



# fifty nine

GEORGE STREET

Edinburgh, EH2 2JG

*1<sup>st</sup> and 3<sup>rd</sup> floor office suites available*

*793 – 4,578 sq. ft*

# Description

59 George Street is a Grade B listed Georgian Townhouse in a prestigious Edinburgh city centre location, featuring retail space on the ground and lower ground levels, and office space on the upper three levels.

The available office suites on the first and third floors (2,455 sq ft and 2,123 sq ft respectively) and are accessed from the property's prominent entrance on George Street. The building has the advantage of a lift operating from the first floor landing, accessed via stairs from street level. Current tenant fit out includes partitioning, providing cellular office space and meeting rooms. The suites currently benefit from amenities including:



Existing fit out



Lift access



LED Lighting throughout



Toilet facilities



The first floor benefits from a shower within the suite

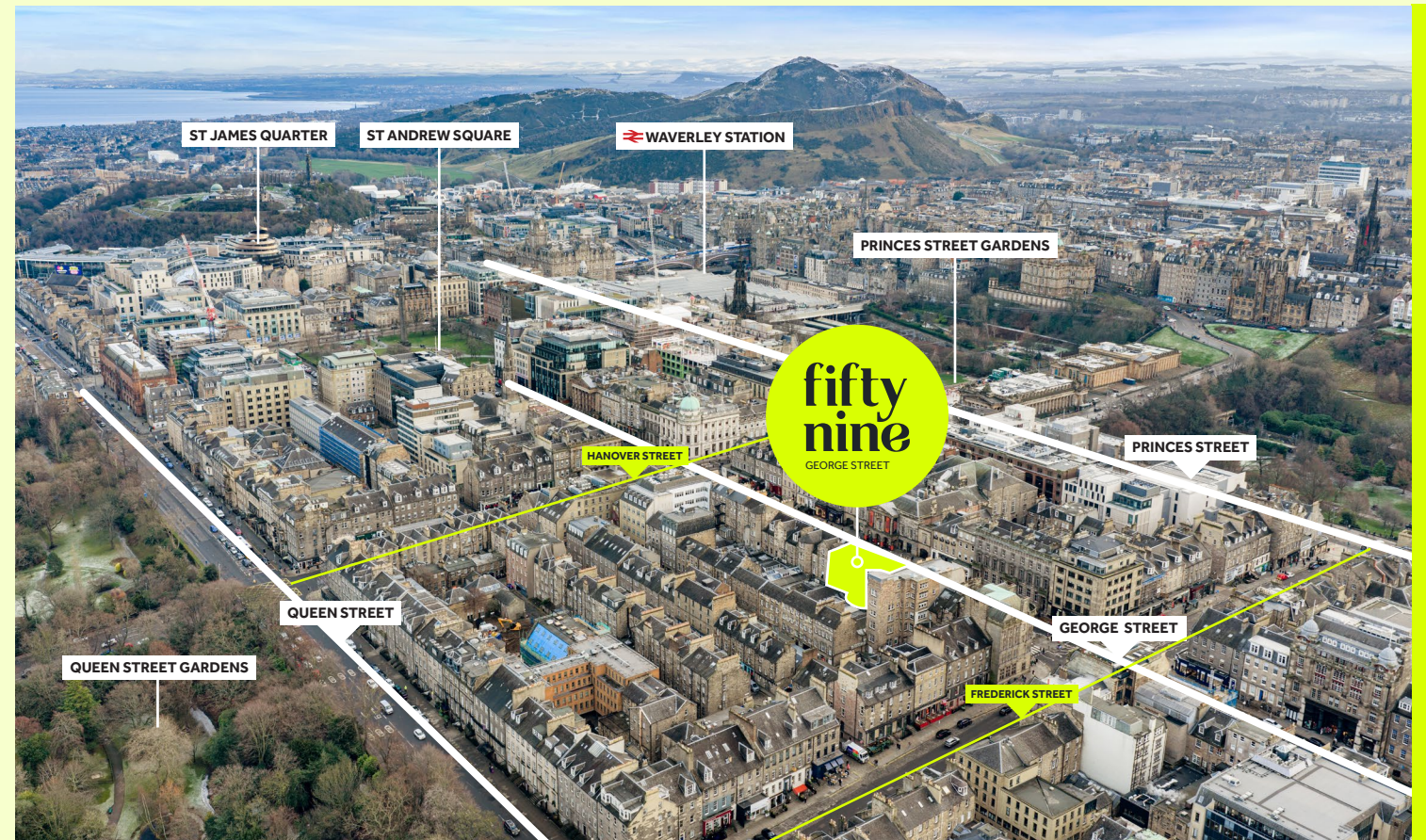
**Core City Centre Address**

# Location

Edinburgh is Scotland's capital city with a population of approximately 500,000. The city is located 45 miles east of Glasgow and benefits from an excellent communications system with transport links by road, rail and air to many of the major cities within the UK.

59 George Street is positioned in a prime city centre location on the south side of George Street. Situated in the heart of Edinburgh's Golden Rectangle, the property is centrally located between Charlotte Square to the west and St Andrew Square to the east.

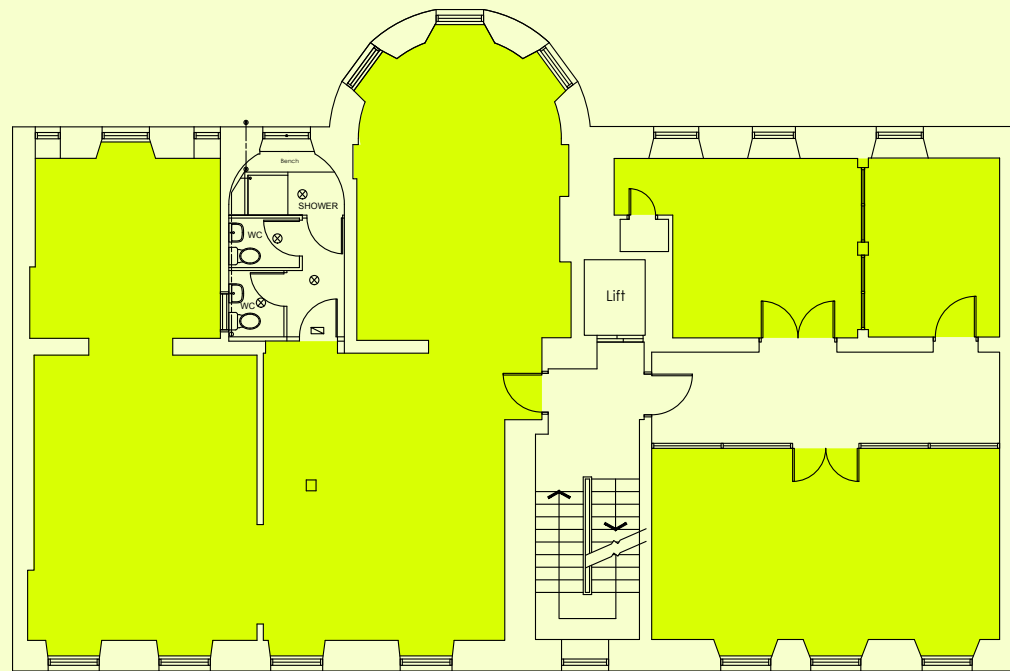
The building benefits from its position in a much sought-after location with an exceptional variety of restaurants, bars, hotels, cafés and retail stores, including Abercrombie & Fitch, Lulu Lemon, FatFace and The White Company, within the immediate proximity. The property location allows for ease of travel in and around the city with short walking journeys to both tram and bus stops. Edinburgh Waverley train station is also situated under a 10-minute walk away.



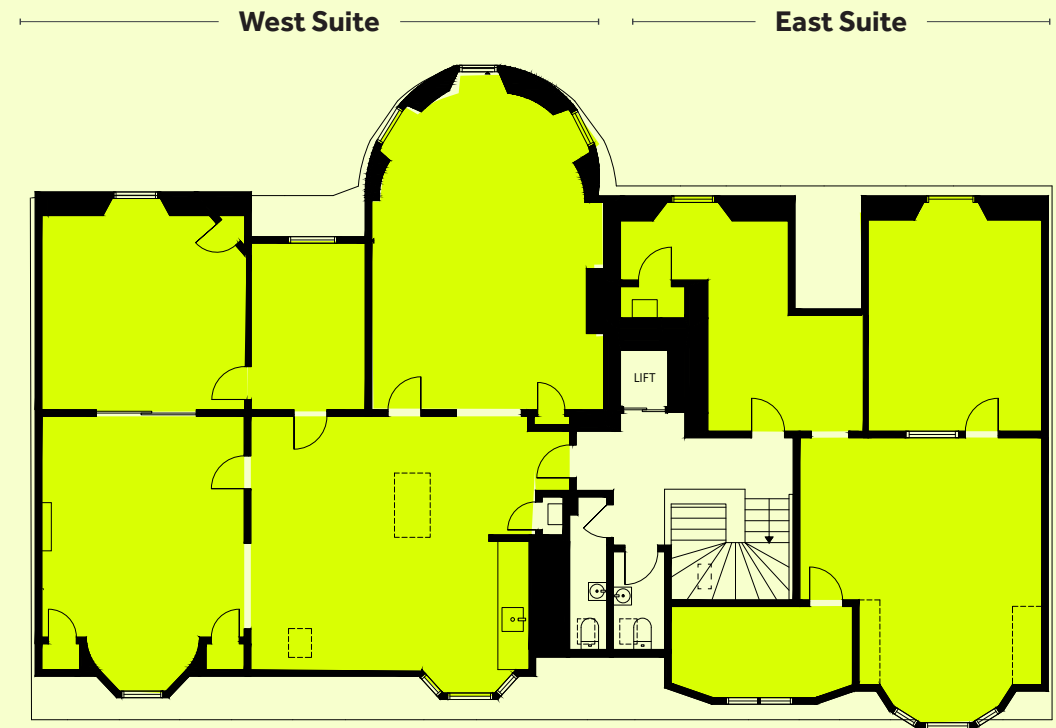
# Accommodation

The suites have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a Net Internal Area and comprise the following areas.

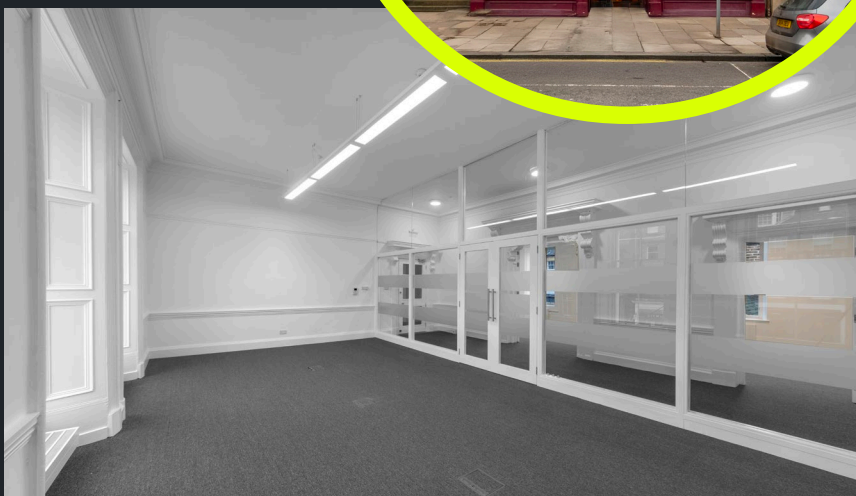
Description	SQ FT	SQ M
First Floor	2,455	228
Third Floor - East Suite	793	74
Third Floor - West Suite	1,330	123
Third Floor -Total	2,123	197
<b>TOTAL</b>	<b>4,578</b>	<b>425</b>



FIRST FLOOR PLAN



THIRD FLOOR PLAN



## EPC

The property benefits from the following Energy Performance Certificate Rating: D(53).

## Lease Terms

The accommodation is available to let on a new Full Repairing & Insuring (FRI) lease. Further information is available on request from the sole letting agent.

## Rateable Value

The rateable value for the property is required to be reassessed.

## Entry

The suites are available for entry immediately.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. Land and Buildings Transaction Tax is the responsibility of the incoming tenant in the normal manner.

## VAT

All prices and premiums are quoted exclusive of VAT.



## Viewing

Viewing of the property and any further information can be provided by the joint letting agents:

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Produced by Designworks.