



THE
AUCTION
HOUSE

TO LET
Open plan offices

1,377 sq ft - 3,815 sq ft

128 sq m - 354 sq m

63A GEORGE STREET, EDINBURGH, EH2 2JG



The Auction House sits on the north side of George Street, in the heart of Edinburgh's central business district. Situated within Edinburgh's traditional city office core, George Street is regarded as one of the city's primary business and retail destinations.

With panoramic views of the city and surroundings, the building also benefits from excellent local amenities, with a superb range of shops, bars and restaurants right on the doorstep.

Nearby occupiers include AAB Group, Fairhurst, Ledingham Chalmers and Lloyds TSB.



CGI of proposed 1st floor refurbishment

The opportunity

Behind the elegant Georgian façade, The Auction House offers modern, open plan office accommodation over the 1st - 5th floors.

The 2nd, 4th & 5th floors have recently been let and now only the 1st and 3rd floors remain.

They are both about to undergo a comprehensive refurbishment and will provide quality office accommodation benefiting from cabling, meeting rooms and kitchen facilities.



CGI of proposed 1st floor refurbishment



CGI of proposed 3rd floor refurbishment



CGI of proposed 1st floor refurbishment

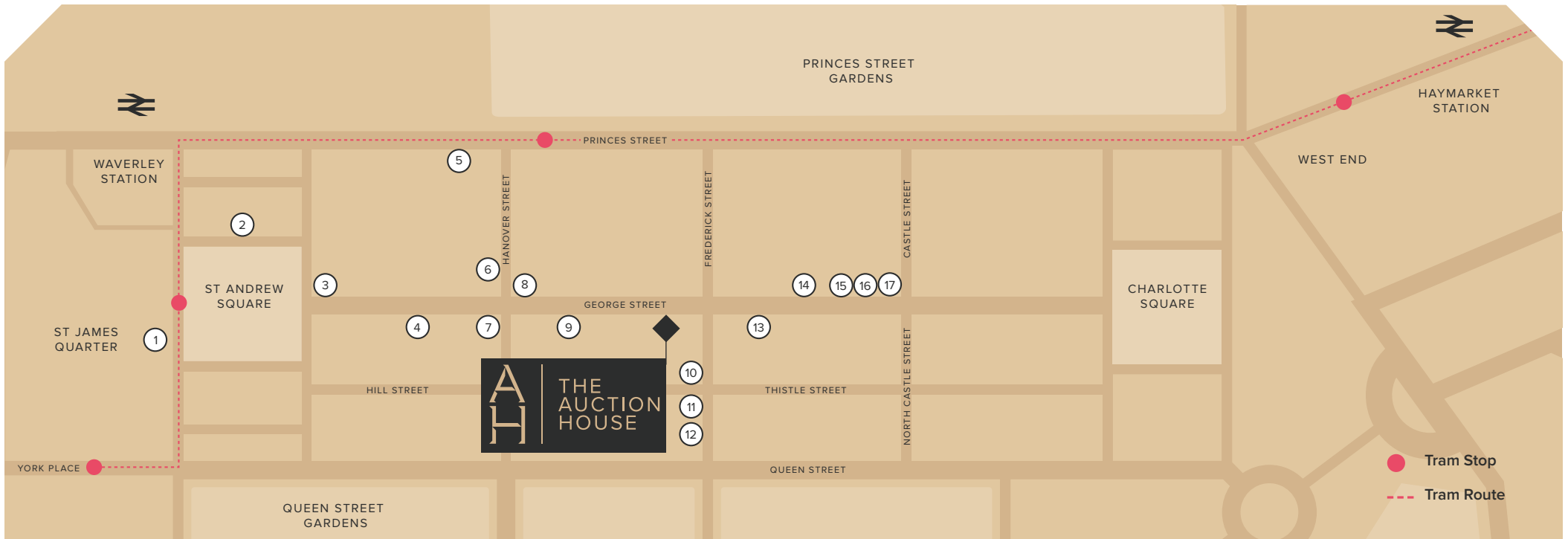


CGI of proposed 3rd floor refurbishment

The Auction House also boasts an elegant business lounge situated on the 1st floor.

This space is available to all occupiers and offers a truly unique and comfortable breakout space.





Connections

Getting to The Auction House couldn't be easier. Both Edinburgh Bus Station in St Andrew Square and Waverley Railway Station are within a few minutes' walk. The Princes Street and St Andrew Square tram stops are also a short walk away and there are numerous bus routes running along George, Princes and Frederick Streets.



2 minute walk
to nearest bus stop



5 minute walk
to nearest tram stop



10 minute walk
to train station



25 minute drive
to Edinburgh Airport

- | | | |
|---|-------------------|----------------|
| ① Harvey Nichols | ⑥ Pret A Manger | ⑫ Rabble |
| ② Bread Street Kitchen | ⑦ All Bar One | ⑬ Cafe Andaluz |
| ③ Amarone | ⑧ Starbucks | ⑭ Hackett |
| ④ Intercontinental Edinburgh,
The George Hotel | ⑨ Anthropologie | ⑮ GANT |
| ⑤ Marks & Spencer | ⑩ The Queens Arms | ⑯ Fazenda |
| | ⑪ Cote | ⑰ Victor Hugo |



Amenities

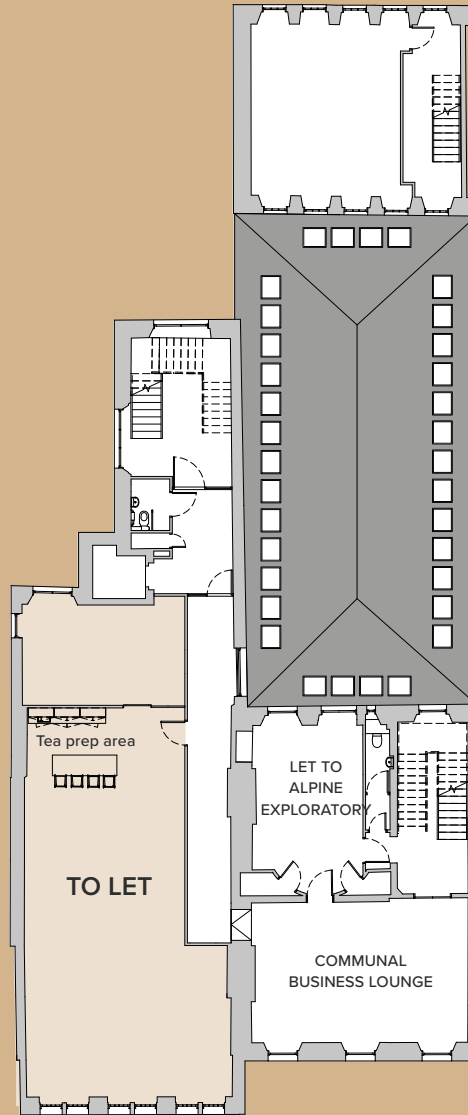
The Auction House is situated on Edinburgh's premier shopping street, home to some of the UK's most iconic brands and independent boutiques.

It is also close to a host of bars, restaurants and cafe's including famous high street names as well as local favourites.

Specifications

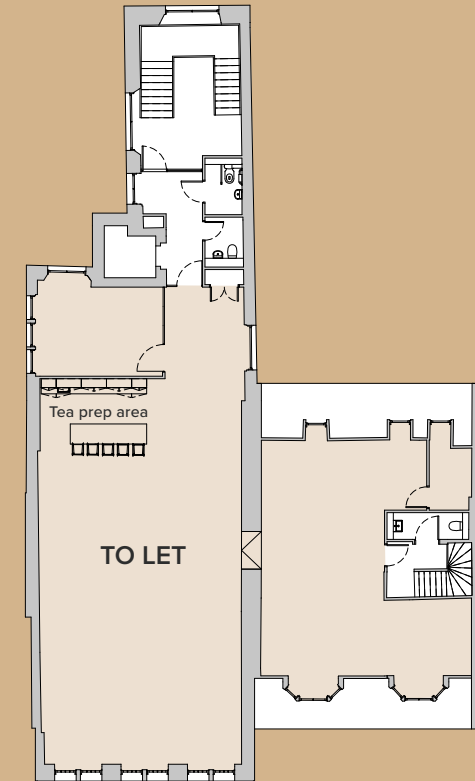
Each office suite will benefit from the following specification once refurbished:

- ▶ New fit out including a meeting room, cabling and kitchen facility
- ▶ Feature LED lighting
- ▶ Electric comfort cooling system
- ▶ Lift access
- ▶ Male and female WC facilities on each floor
- ▶ Shower facility
- ▶ Excellent 1st floor business lounge area for communal use
- ▶ Fully accessible
- ▶ Excellent panoramic views of Edinburgh



1ST FLOOR PLAN

5th floor:	Let to Ventus International	
4th floor:	Let to No Logo	
3rd floor:	2,432 sq ft	226 sq m
2nd floor:	Let to Boralex	
1st floor:	1,377 sq ft	128 sq m
Total:	3,815 sq ft	354 sq m



3RD FLOOR PLAN

Lease

The accommodation is available on a new full repairing and insuring lease.

Rent

Details of the quoting rents are available from the joint letting agents.

Rating

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2023 is £25,800 and £36,700 for the 1st & 3rd floors respectively. (Each new occupier has the right of appeal against this figure).

Based on the basic property rate of 49.8p, these rateable values will result in an estimated rates liability in financial year 2023/2024 of £12,848 & £18,277 respectively for the 1st & 3rd floors.

Energy Performance Certificate

To be reassessed after the refurbishment works.

Date of Entry

By arrangement.

Legal Costs

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the incoming tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

Viewing

All viewings are strictly by prior arrangement with EYCO or Cuthbert White.





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