



# To Let

3<sup>rd</sup> Floor Suite: 2,589 Sq Ft

**101 George Street**  
Edinburgh  
EH2 3ES

- Prestigious city centre address with excellent surrounding amenities
- Communal Outdoor Terrace
- Concierge service
- Lift access

## LOCATION

The property is located on the north side of George Street in the heart of Edinburgh city centre, within the golden rectangle.

George Street provides an abundance of shops, bars and restaurants. Contini occupy the ground floor, along with many high end establishments within close proximity such as Browns, Chaophraya, Victor Hugo Deli and Badger & Co.

The property also benefits from excellent transport links - it is in close proximity to both Waverley and Haymarket Train Stations, Princes Street Bus stops and Princes Street Tram halt.

## DESCRIPTION

The property comprises a third floor suite, which benefits from:

- Period features
- Open plan accommodation
- Secure car park
- Lift access
- Manned reception
- Communal tea prep facilities

## ACCOMMODATION

Floor	Size Sq Ft	Availability
3 <sup>rd</sup>	2,589	Immediate subject to surrender



## SERVICE CHARGE

A service charge is applicable and details are available on request.

## RATES

Business rates will differ depending on the suite of interest, more information is available on request.

## LEASE TERMS

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

## VAT

VAT will be charged on rent at the prevailing rate.

## 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.

## EPC

The property has an EPC rating of D+.

## VIEWING & FURTHER INFORMATION



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