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# TO LET

**Final Suite Remaining – 2<sup>nd</sup> Floor West**  
3,171 sq ft / 294.6 sq m

**90A George Street**  
Edinburgh  
EH2 3DF

- Final suite remaining following two pre-lets on the 3<sup>rd</sup> floor
- Undergoing comprehensive Cat A+ refurbishment - available early November 2023
- Prime city centre location
- Superb amenity and transport links

## LOCATION

90a George Street is situated in the heart of the city and occupies a prominent position on the south side of George Street, with Castle Street to the west and Frederick Street to the east. George Street is situated within Edinburgh's traditional city office core and is regarded as one of the city's premier business and retail destinations. The property is surrounded by a range of restaurants and shops including Contini, Copper Blossom, Fazenda, Jo Malone and The White Company.

The property has superb city-wide transport links via several bus stops along Princes Street as well as quick access to the Princes Street tram stop, providing regular links to Edinburgh Airport, Haymarket and Leith. The property is also a short walk from both Waverley and Haymarket train stations which provide daily services around Scotland and the UK.

## DESCRIPTION

90a George Street offers a variety of high-quality open plan and cellular office accommodation which benefits from:

- Secure garaged car parking spaces on Rose Street North Lane
- Alarm and phone entry systems
- Lift facilities with access to all floors
- Dedicated kitchen and tea preparation areas
- Perimeter trunking
- All electric heating system
- Contemporary fully fitted office suite

All images are CGIs of proposed 2<sup>nd</sup> floor west refurbishment:







## ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) and the net internal floor areas are as follows:

Demise	Sq Ft	Sq M
2 <sup>nd</sup> Floor West	3,171	294.6

## LEASE TERMS

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

## SERVICE CHARGE

A service charge is applicable and equates to approximately £6.84 per sq ft.

## VAT

All figures are exclusive of VAT which will be payable at the prevailing rate.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction with the incoming tenant responsible for the payment of Land and Buildings Transaction Tax, Registration Dues and VAT incurred thereon.

## ENTRY

Available for entry in November 2023 following a full refurbishment, which is currently underway.

## RATES

The incoming occupier will be responsible for the payment of Local Authority Rates.

We understand the suite currently has a rateable value of £57,300.

## EPC

The property currently has an EPC rating of D. However, after the refurbishment we expect to achieve a B.

## VIEWING & FURTHER INFORMATION



**James Metcalfe**

07786 623 282

[james@cuthbertwhite.com](mailto:james@cuthbertwhite.com)



**Chris Cuthbert**

07989 395 165

[chris@cuthbertwhite.com](mailto:chris@cuthbertwhite.com)

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