



Cuthbert  
White



# 123 GEORGE STREET

EDINBURGH | EH2 2LR

## FOR LEASE

Third Floor Office Suites  
68 sq ft - 478 sq ft

# LOCATION

Situated in the heart of Edinburgh's prestigious New Town, 123 George Street occupies a prime position on one of the city's most sought-after commercial addresses. George Street is renowned for its vibrant mix of professional, financial and corporate occupiers, alongside an excellent selection of restaurants, cafés, hotels and leisure amenities. Occupiers benefit from immediate access to a wide range of amenities including The Dome, Contini George Street, The Alchemist and Black Sheep Coffee, creating an attractive working environment in the centre of the capital.



The property also benefits from excellent connectivity, with both Edinburgh Waverley and Haymarket stations within easy reach, together with nearby tram links providing direct access to Edinburgh Airport and the wider city.

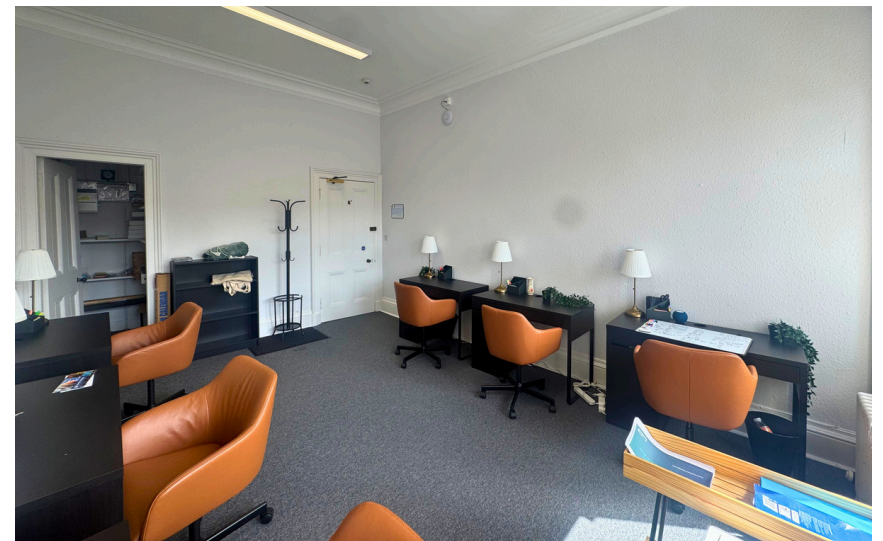
# DESCRIPTION

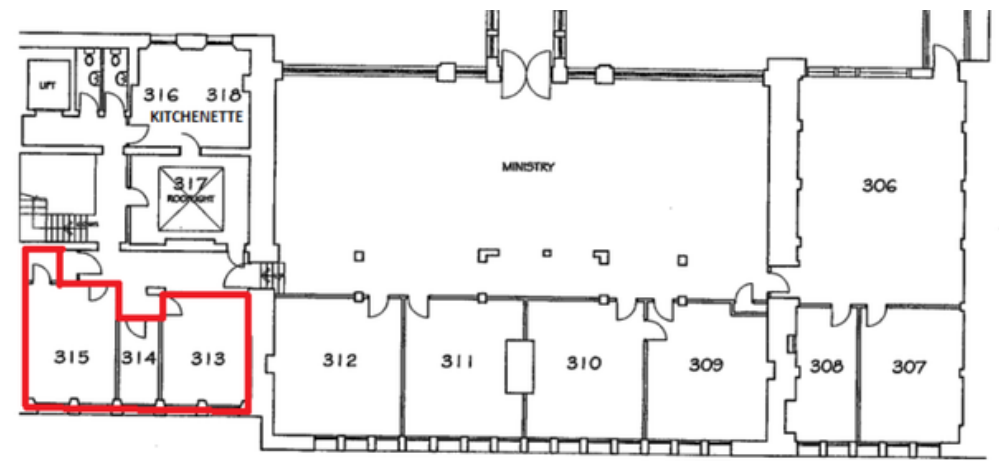
The available accommodation comprises office rooms located on the 3rd floor of 123 George Street. The suite benefits from shared facilities on the floor, including kitchen and toilet facilities, providing practical and flexible workspace suitable for a range of occupiers.

Occupiers will benefit from access to the main 121 building during standard business hours, Monday to Friday from 8:00am to 7:00pm.

Room sizes:

- 313: 195sqft
- 314: 68sqft
- 315: 215sqft





## 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

The service charge is inclusive of utilities and fixed at £3.00 per sq. ft.

## 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 September 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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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.