



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.



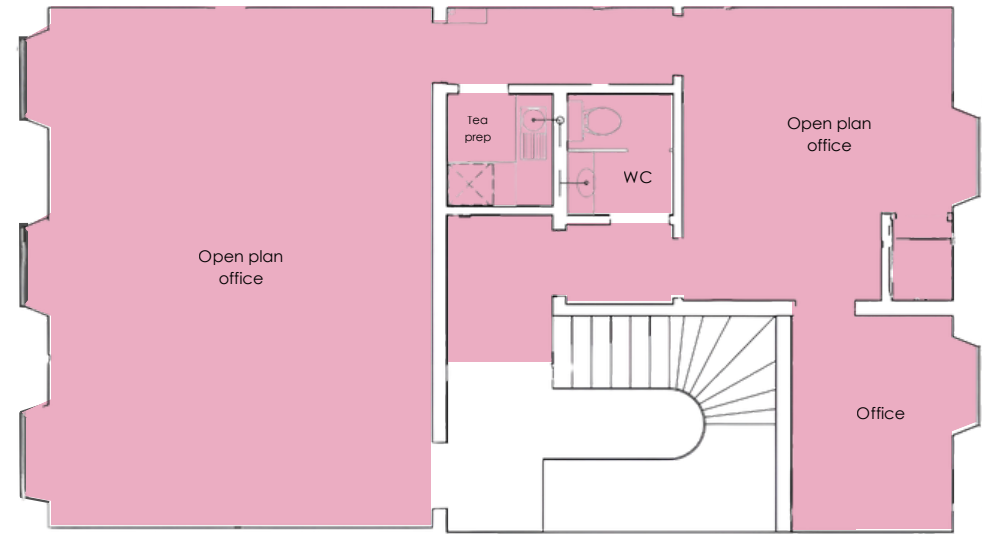
The area also benefits from excellent connectivity, with Edinburgh Waverley and Haymarket stations both within easy reach, as well as direct tram access to Edinburgh Airport. Combining Georgian architecture with a dynamic business and leisure offering, George Street provides an outstanding setting for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

DESCRIPTION

The 1st 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.



**Cuthbert
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cuthbertwhite.com

CONTACT

James Metcalfe

07786 623 282

james@cuthbertwhite.com

Nick White

07786 171 266

nick@cuthbertwhite.com

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 2026.