

Ryden

TO LET

**ALL INCLUSIVE FULLY FURNISHED
OFFICES**

377 SQ FT (35 SQ M)

8-12 DESKS

**15 QUEEN STREET
EDINBURGH
EH2 1JE**

**FULLY FURNISHED
WORKSPACE**

**SUPERFAST WI-FI &
ALL UTILITIES**

**CLEANING, MAINTENANCE,
AND REPAIRS**

**DISCOUNTED COFFEE
FROM OUR ON-SITE SHOP**

**SHARED, STOCKED
KITCHENS ON EVERY FLOOR**

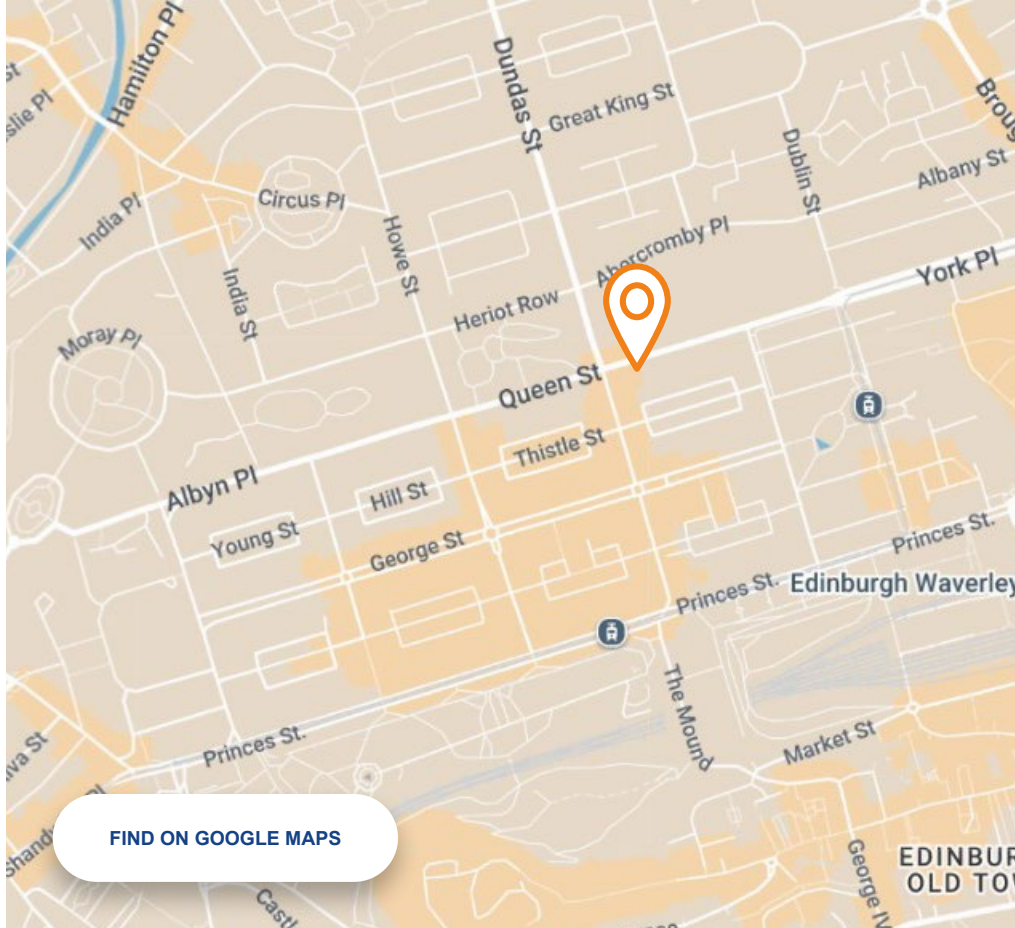
**CAR PARKING &
CYCLE STORAGE**

SHOWERS

**24/7 ACCESS &
SECURE ENTRY**

**MAIL HANDLING &
RECEPTION**

[FIND OUT MORE AT RYDEN.CO.UK](https://ryden.co.uk)



FIND ON GOOGLE MAPS

**EXCELLENT
OPPORTUNITY IN
SOUGHT AFTER
LOCATION**

**35 SQ M
(377 SQ FT)
8-12 DESKS**



LOCATION

15 Queen Street is a double townhouse, ideally located in the heart of Edinburgh's New Town, just moments from George Street and a short walk from Waverley Station, as well as views across Queen St Gardens to the Firth of Forth. Surrounded by elegant shops, renowned galleries, and an array of sophisticated dining options, it's perfect for professionals who value both productivity and culture. Take a stroll through Queen Street Gardens or enjoy the vibrant atmosphere of nearby bars and restaurants—15 Queen Street offers a seamless blend of work and city living.

ACCOMMODATION

The subjects have the following approximate areas:-

DESCRIPTION	SQ M	SQ FT
TOP FLOOR	131	377
TOTAL	226	377

RENT

£3,958.50 per month.

LICENSE

The office is available on an all inclusive license for a minimum period of 1 year.

EPC

Available upon request.

ENTRY

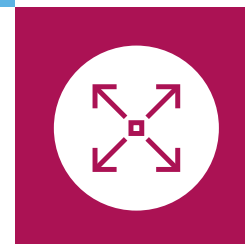
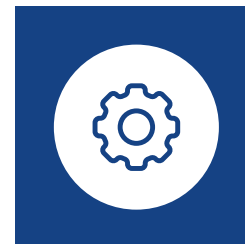
Upon agreement.

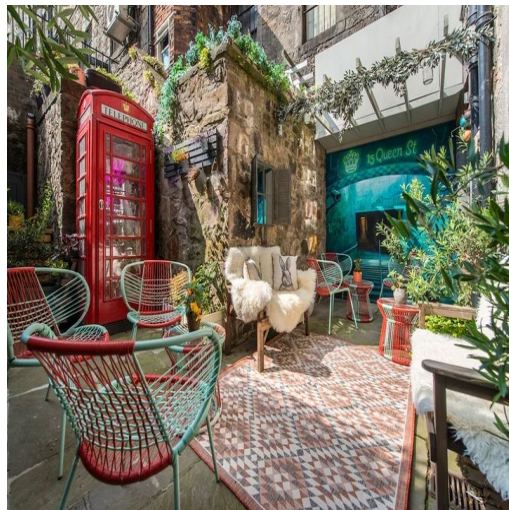
VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending tenant 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.





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GET IN TOUCH

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

Geoff Scott

T 07872 822 314

E geoff.scott@ryden.co.uk

Kyle Wright

T 07425 478 303

E Kyle.Wright@ryden.co.uk

Ryden

7 Exchange Crescent, Conference Sq
Edinburgh
EH3 8AN

0141 204 3838

Ryden

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