

101 GEORGE STREET



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TO LET

OFFICE SPACE AVAILABILITY
186 - 2,940 SQ. FT



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ST. JAMES QUARTER

W HOTEL

EDINBURGH CASTLE

WAVERLEY STATION
13 MIN WALK

ST. ANDREWS SQ
10 MIN WALK

QUEEN STREET GARDENS

PRINCES STREET GARDENS

ST. ANDREWS SQUARE

HANOVER STREET

PRINCES ST
4 MIN WALK

USHER HALL

FREDERICK STREET

PRINCES STREET

JOHNNIE WALKER EXPERIENCE

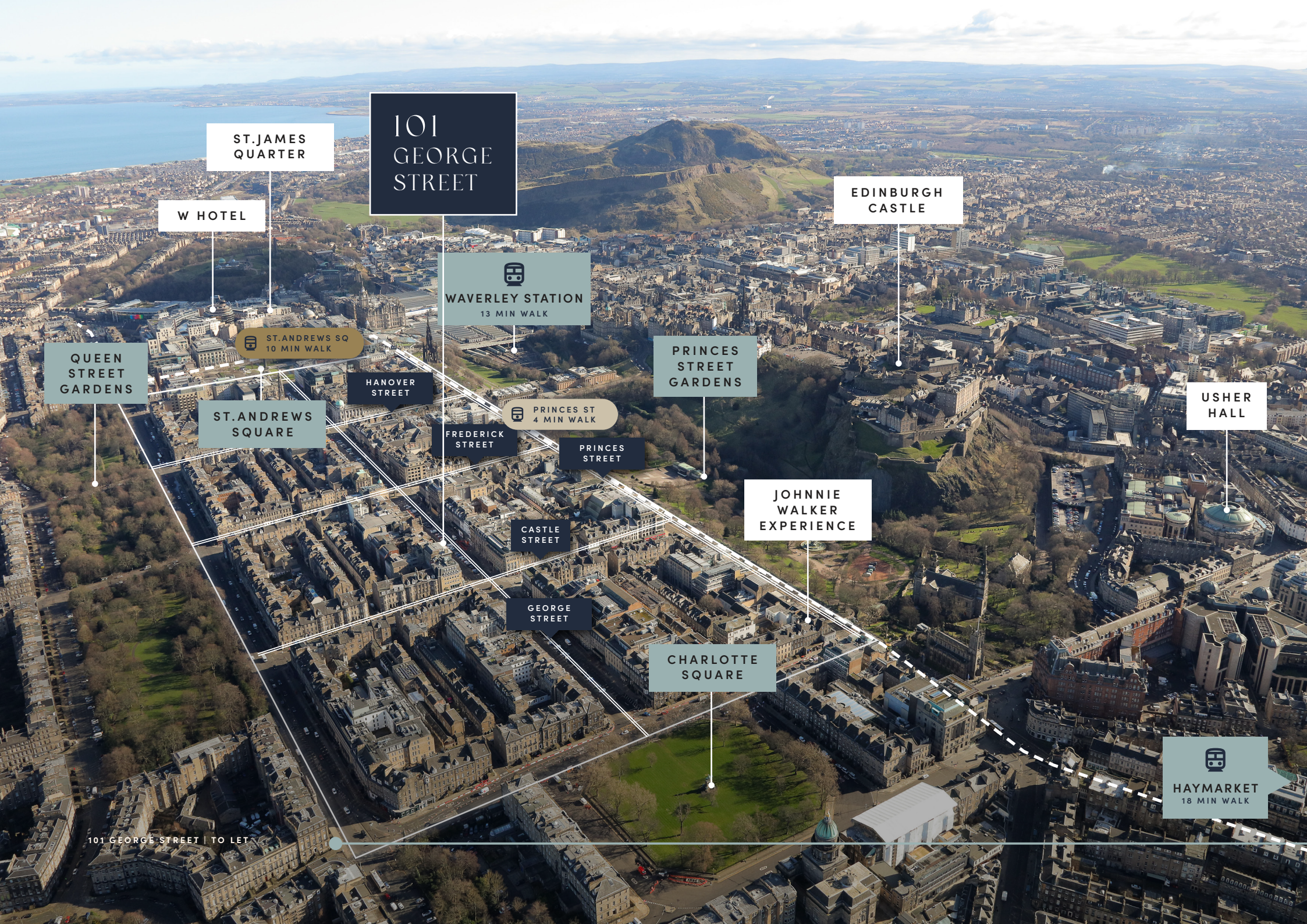
CASTLE STREET

GEORGE STREET

CHARLOTTE SQUARE

HAYMARKET
18 MIN WALK

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DESCRIPTION

-  Prestigious city centre address with excellent surrounding amenities and transport links
-  DDA compliant entrance
-  Lift access to all floors
-  Newly refurbished office suites available
-  New all electric VRF heating and cooling
-  Dog Friendly
-  All available suites are EPC A
-  Modernised period features throughout
-  Concierge Reception
-  Bike storage
-  Car parking available
-  Newly refurbished shower/changing facilities

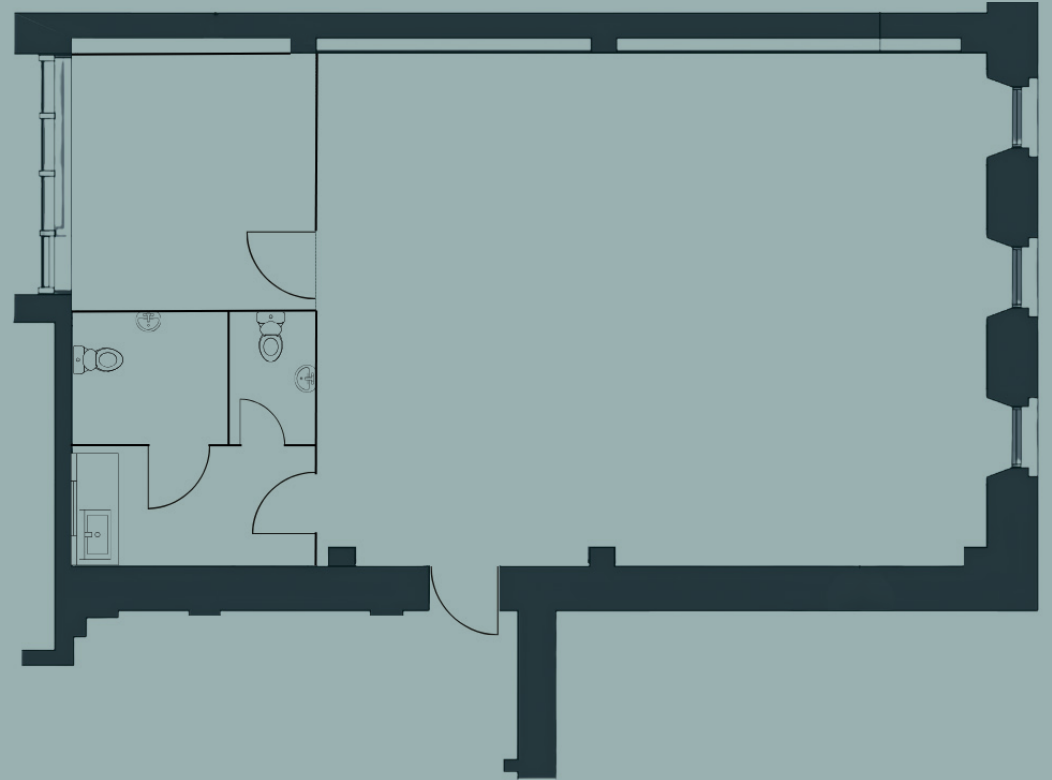
ACCOMMODATION

FLOOR	Suite	Sq. ft	Availability
2nd	2.01	1,068	Available now
4th	4.01	1,216	Available now
4th	4.03	186	Available now
4th	4.08	470	Available now



FLOOR PLANS

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES

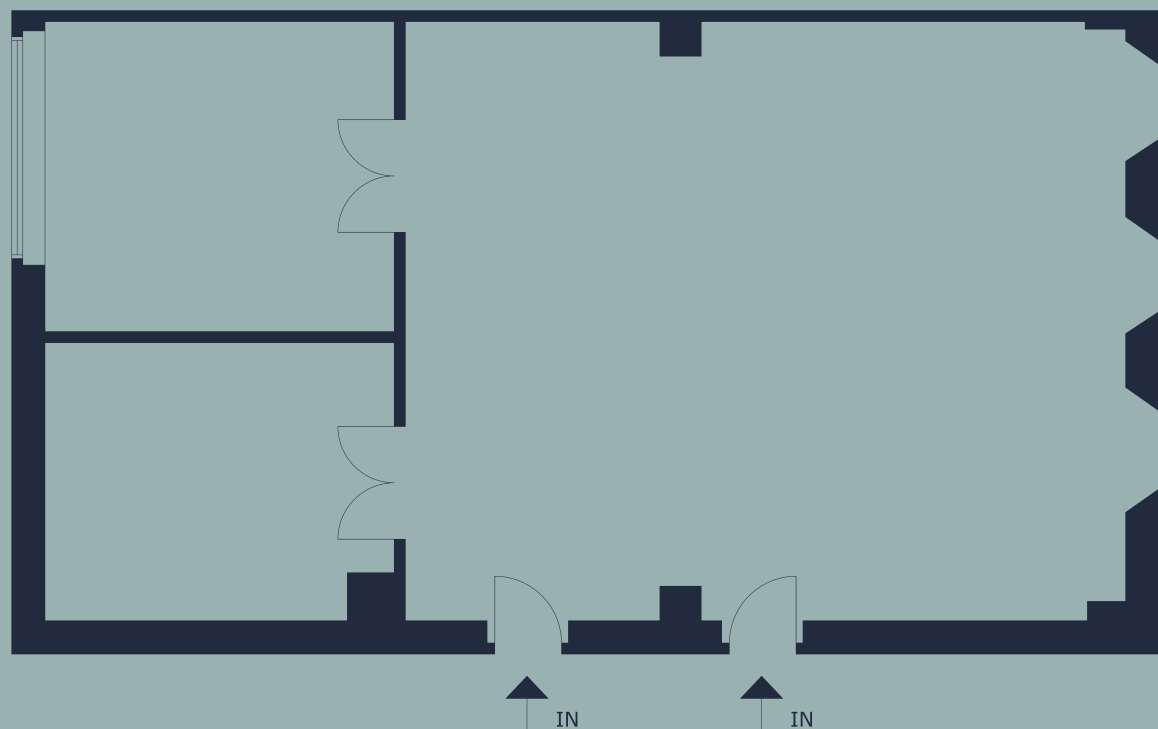


SUITE 2.01 - SECOND FLOOR
NIA - 1,068 sq.ft



FLOOR PLANS

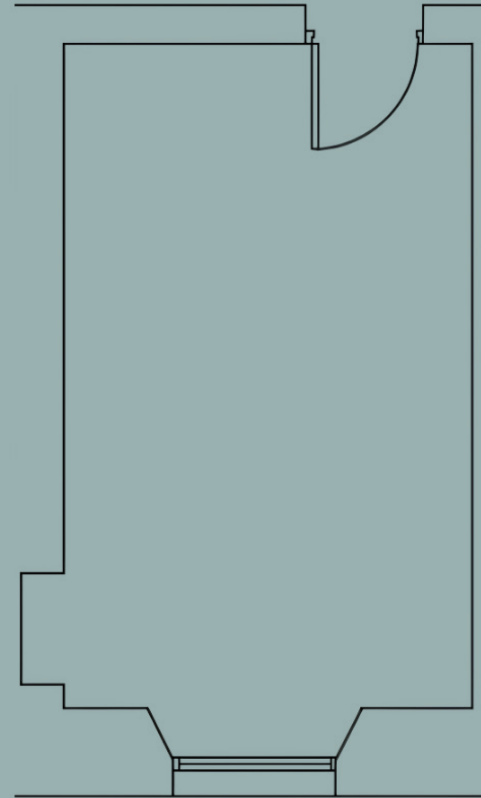
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES



SUITE 4.01 - FOURTH FLOOR
NIA - 1,216 sq.ft

FLOOR PLANS

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES

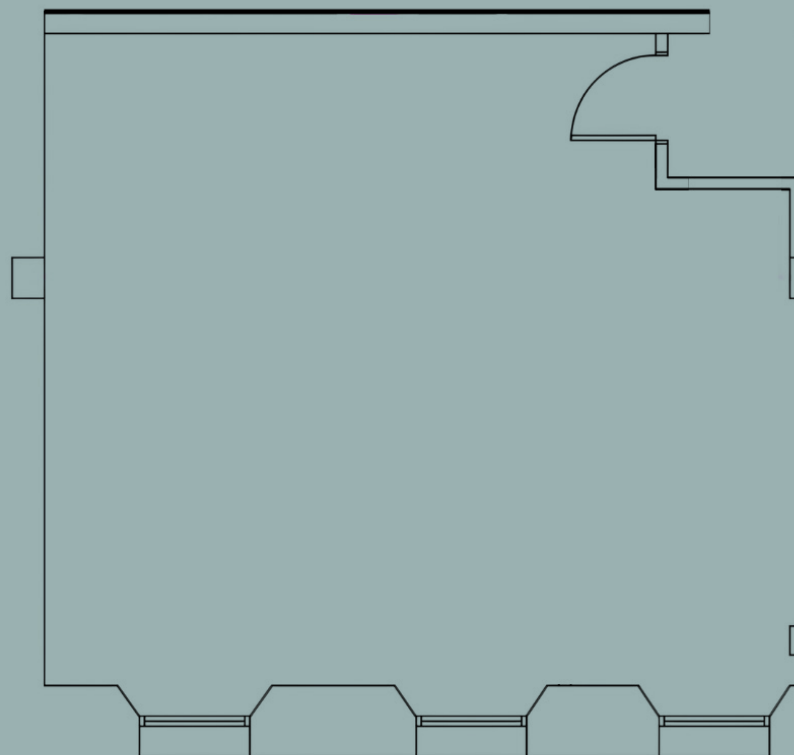


SUITE 4.03 - FOURTH FLOOR
NIA - 186 sq.ft



FLOOR PLANS

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES



SUITE 4.08 - FOURTH FLOOR
NIA - 470 sq.ft



SUITE 4.03



SUITE 4.01



SUITE 4.08

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SUITE 4.08



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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.

RENT & LEASE TERMS

The property is available to lease on a new Full Repairing and Insuring basis on terms to be agreed. Rent is available on application.

VAT

The building is elected for VAT. VAT will be payable on all out goings related to the occupation of the building.

LEGAL COSTS

Each party will be responsible for their own legal costs, with the incoming tenant responsible for the payment of registration dues and any LBTT payable.

SERVICE CHARGE & EPC

Available on Request.

VIEWING & FURTHER INFORMATION:

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IMPORTANT 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 April 2025.