

49

Queen Street

EDINBURGH • EH3 3NH

Prominent Full Townhouse Office

4,432 sq ft

49

Queen Street

Prominent full townhouse office in core city centre location

- Stunning period property with attractive original features
- Well configured space with excellent natural lighting
- 6 car parking spaces available to the rear of the property
- Attractive outlook over Queen Street Gardens
- Excellent range of local amenities

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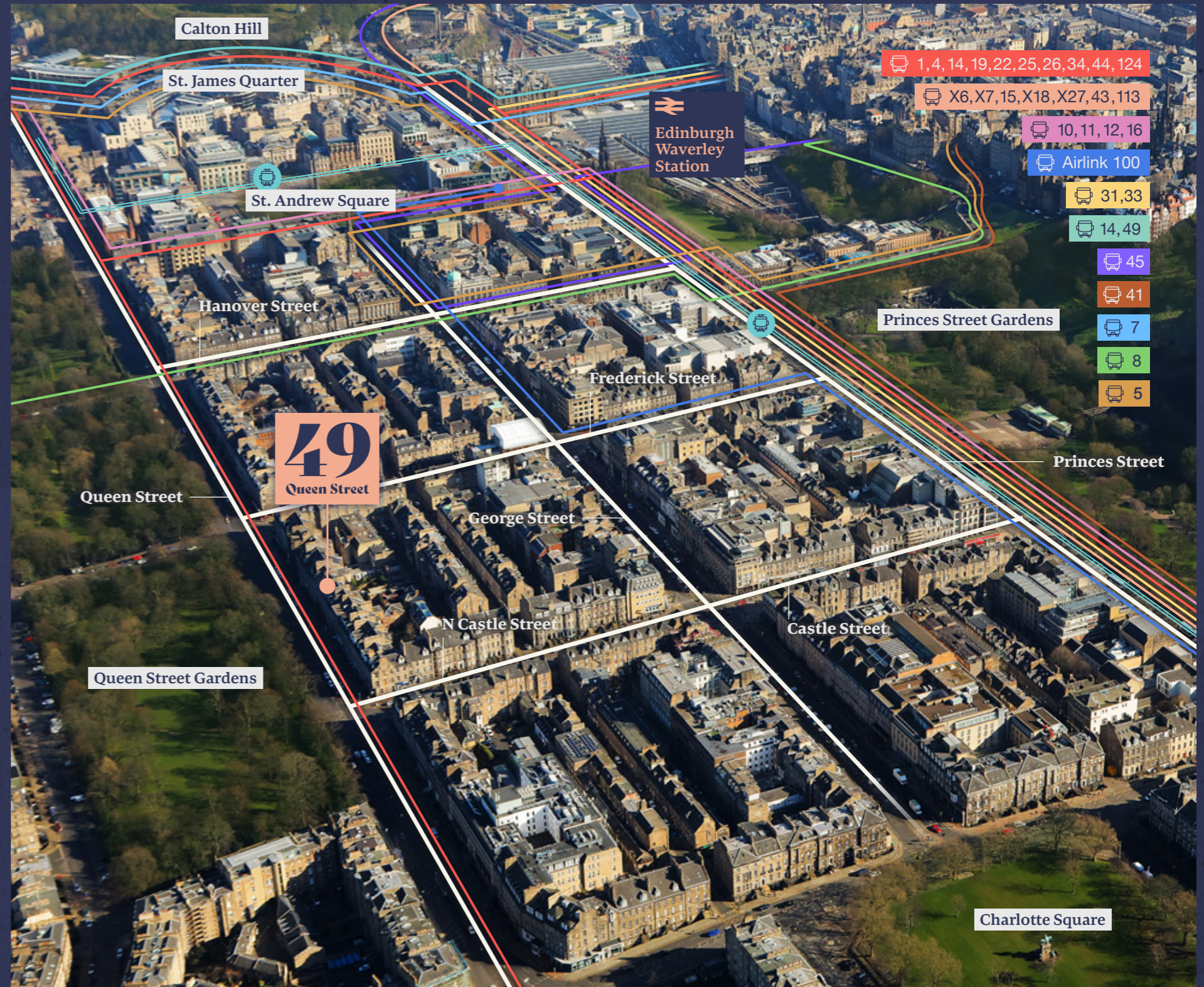
Queen Street

Location

The property is located at the west end of Queen Street, between Frederick Street and North Castle Street. To the north of the property lies Queen Street Gardens, offering an attractive outlook from the upper floors of the building.

49 Queen Street is well situated to access Waverley Rail Station, numerous bus stops serving the city and the tram network. The central location also provides easy access to a broad range of amenities in the city centre.

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Description



Entrance Lobby

The accommodation offers well proportioned workspace which benefits from excellent levels of natural lighting throughout. There are male and female toilet facilities provided on the lower ground and first floor level. The building benefits from tea preparation facilities on the first, second and third floors. There are three basement stores at the front of the property which could potentially be used for bicycle storage.

To the rear of the property there is a small courtyard area, and the car park provides up to six dedicated spaces accessible via Hill Street North Lane.



1st Floor Office



3rd Floor Office & Tea Prep

The property comprises a self-contained townhouse offering high quality office accommodation over lower ground, ground and three upper levels with additional storage in the attic. Access to the building is provided at ground floor level via an impressive entrance from Queen Street. The lower ground floor can also be accessed from a separate entrance at the front of the building and the car parking to the rear.



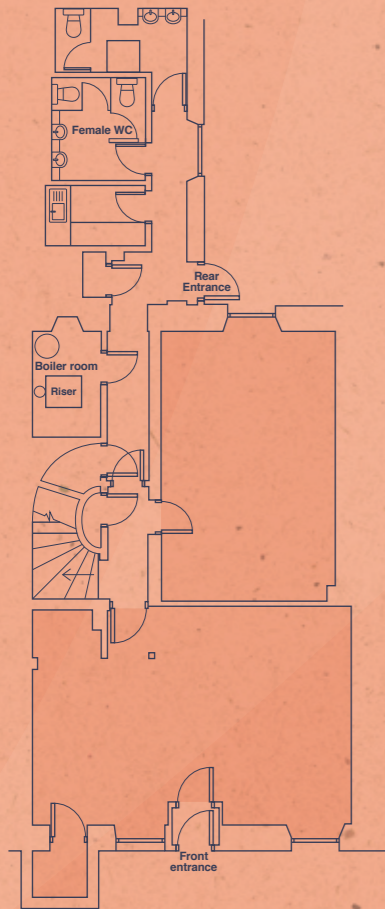
3rd Floor Office

Floor plans

The building also benefits from three lined basement vaults extending to 198 sq ft.

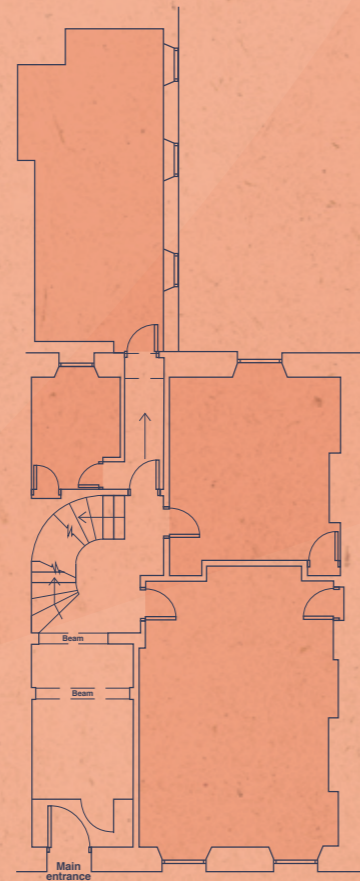
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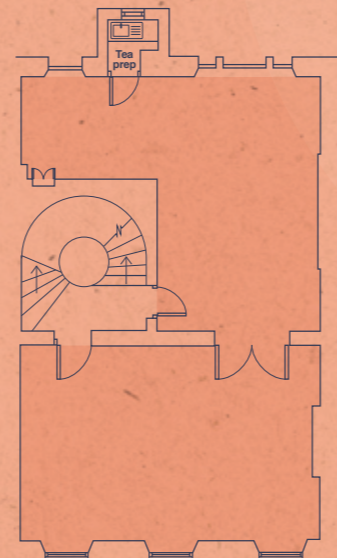
Lower Ground

854 sq ft



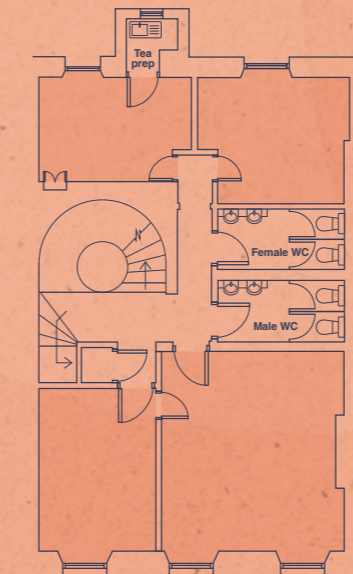
Ground

1,087 sq ft



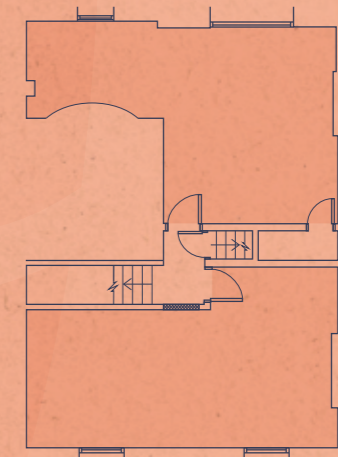
1st

987 sq ft



2nd

765 sq ft



3rd

739 sq ft

49

Queen Street

Rateable Value

The incoming occupier will be responsible for the payment of all local authority rates.

Any enquiries regarding this should be made to the Lothian Valuation Joint Board on 0131 344 2500.

www.lothian-vjb.gov.uk

Energy Performance Certificate

The property has an EPC rating of E. A copy of the certificate is available upon request.

Value Added Tax

VAT will be charged on the rent and all other obligations associated with the property at the prevailing rate.

Lease Terms

The subjects are available immediately on Full Repairing and Insuring terms for a period to be agreed.

Viewings & Further Information

For further information or viewing arrangements please contact:

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