

# QUEENSFERRY STREET STUDIOS TO LET

Queensferry Street Studios provide contemporary office accommodation in the heart of the city centre from approximately 406 sq ft up to 1,949 sq ft.



*'flooded with natural light the studios offer flexible business space'*









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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.

The accommodation has undergone an extensive refurbishment and offers stylish, light, affordable and flexible options for occupiers.

#### THE SPACE

Studio	Size
1	434 sq ft
2	406 sq ft
3	614 sq ft
4	495 sq ft

Please note that it is possible to internally interlink some of the studios if required.

#### COSTS

In addition, the spaces are available on a fixed cost, all-inclusive basis providing certainty of budgeting for any occupier.

Precise costs are available from the letting agents, but the all-inclusive rents range from £850-£1,200 per month. It would be possible for tenants to achieve all in costs of £100 per month per desk, depending on licence length, densities and layout. Rent is charged quarterly in advance.

Licences are flexible, and could be as short as 12 months depending on the rent agreed. Ideally we are looking for 2-3 year licences at the rental rates noted above.

Further details on services included in the annual rate are available from the letting agent; the main aim being to include as much as possible and make occupation as simple and hassle free as it can be for the tenants.

Only electricity usage (sub metered per Studio) and gas (charged back on a pro-rata basis) is an additional cost.

Tenants may use their own telecoms and install a fixed line, or use the complimentary high speed broadband to set up their own VOIP system.

#### THE SPECIFICATION

The studios benefit from the following:

- High speed broadband included
- Kitchen/tea prep facilities
- Refurbished toilet facilities
- Stunning feature lighting
- Gas fired combi boiler – heating and hot water
- Excellent levels of natural light
- Modern flooring throughout
- Storage space
- Mix of secondary and double glazing
- Period features throughout

#### LOCAL AUTHORITY RATES

We are awaiting the new Rateable Value assessments but expect each Studio to be below £10,000, thereby offering tenants (subject to satisfying the appropriate criteria) the benefit of 100% rates relief through the Small Business Rates Relief Scheme.

Further details can be found at <http://business.scotland.gov.uk/view/guide/business-rates-relief>

#### LEGAL COSTS

Occupation of the space will be by way of a simple 'Licence to Occupy' saving on legal costs and time.

#### DEPOSIT

A 3 month deposit will be held and returned on confirmation of rental payments being met and the studios being returned after the tenancy in the same condition as they were received.

VAT – VAT will not be payable on the rent

EPC – the Studios have an EPC rating of 'D'

#### CONTACT AND VIEWING

By appointment with letting agent:  
Sara Dudgeon or Chris Cuthbert  
[Sara@cuthbertwhite.com](mailto:Sara@cuthbertwhite.com)  
[Chris@cuthbertwhite.com](mailto:Chris@cuthbertwhite.com)



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