



# To Let

1st floor Office Space Availability  
926 sq ft / 86.03 sq m

**112 George Street**  
Edinburgh  
EH2 4LH

- Castle views
- CAT 6 Data Cabling
- Period features
- Shower facilities
- Tea prep area situated on 1st floor
- Secure car parking spaces
- Secure, covered bike storage

## LOCATION

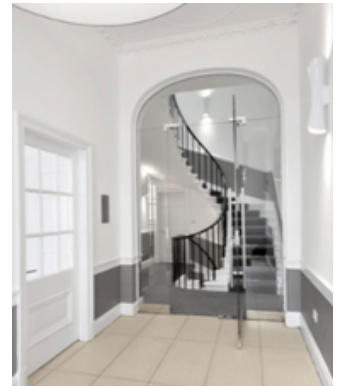
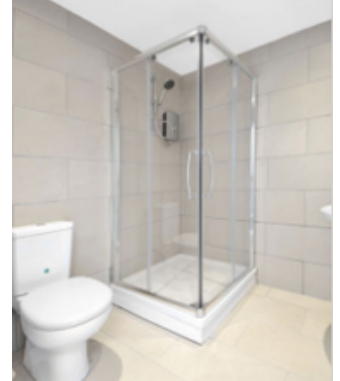
112 George Street is situated within a prime City Centre location on the South side of George Street between Castle Street and South Charlotte Street in Edinburgh's Golden Rectangle area. The location is highly desirable with occupiers benefiting from a prestigious address coupled with the City's best retail and leisure amenities and transport links.

The property offers outstanding connectivity with both the Waverley and Haymarket railway stations a short walk away. Edinburgh Bus Station is also nearby and the tram system is in close proximity, providing a direct connection to and from Edinburgh Airport and Leith.



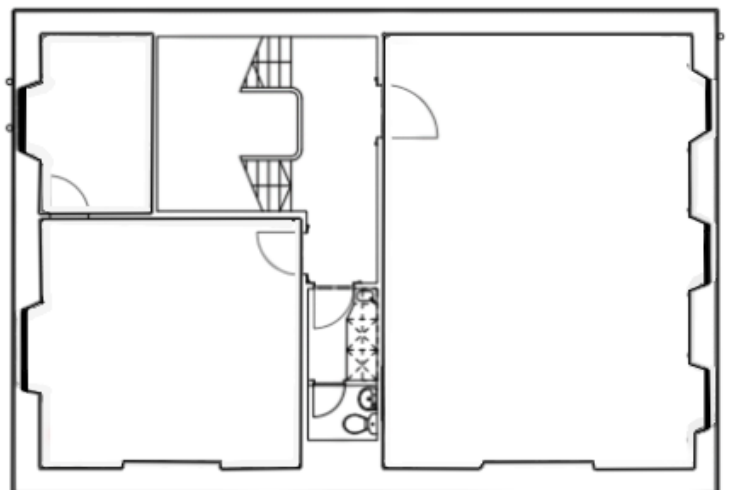
## DESCRIPTION

112 George Street is a unique Category B listed Georgian townhouse which has undergone a remarkable transformation benefiting from a comprehensive roof downwards refurbishment. The building mixes period character complemented by high quality modern fittings and infrastructure.



## ACCOMMODATION

The available office has a net internal area of 926 sq ft / 86.03 sq m and has been measured in accordance with the Code of Measuring Practice (6th Edition).





## LEASE TERMS

We are seeking to dispose of our client's remaining lease term by way of a sublease or assignment. The lease expires on 8th June 2027.

## RENT

Quoting rent available on application.

## 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.

## SERVICE CHARGE

A service charge is applicable and details are available on request.

## VAT

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

## ENTRY

Available now.

## 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.

## EPC

Available on request.

## VIEWING & FURTHER INFORMATION



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**IMPORTANT NOTICE:** CuthbertWhite Ltd for the Landlord of this property, whose agents they are, give notice that: 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants and do not constitute part of an offer or contract. Prospective tenants ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending tenant should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of CuthbertWhite Ltd has any authority to make or give any representations or warranty whatever in relation to this property nor enter into any contract on behalf of the Landlord. 4. No responsibility can be accepted for any expenses incurred by intending tenants in inspecting properties which have been sold, let or withdrawn. Particulars prepared February 2025.