



To Let

7th Floor Office Suite
853 sq ft / 79.25 sq m

101 George Street
Edinburgh
EH2 3ES

- Open plan office space
- Newly refurbished suite and common parts
- Prestigious city centre address with excellent surrounding amenities and transport links
- Period features
- Self-contained tea prep
- Lift access
- Concierge service

LOCATION

101 George Street is prominently located in Edinburgh's city centre with excellent amenities and bus, tram and rail links nearby.

DESCRIPTION

The modern, open plan space benefits from plenty of natural light and stunning north-facing views. Refurbishment of the suite has recently been completed. This includes new LED lighting, carpets, paintwork and refurbishment of the tea prep area.

The building boasts period features with recently refurbished common parts. The building also includes a communal outdoor terrace and concierge service, as well as lift access.

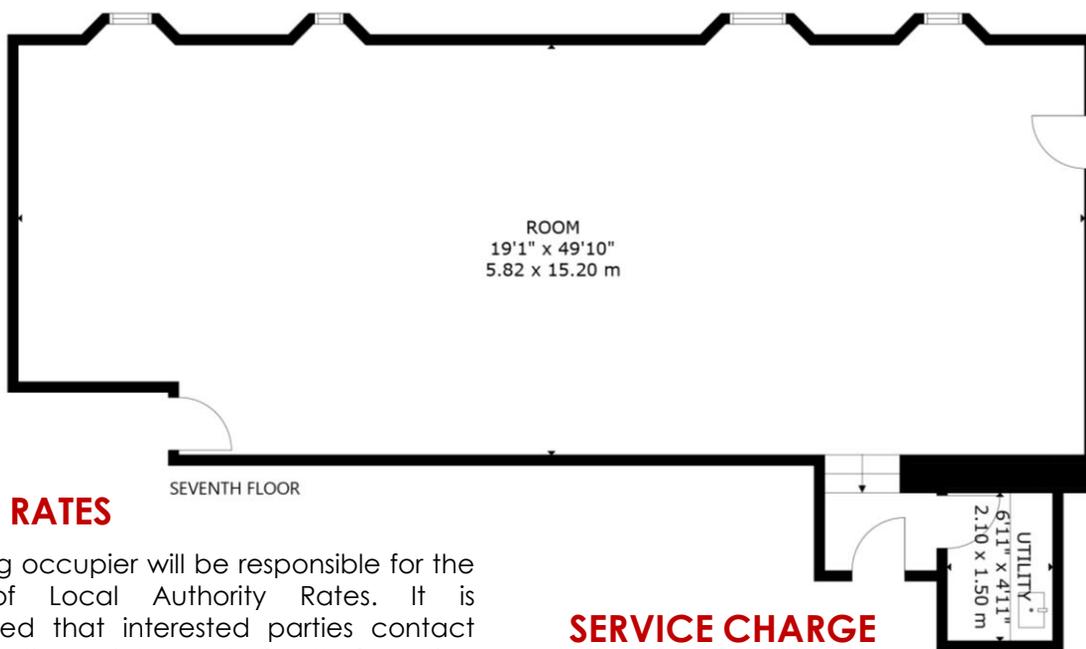
ACCOMMODATION

The available office has a net internal area of 853 sq ft / 79.25 sq m and has been measured in accordance with the Code of Measuring Practice (6th Edition).



Floor	Sq Ft	Sq M
7 th	853	79.25





BUSINESS RATES

The incoming occupier will be responsible for the payment of Local Authority Rates. It is recommended that interested parties contact Lothian Valuation Joint Board directly for rating information.

EPC

Available on request.

RENT AND LEASE TERMS

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

Rent is available on application.

VAT

The building is elected for VAT. VAT will be payable on all outgoings related to the occupation of the building.

SERVICE CHARGE

Available on request.

LEGAL COSTS

Each party will be responsible for their own legal costs, with the ingoing sub-tenant responsible for the payment of registration dues and any LBTT payable.

VIEWING & FURTHER INFORMATION

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