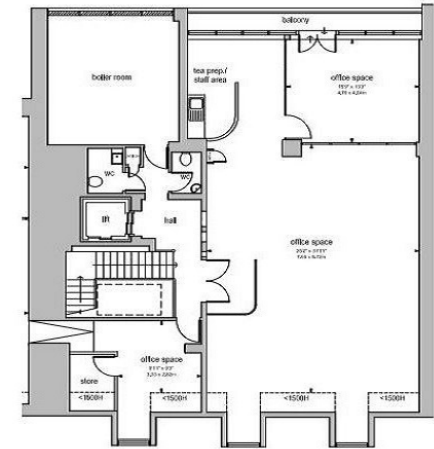
1,212 Sq Ft  
(113 Sq M)

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## DESCRIPTION

The subject comprises a good quality modern open plan office on the third floor with an impressive entrance reception providing lift access to all floors.

- ✔ Gas central heating
- ✔ Lift access
- ✔ Kitchen/tea prep areas
- ✔ Toilet and shower facilities
- ✔ Access to Queen Street Gardens
- ✔ Bike store
- ✔ 2 minute walk to tram halt at St Andrew Square
- ✔ Boardroom



## ACCOMMODATION

Net Internal Areas	sq ft	sq m
Third Floor	1,212	113
<b>Total</b>	<b>1,212</b>	<b>113</b>

## 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 Values as shown at [www.saa.gov.uk](http://www.saa.gov.uk) is £15,100.

## TERMS

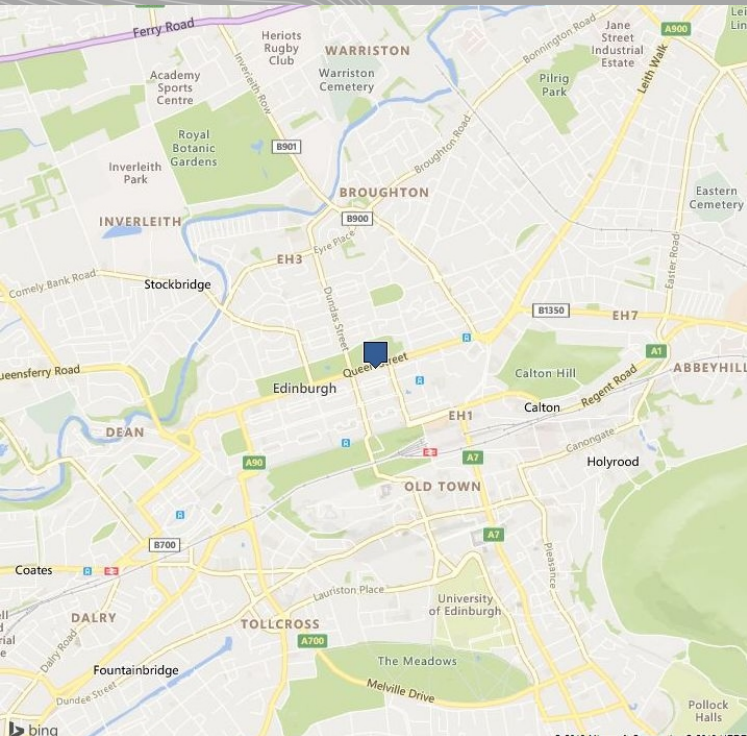
Available on a new lease for a term to be agreed.

## EPC

EPC Rating of D.



# 4 Queen Street, Edinburgh EH2 1JE



## LOCATION

Queen Street is located in the heart of Edinburgh's New Town and is one of the main arterial routes through the city centre. The subject is 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.



## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert  
Smith  
Hampton**

**Geoff Scott**  
07872 822 314  
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**lsh.co.uk**

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Regulated by RICS 13-Jun-2024