



To Let

Office Space Availability
185 sq ft - 8,488 sq ft

101 George Street
Edinburgh
EH2 3ES

- Office space on levels 3-7
- Newly refurbished space on the 3rd, 5th and 7th floors
- Recently refurbished common parts
- Prestigious city centre address with excellent surrounding amenities and transport links
- Period features
- Lift access
- Concierge service

LOCATION

101 George Street is prominently located in Edinburgh's city centre with excellent surrounding amenities and bus, tram and rail links nearby. Waverley Station can be reached within 10 minutes on foot and the Princes Street tram halt within 5 minutes.

DESCRIPTION

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.

Refurbishment of the 3rd, 5th and 7th floor suites has recently been completed, including new LED lighting, carpets, paintwork and refurbishment of the tea prep areas.

ACCOMMODATION

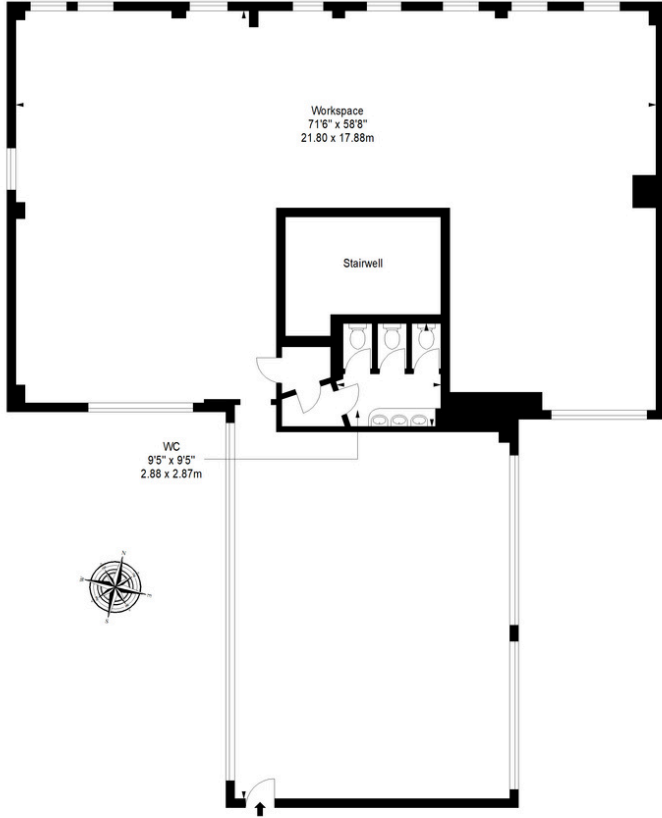
The available office has a net internal area of 8,488 sq ft / 788.56 sq m and has been measured in accordance with the Code of Measuring Practice (6th Edition).

Floor	Sq Ft	Sq M
3rd	2,589	240.53
4th	239	22.2
5th	2,589	240.53
6th	1,551	144.09
	257	23.88
	185	17.19
	225	20.9
7th	853	79.25
Total	8,488	788.56



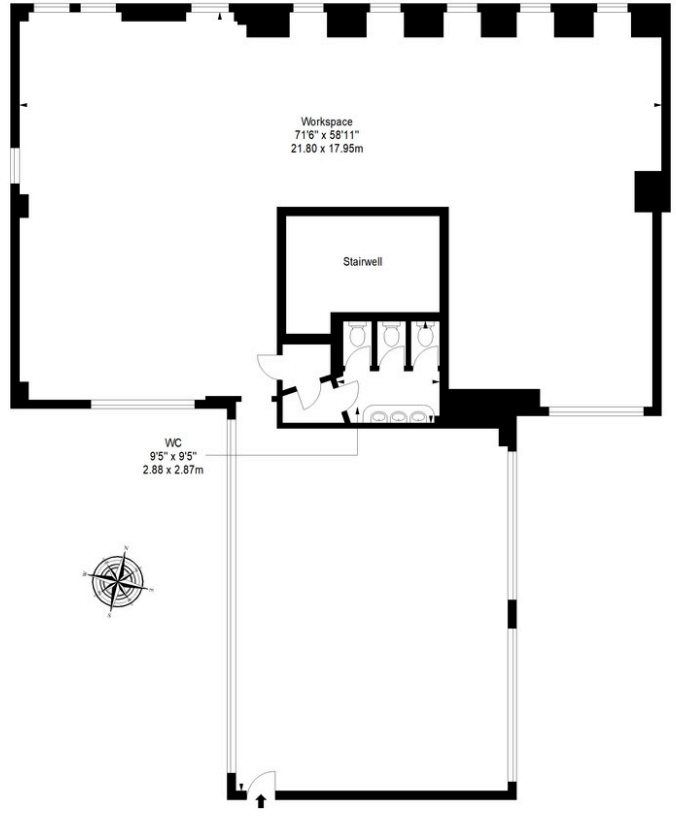
FLOORPLANS

Third Floor



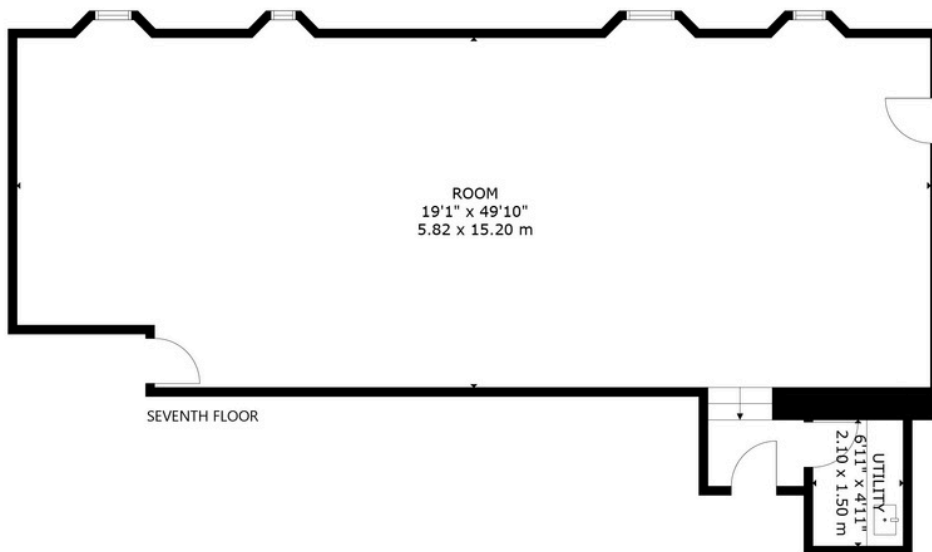
Total area: approx. 276.1 sq. metres (2972.0 sq. feet)

Fifth Floor



Total area: approx. 251.7 sq. metres (2709.3 sq. feet)

Seventh Floor





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.

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.

SERVICE CHARGE

Available on request.

VAT

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

VIEWING & FURTHER INFORMATION

James Metcalfe

07786 623 282

james@cuthbertwhite.com



Chris Cuthbert

07989 395 165

chris@cuthbertwhite.com



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