



To Let

5th Floor Office Suite
1,435 sq ft / 133.32 sq m

68-70 George Street
Edinburgh
EH2 2LT

- Lift access
- Roof terrace with outdoor seating
- Spectacular Castle views
- Available immediately

LOCATION

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

Within the immediate vicinity there is a variety of shops, bars and restaurants, examples include Dishoom, The Edinburgh Grand, All Bar One, Victor Hugo Deli and Cadiz.

Additionally, the St James shopping centre is a 5 minute walk from the front door and is home to some of the finest retailers in Edinburgh.

The property benefits from excellent transport links. Waverley and Haymarket train stations, Princes Street bus stops and Princes Street tram halt are all within close proximity.

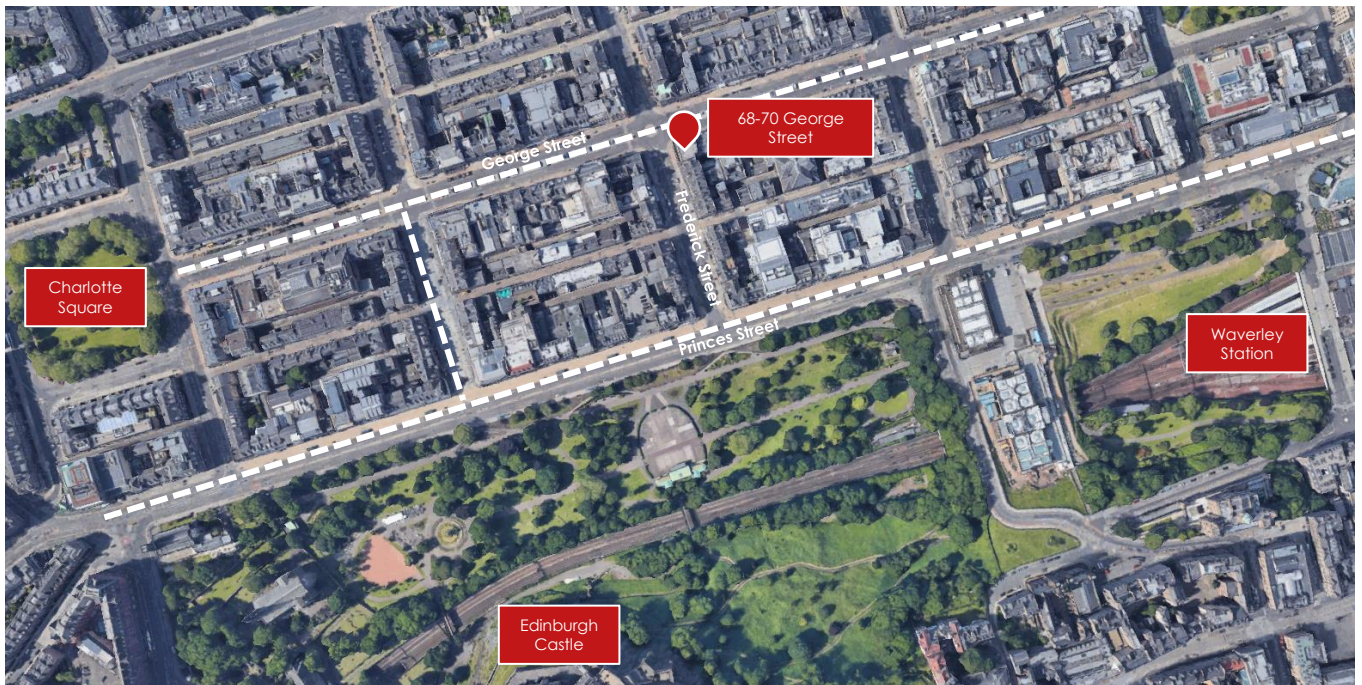
DESCRIPTION

68-70 George Street is arranged over lower ground, ground and five upper floors, with retail accommodation from lower ground to first floors and office occupiers from second to fifth floors. The office suites have a dedicated entrance accessed from George Street.

When the existing tenant vacates, the suite will be refurbished – specification to be confirmed.

The property benefits from the following:

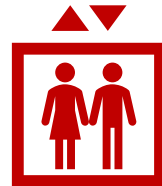
- Communal WCs on every floor
- DDA compliant
- Lift access
- Communal roof terrace
- Spectacular views south and towards the castle



**SUITE TO BE
REFURBISHED**



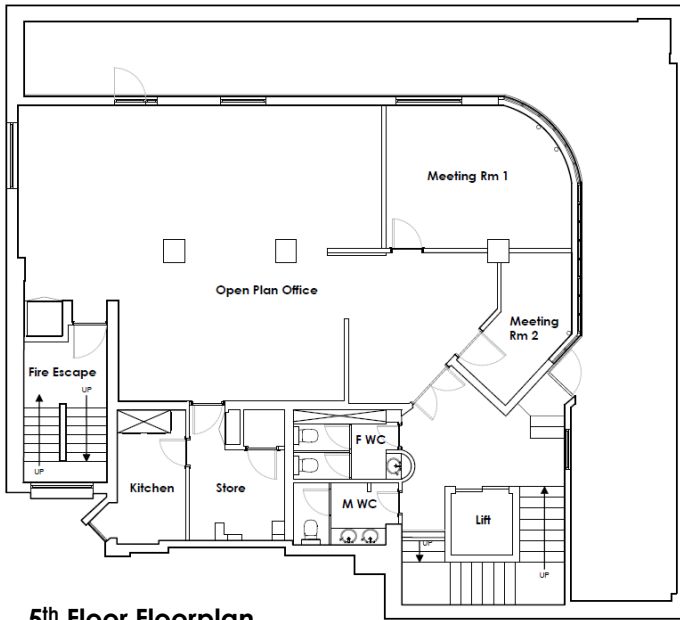
CASTLE VIEWS



LIFT ACCESS



ROOF TERRACE



5th Floor Floorplan



ACCOMMODATION

The available office will be measured on completion of refurbishment works.

The office suite has an approximate net internal area of 1,435 sq ft / 133.32 sq m.

BUSINESS RATES

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

The property currently has a rateable value of £23,400 and it is recommended that interested parties contact Lothian Valuation Joint Board directly for rating information.

ENTRY

The suite is available immediately.

SERVICE CHARGE

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

VAT

The building is elected for VAT.

VAT will be payable on all outgoings related to the occupation of the building.

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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