



# 121 GEORGE STREET

EDINBURGH | EH2 4YN

- **4TH FLOOR TO LET**
- Available in part or as a whole
- 212 – 7,036 sq ft
- All-inclusive rents
- Flexible lease terms
- Immediate availability

## OVERVIEW:

121 George Street is a landmark building located in Edinburgh's city centre, with unparalleled surrounding amenities and exceptional nearby bus, tram and rail links.

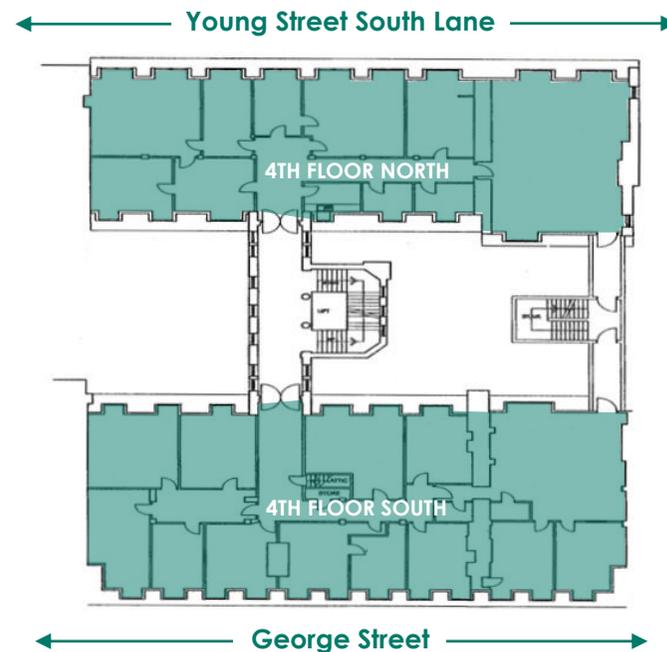
Refurbishment of the office space and common parts is planned and underway with LED lighting, decoration and new carpet flooring. Should more open plan accommodation be required it is possible to open up suites. The 4<sup>th</sup> floor is available either in part or as a whole floor to suit. The south side is available on a room by room basis, with sizes ranging from 212 sq ft to 729 sq ft per room.

### SCHEDULE OF AREAS (SQ FT):

	North	South	Whole Floor
4 <sup>th</sup> Floor	3,094	212 - 3,942	7,036



### EXISTING FLOORPLAN (PRIOR TO WORKS):



## SPECIFICATION:

- All-inclusive rents, flexible lease terms and immediate availability
- Impressive, Grade A listed building with an abundance of original features
- Refurbishment of the 4th floor will include new LED lighting, decoration and new carpet flooring
- 4th floor kitchen and access to the large communal Hub in the basement (kitchen and breakout space)
- Refurbishment of common parts will also be undertaken, to include a refresh of the reception area, meeting facilities, showers and WCs

The building's amenity level on the lower ground floor includes:

- Cycle in access from Young Street South Lane
- Secure bicycle storage, lockers and drying room
- Shower and changing facilities
- Meeting rooms of various sizes for tenant use
- Large communal Hub



STUNNING VIEWS TOWARDS FIFE FROM 4<sup>TH</sup> FLOOR NORTH  
AND EDINBURGH CASTLE FROM 4<sup>TH</sup> FLOOR SOUTH



## VIEWING & FURTHER INFORMATION:



**James Metcalfe**

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

07786 623 282

**Nick White**

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

07786 171 266

## GRAHAM + SIBBALD

**Ross Chinnery**

[ross.chinnery@g-s.co.uk](mailto:ross.chinnery@g-s.co.uk)

07584 061 146

**Ross Wilson**

[ross.wilson@g-s.co.uk](mailto:ross.wilson@g-s.co.uk)

07803 896 939

NOTICE: The joint agents (for the landlord), whose agents they are, give notice that: 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants and do not constitute part of an offer or contract. Prospective tenants ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending tenant should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of the joint agents has any authority to make or give any representations or warranty whatever in relation to this property nor enter into any contract on behalf of the landlord. 4. No responsibility can be accepted for any expenses incurred by intending tenants in inspecting properties which have been sold, let or withdrawn. Particulars prepared March 2024.