



To Let

4th Floor Office Suite
4,587 sq ft / 426.15 sq m

39 George Street

Edinburgh
EH2 2HN

- Fully fitted out with furniture
- Prestigious business address
- Modern, high quality finishes with period features
- Tandem parking space available
- Available Summer 2024

LOCATION

39 George Street is located in the heart of Edinburgh's business district and is regarded as one of Edinburgh's premier business and retail destinations. The property is situated on the north side of George Street, between Hanover Street and Frederick Street, and benefits from an outstanding range of hotels, bars, restaurants, shops and cafés in the immediate surrounds.

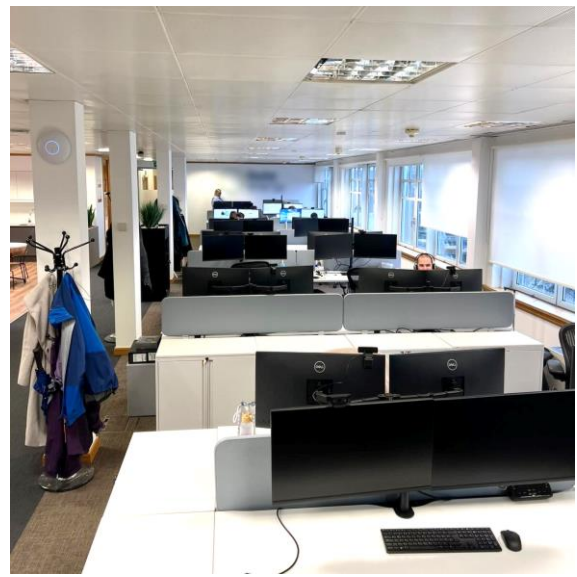
The building is in close proximity to excellent transport links with Waverley Train Station within a short walking distance and easy access to tram and bus services on Princes Street.

DESCRIPTION

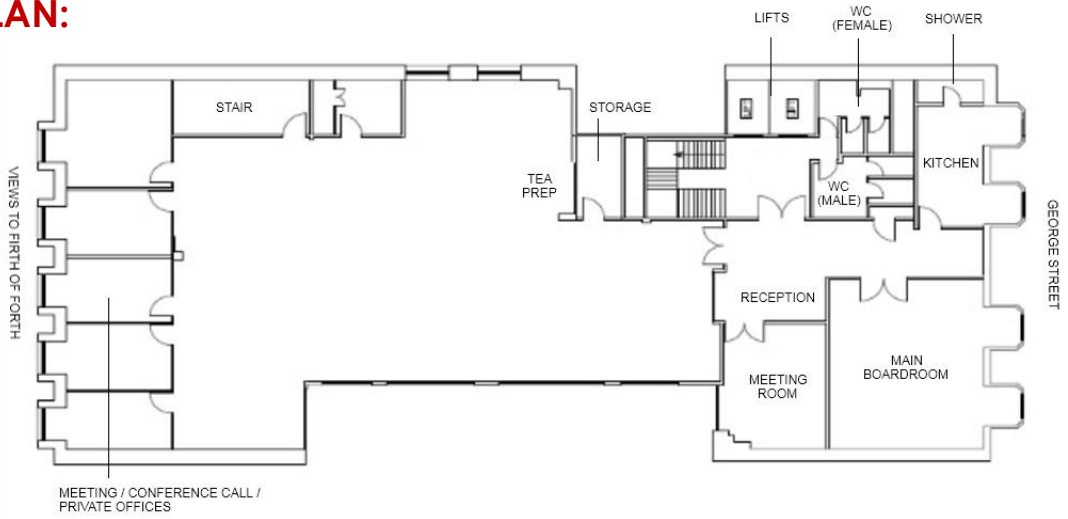
The available accommodation comprises open plan office space on the 4th floor of this high profile office building. The office suite and common parts have been refurbished and provide contemporary accommodation with period features throughout. High quality furniture is available as part of negotiations (see photos).

The building provides a strong first impression, with an attractive entrance and stairwell, along with a reception concierge to welcome and guide visitors. The property also benefits from:

- Tandem car parking space available in the basement car park
- Secure cycle storage
- Lift access to all floors
- LED lighting
- Comfort cooling
- Raised access flooring
- Suspended ceilings



FLOORPLAN:



ACCOMMODATION

The suite extends to 4,587 sq ft / 426.15 sq m.

ENTRY

Available for occupation Summer 2024.

LEASE TERMS

We are seeking to dispose of our client's remaining lease term by way of a sub-lease or assignment. The lease expires on 31/06/2026.

RENT

Quoting rent available on application.



RATES

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

The property is expected to have a rateable value of £113,750 and we advise interested parties to satisfy themselves on their rates payable.

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.

VAT

VAT will be charged on rent at the prevailing rate.

SERVICE CHARGE

The latest service charge estimation is available from the letting agents.

EPC

The property has an EPC rating of E.

VIEWING & FURTHER INFORMATION:



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