

110



George St.

Edinburgh • EH2 4LH



A DEVELOPMENT BY:



KNIGHT PROPERTY GROUP

FOR LEASE

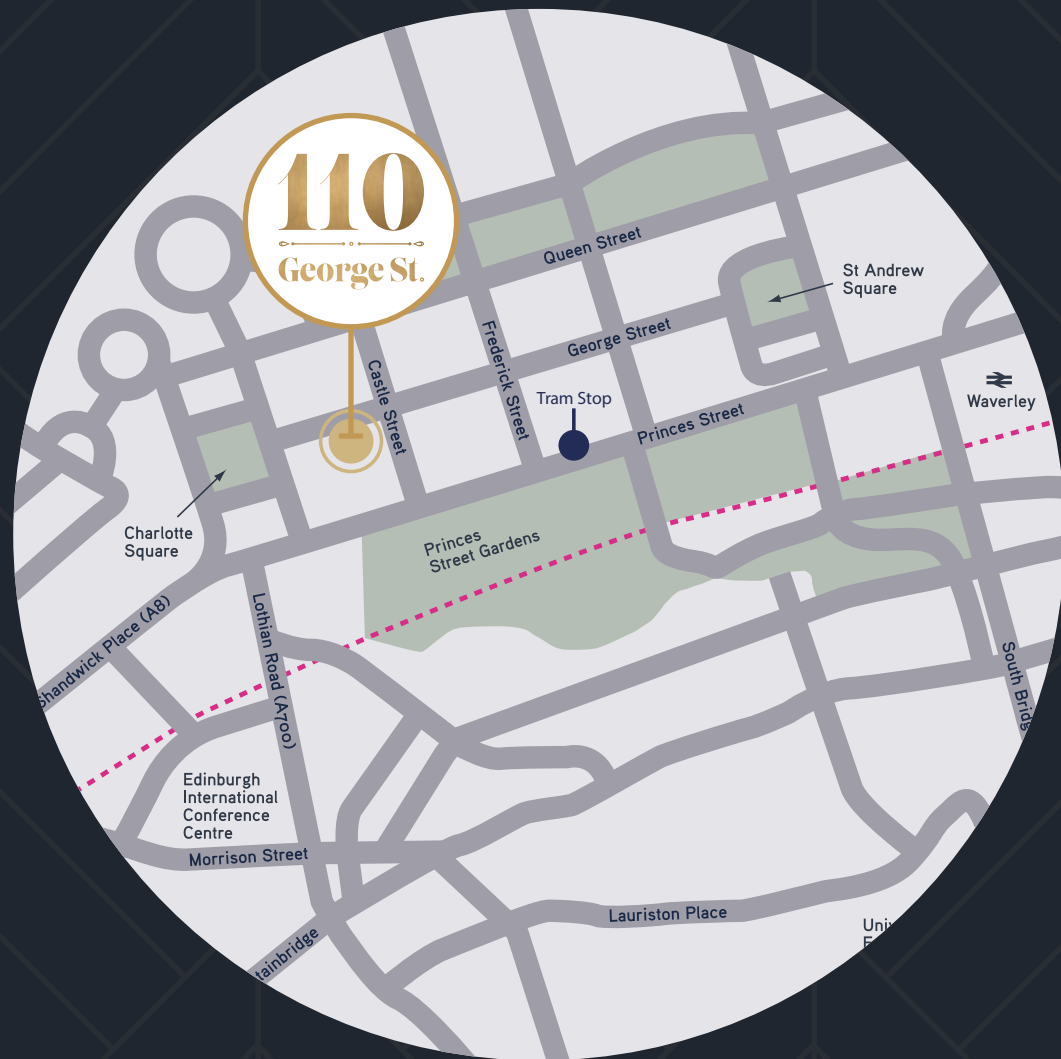
**Prestigious Edinburgh
city centre location**

Well Appointed Lower Ground, Ground Floor
and Second Floor Office Suites

1,439 sq.ft to 4,485 sq.ft

110
George St.





Location

110 George Street is a prestigious Edinburgh City Centre location, situated within the 'Golden Rectangle' of Edinburgh, with Castle Street to the east, Rose Street to the south and South Charlotte Street to the west. The location benefits from plentiful surrounding amenities and excellent transport links.

George Street, and Princes Street nearby, boast numerous great restaurants, bars, cafes and shops, as well as quality hotels. Bus and tram stops on Princes Street are less than five minutes away by foot. Waverley/Haymarket train stations and the Edinburgh bus station

are located within a 10-15-minute walk. Some notable surrounding landmarks include Charlotte Square, Princes Street Gardens, Scott Monument, the National Galleries of Scotland and Edinburgh Castle.



Nearby Amenities

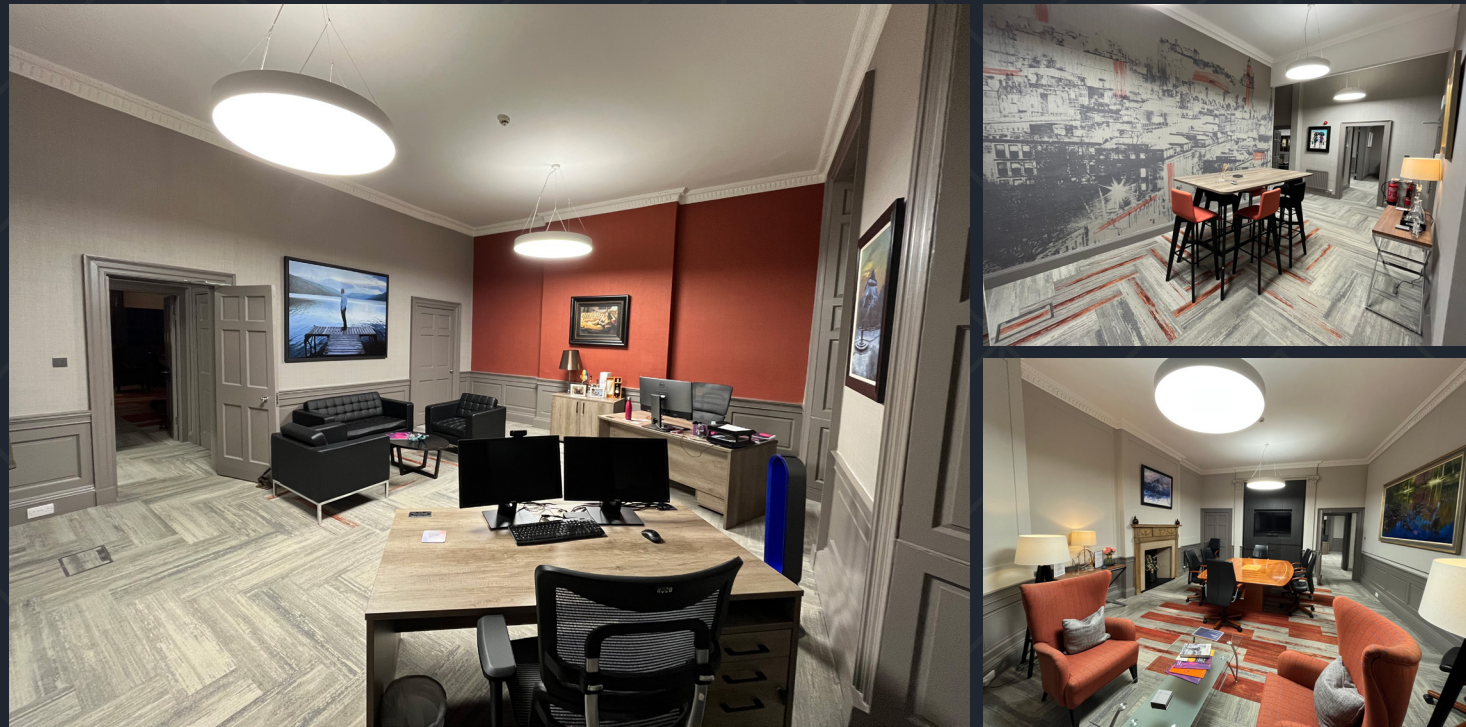


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Description

110 George Street offers five floors of exceptional office accommodation within a classic Grade B listed Georgian townhouse.

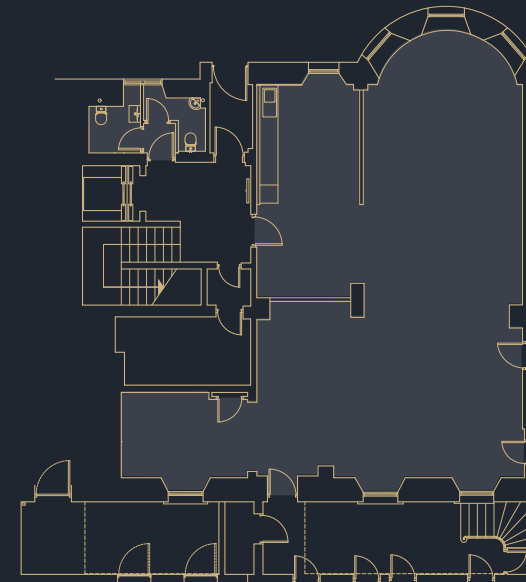


The floors will undergo a significant refurbishment which will enhance the quality of internal space and common parts, whilst being sympathetic to the original nature of the property. The accommodation will benefit from the following features:

- A mix of underfloor and perimeter trunking
- Fully cabled – CAT 6
- Castle Views
- LED Lighting throughout

- Shower Facilities
- Lift access
- Secure bicycle storage
- Car parking space available

Floorplans & Availability



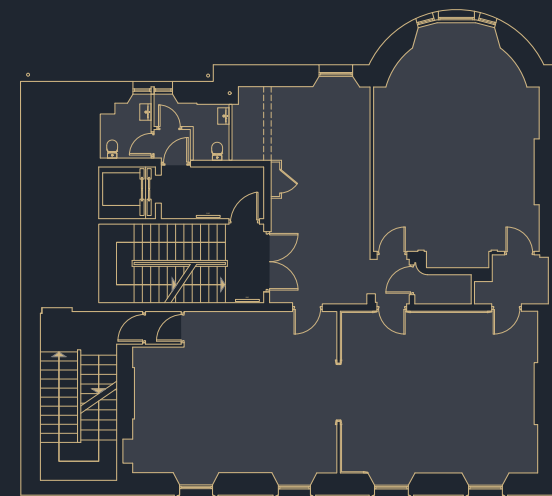
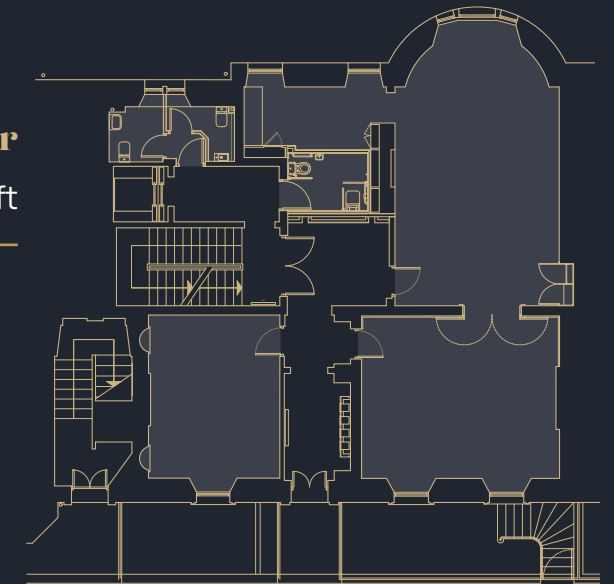
Lower Ground Floor

1,417 sq.ft

Ground Floor

1,377 sq.ft

Prestigious
Edinburgh
city centre
location



Second Floor

1,527 sq.ft

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Lease Terms

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

Entry

Entry to the premises can be granted from:
March 2025 - second floor
Summer 2025 - lower ground & ground floor

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.

Viewings & Further Information



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SIBBALD**

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