



Cuthbert  
White



**60A GEORGE  
STREET**

**EDINBURGH | EH2 2LR**

**FOR LEASE**

First Floor Office Suite  
714 sq ft

# LOCATION

Positioned in the heart of Edinburgh's prestigious New Town, 60A George Street benefits from an exceptional city centre location on one of the capital's most sought-after commercial addresses. George Street is home to a diverse mix of financial, professional, and corporate occupiers alongside some of Edinburgh's finest restaurants, cafés, and hotels, creating a vibrant working environment throughout the day and evening. Occupiers are within immediate proximity of renowned destinations including Contini George Street, The Dome, The Alchemist George Street and Fogo de Chão Edinburgh - Original from Brazil, together with popular cafés such as LOWDOWN, and Black Sheep Coffee.



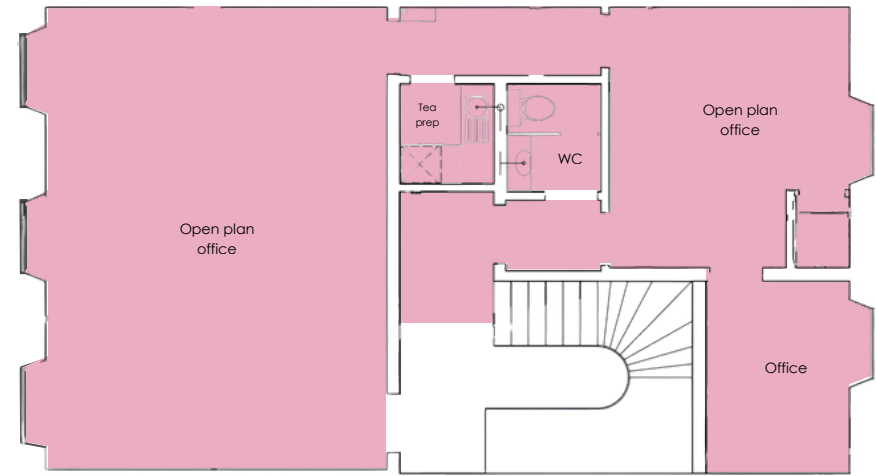
The area also benefits from excellent connectivity, with Edinburgh Waverley and Haymarket stations both within easy reach, as well as direct tram access to Edinburgh Airport. Combining Georgian architecture with a dynamic business and leisure offering, George Street provides an outstanding setting for modern occupiers seeking a prominent Edinburgh address.

# DESCRIPTION

The 1<sup>st</sup> floor at 60a George Street comprises cellular accommodation, a large open plan front workspace overlooking George Street, with two meeting rooms to the rear. The suite will be refurbished to a high standard prior to the next tenant's occupation.

- Kitchen facilities
- Meeting rooms
- Cat 5e cabling
- Gas fired central heating
- Great levels of natural daylight
- Parking available





## LEASE TERMS

New FRI leases are available for lease terms to be confirmed.

## 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

VAT will be charged on rent and service charge at the prevailing rate.

## 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.

## ENTRY

Suite available from November 2026.

## EPC

Details available upon request.

## AML REGULATIONS

In accordance with HMRC regulations, we are required to undertake AML due diligence for both the purchasers / tenants and vendors / landlords involved in a transaction. As such, personal and / or detailed financial and corporate information may be required before any transaction can conclude.



[cuthbertwhite.com](http://cuthbertwhite.com)

## CONTACT

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