



AH | THE AUCTION HOUSE

TO LET
Top floor
Open plan office suite
1,605 sq ft / 149.11 sq m

63A GEORGE STREET, EDINBURGH, EH2 2JG



The Auction House sits on the north side of George Street, in the heart of Edinburgh's central business district. Situated within Edinburgh's traditional city office core, George Street is regarded as one of the city's primary business and retail destinations.

With panoramic views of the city and surroundings, the building also benefits from excellent local amenities, with a superb range of shops, bars and restaurants right on the doorstep.

Nearby occupiers include AAB Group, Fairhurst, Ledingham Chalmers and Lloyds TSB.



The opportunity

Behind the elegant Georgian façade, The Auction House offers modern, open plan office accommodation over the 1st - 5th floors.

The 1st - 4th floors are currently let to:

- ▶ Edinburgh Alternative Finance
- ▶ Alpine Exploratory
- ▶ Boralex
- ▶ Edinburgh Chamber of Commerce
- ▶ Haventus

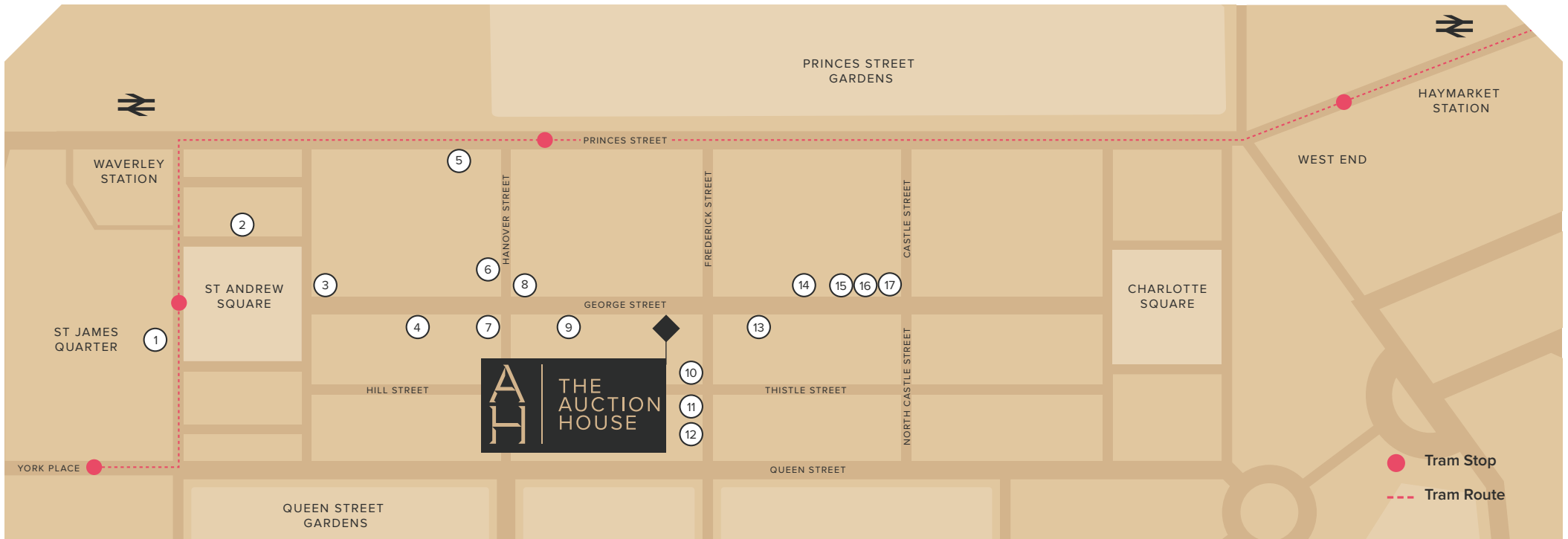
Only the 5th floor remains available which offers modern open plan space with stunning views of Edinburgh Castle and it is fitted out with a dedicated meeting room, kitchen and breakout/waiting area.



The Auction House also boasts an elegant business lounge situated on the 1st floor.

This space is available to all occupiers and offers a truly unique and comfortable breakout space.





Connections

Getting to The Auction House couldn't be easier. Both Edinburgh Bus Station in St Andrew Square and Waverley Railway Station are within a few minutes' walk. The Princes Street and St Andrew Square tram stops are also a short walk away and there are numerous bus routes running along George, Princes and Frederick Streets.



2 minute walk
to nearest bus stop



5 minute walk
to nearest tram stop



10 minute walk
to train station



25 minute drive
to Edinburgh Airport

- | | | |
|---|-------------------|----------------|
| ① Harvey Nichols | ⑥ Pret A Manger | ⑫ Rabble |
| ② Bread Street Kitchen | ⑦ All Bar One | ⑬ Cafe Andaluz |
| ③ Amarone | ⑧ Starbucks | ⑭ Hackett |
| ④ Intercontinental Edinburgh,
The George Hotel | ⑨ Anthropologie | ⑮ GANT |
| ⑤ Marks & Spencer | ⑩ The Queens Arms | ⑯ Fazenda |
| | ⑪ Cote | ⑰ Victor Hugo |



Amenities

The Auction House is situated on Edinburgh's premier shopping street, home to some of the UK's most iconic brands and independent boutiques.

It is also close to a host of bars, restaurants and cafe's including famous high street names as well as local favourites.

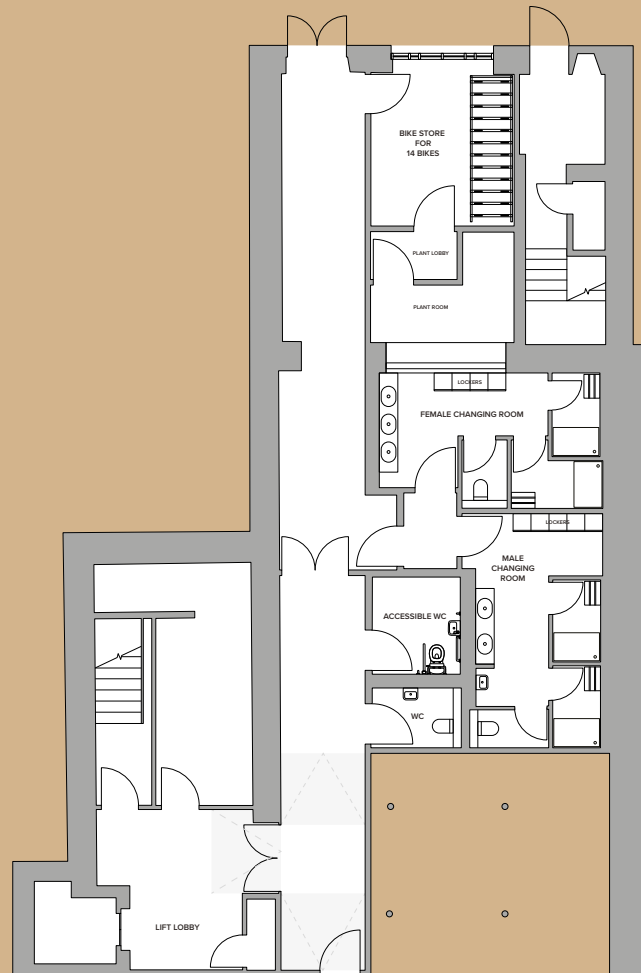
Specification

The 5th floor will benefit from the following specification:

- ▶ Fit out including a meeting room, cabling and kitchen facility
- ▶ Feature LED strip lighting
- ▶ Lift access
- ▶ Male and female WC facilities on each floor
- ▶ Existing shower facility on 2nd floor
- ▶ Proposed new dedicated male and female shower facility with changing area and lockers
- ▶ Proposed new secure bike storage
- ▶ Excellent 1st floor business lounge area for communal use
- ▶ Fully accessible
- ▶ Excellent panoramic views of Edinburgh

5th floor: 1,605 sq ft 149.11 sq m
 4th floor: Haventus
 3rd floor: Edinburgh Chamber of Commerce

2nd floor: Boralex
 1st floor: Edinburgh Alternative Finance & Alpine Exploratory



GROUND FLOOR

Proposed ground floor wellbeing facilities to include showers, bike racks and lockers.



5TH FLOOR

Lease

The accommodation is available on a new full repairing and insuring lease.

Rent

Details of the quoting rents are available from the joint letting agents.

Rating

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2023 is £23,200 for the 5th floor. (Each new occupier has the right of appeal against this figure).

Based on the basic property rate of 49.8p, this rateable value will result in an estimated rates liability in financial year 2025/2026 of £11,554.

Energy Performance Certificate

EPC = C.

Date of Entry

By arrangement.

Legal Costs

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

Viewing

All viewings are strictly by prior arrangement with EYCO or Cuthbert White.





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