

To Let



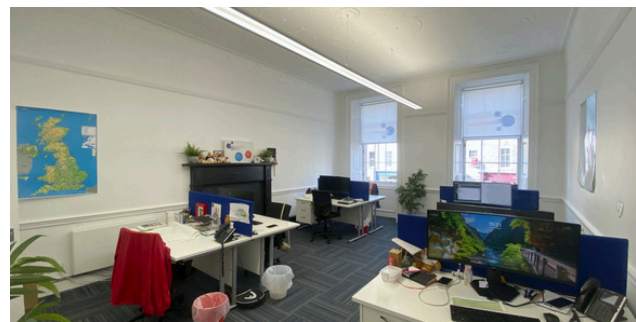
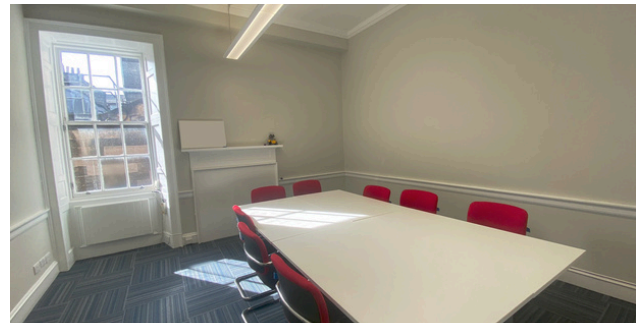
56 George Street

Edinburgh | EH2 2LR

1,378 sq ft

First floor townhouse office accommodation to let in prestigious Edinburgh city centre location

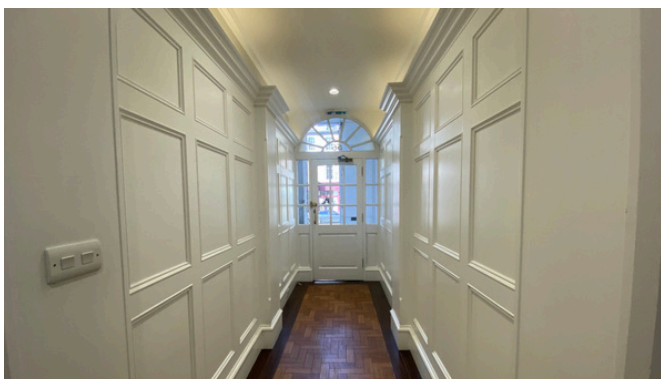
- Fully cabled
- LED lighting throughout
- Shower facilities
- Demised kitchen facilities
- Lift access
- One car parking space available



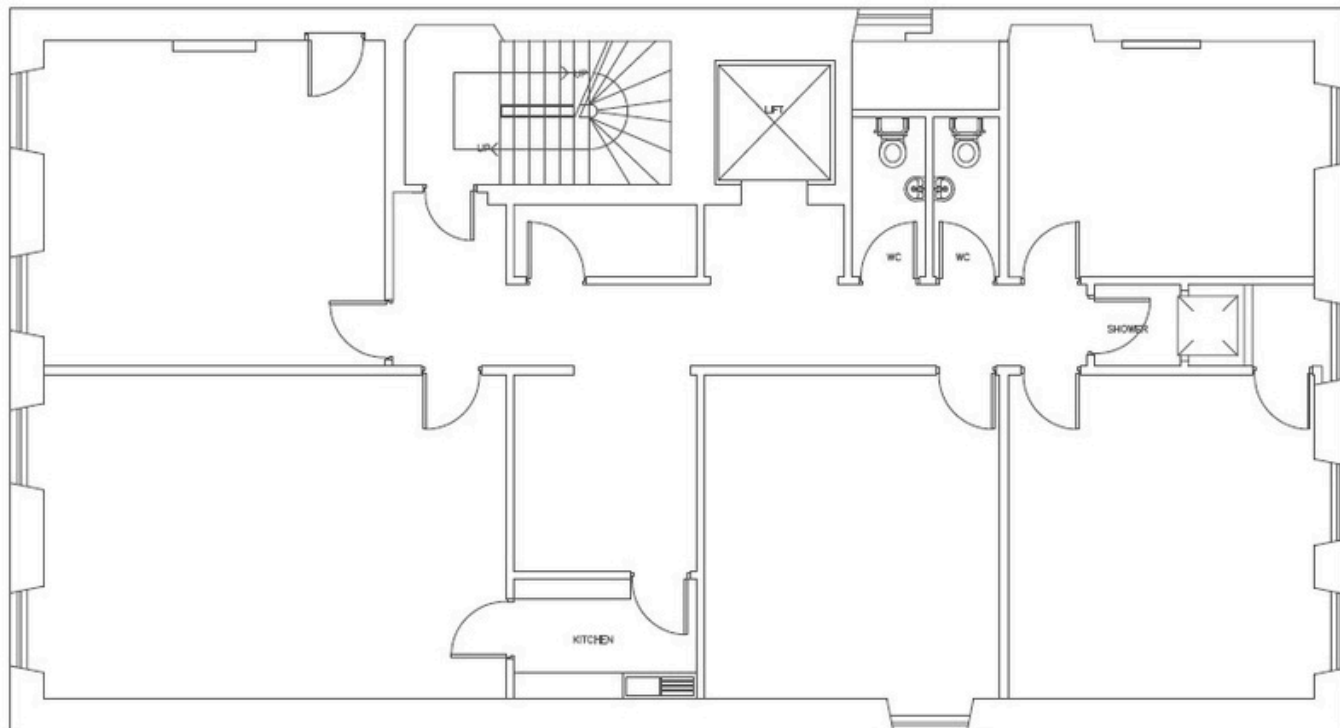
LOCATION

56 George Street is a prestigious Edinburgh City Centre location, situated within the 'Golden Rectangle' of Edinburgh. The location benefits from numerous great restaurants, bars, cafes and shops, as well as quality hotels. Nearby amenities include Ragu, White Stuff, Finisterre and Café Andaluz.

Bus and tram stops on Princes Street are less than five minutes away by foot. Waverley and Haymarket train stations and the Edinburgh bus station are located within a 10 to 15-minute walk. Some notable surrounding landmarks include Charlotte Square, Princes Street Gardens, Scott Monument, the National Galleries of Scotland and Edinburgh Castle.



INDICATIVE FLOORPLAN



LEASE TERMS

The accommodation is available to let on Full Repairing and Insuring Terms.

ENTRY

Entry to the premises can be granted from February 2025.

RENT

On application.

RATES

Interested parties are advised to make their own enquiries as to their annual liabilities to the Lothian Valuation Joint Board, on 0131 344 2500 or enquiries@lothian-vjb.gov.uk.

LEGAL COSTS

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

VAT

VAT will be charged on rent and service charge at the prevailing rate.

SERVICE CHARGE

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

EPC

Available upon request.

VIEWING AND FURTHER INFORMATION



James Metcalfe
E: james@cuthbertwhite.com
M: 07786 623 282
www.cuthbertwhite.com



Emily Anderson
E: emily.anderson@shepherd.co.uk
M: 07775 690 917
www.shepherd.co.uk