



# To Let

Office Space Availability  
185 sq ft - 8,488 sq ft

101 George Street  
Edinburgh  
EH2 3ES

- Newly refurbished office space on 3rd, 5th and 7th floors
- Reception area to be refurbished
- Prestigious city centre address with excellent surrounding amenities and transport links
- Period features
- Lift access
- Concierge service

## LOCATION

101 George Street is prominently located in Edinburgh's city centre with excellent surrounding amenities and bus, tram and rail links nearby. Waverley Station can be reached within 10 minutes on foot and the Princes Street tram halt within 5 minutes.

## DESCRIPTION

The building boasts period features with recently refurbished common parts. The building also includes a communal outdoor terrace and concierge service, as well as lift access.

Refurbishment of the 3rd, 5th and 7th floor suites has recently been completed, including new LED lighting, carpets, paintwork.

## ACCOMMODATION

The available office has a net internal area of 8,488 sq ft / 788.56 sq m and has been measured in accordance with the Code of Measuring Practice (6th Edition).

Floor	Sq Ft	Availability
Ground	3,551	June 2025
3rd	2,589	Under Offer
4th	239	Available now
5th	2,589	Available now
6th	1,551	June 2025
	257	Available now
	185	Available now
	225	Available now
7th	853	Available now
<b>Total</b>	<b>8,488</b>	

## INDICATIVE VISUALS OF 3RD/5TH FLOOR



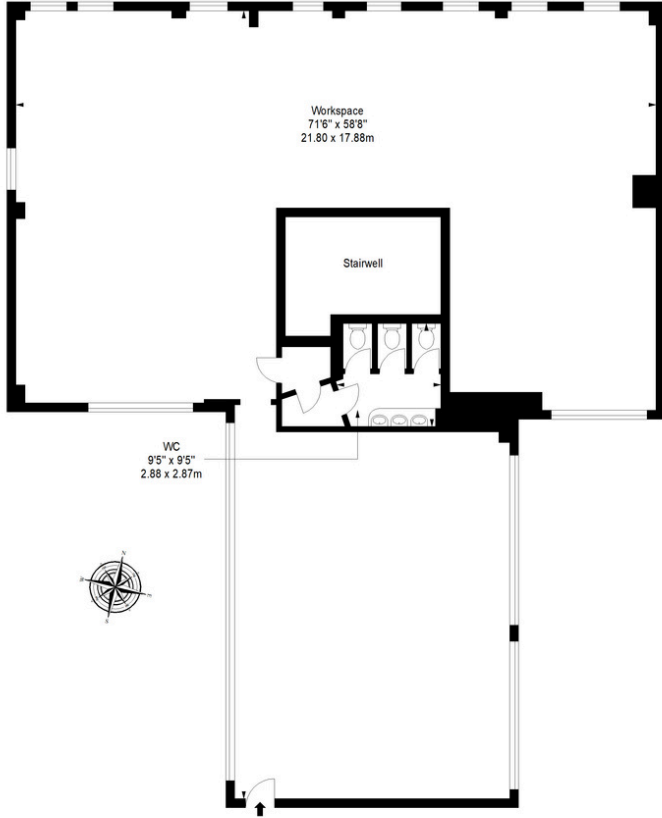


## VIDEO TOUR



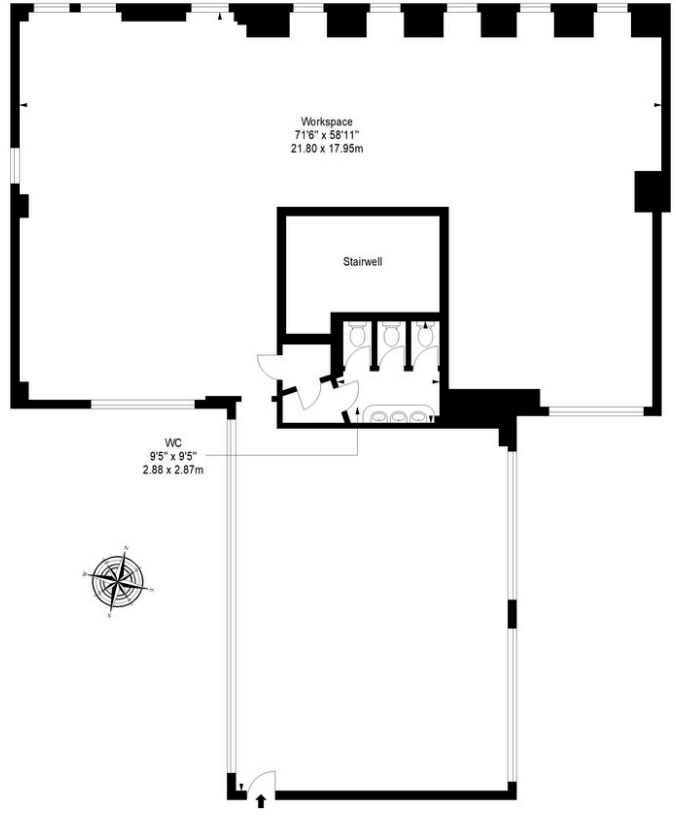
# FLOORPLANS

## Third Floor



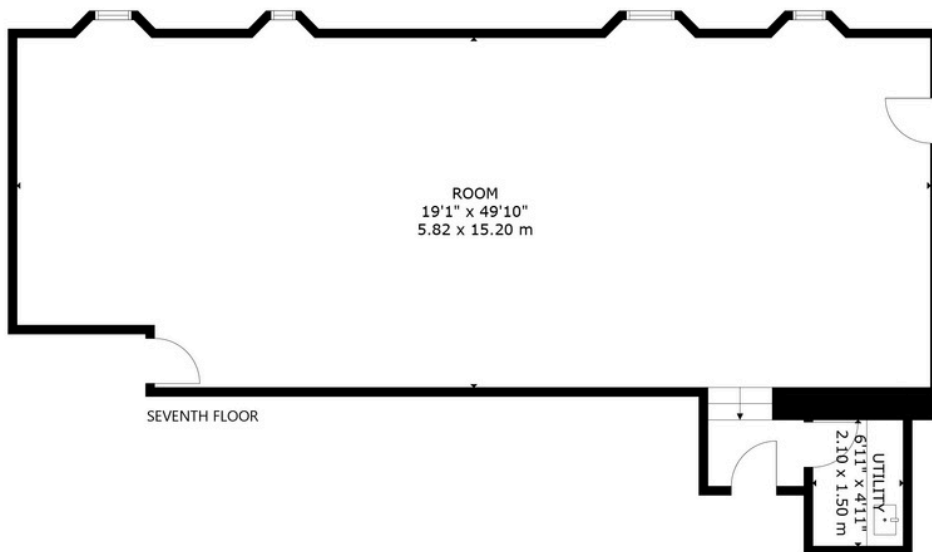
Total area: approx. 276.1 sq. metres (2972.0 sq. feet)

## Fifth Floor



Total area: approx. 251.7 sq. metres (2709.3 sq. feet)

## Seventh Floor





## BUSINESS RATES

The incoming occupier will be responsible for the payment of Local Authority Rates. It is recommended that interested parties contact Lothian Valuation Joint Board directly for rating information.

## EPC

Available on request.

## RENT AND LEASE TERMS

The property is available to lease on a new Full Repairing and Insuring basis on terms to be agreed. Rent is available on application.

## LEGAL COSTS

Each party will be responsible for their own legal costs, with the ingoing tenant responsible for the payment of registration dues and any LBTT payable.

## SERVICE CHARGE

Available on request.

## VAT

The building is elected for VAT. VAT will be payable on all outgoings related to the occupation of the building.

## VIEWING & FURTHER INFORMATION

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