



Property found on [boxpod.co.uk](https://boxpod.co.uk)  
Quote Reference: Boxpod



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3-4 Queen Street,  
Edinburgh EH2 1JE

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**TO LET**

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Modern open plan offices

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297 - 2,911 Sq Ft  
(28 - 270 Sq M)

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### DESCRIPTION

The subjects comprise good quality modern open plan offices on the lower ground, ground and first floors 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
- ✓ Impressive entrance reception



### ACCOMMODATION

Net Internal Areas	sq ft	sq m
Lower Ground	1,499	139
Ground	297	28
First Floor	1,115	104
<b>Total</b>	<b>2,911</b>	<b>270</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

For business rating information please visit the Scottish Assessors Association website - [www.saa.gov.uk](https://www.saa.gov.uk)

### TERMS

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

### EPC

EPC Rating of D.



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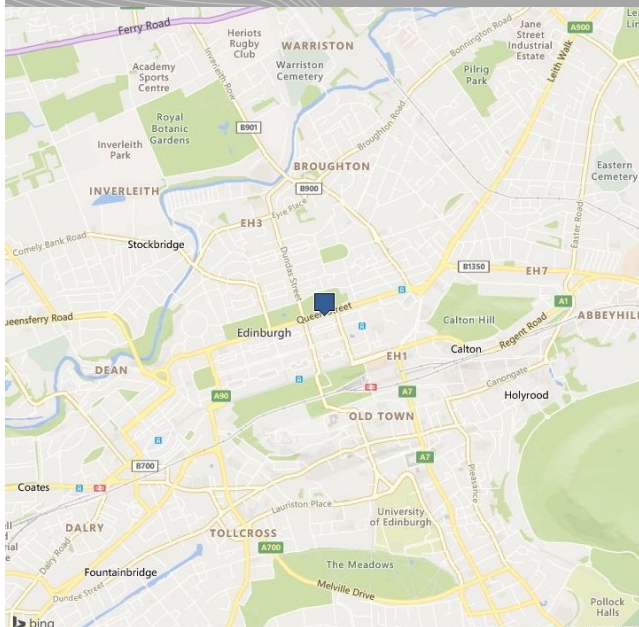




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### LOCATION

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 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.



### VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert  
Smith  
Hampton**

**Geoff Scott**  
07872 822 314  
[gscott@lsh.co.uk](mailto:gscott@lsh.co.uk)

**[lsh.co.uk](https://lsh.co.uk)**

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Regulated by RICS 20-Sep-2023