



121 GEORGE STREET

EDINBURGH | EH2 4YN

4TH FLOOR OFFICE SUITES TO LET

- 220 - 6,328 sq ft
- Available in part or as a whole
- 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.

The space is available in part or as a whole. Should more open plan accommodation be required it is possible to open up suites.

AVAILABLE ACCOMMODATION:

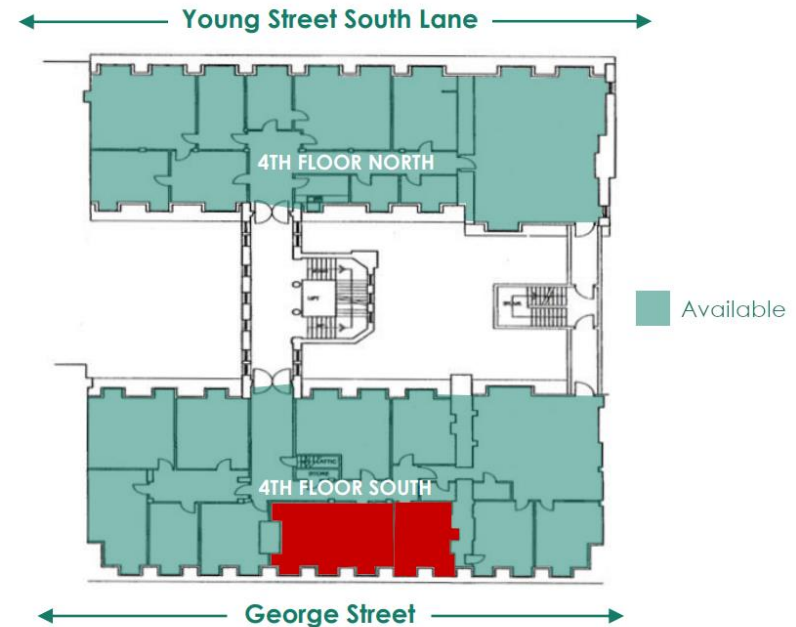
4 th Floor North	3,094 sq ft / 287 sq m
4 th Floor South	3,234 sq ft / 300 sq m



4TH FLOOR NORTH



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
- Meeting rooms of various sizes for tenant use



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
- Large café style staff facility - 'The Hub'



**STUNNING VIEWS TOWARDS FIFE FROM 4TH FLOOR NORTH
AND EDINBURGH CASTLE FROM 4TH FLOOR SOUTH**



- Tram Line
- Tram Halt
- Waverley Train Station

121 GEORGE STREET

Charlotte Square

George Street

Princes Street

St Andrew Square

VIEWING & FURTHER INFORMATION:



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