

90A

GEORGE STREET
EDINBURGH EH2 3DF

TO LET

2ND & 3RD FLOOR OFFICE

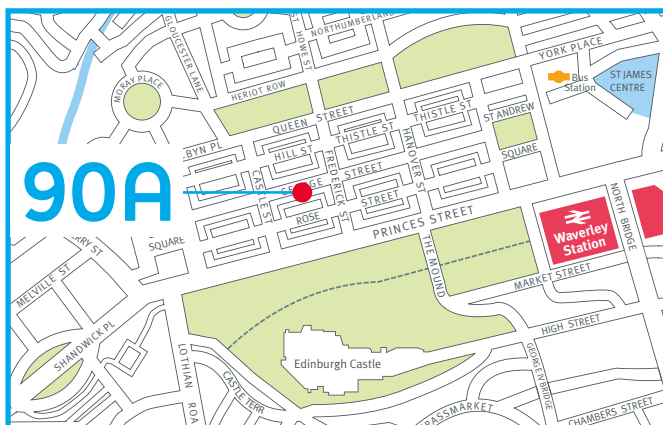


LOCATION

90a George Street situated in the heart of the city and occupies a prominent position on the south side of George Street, with Castle Street to the west and Frederick Street to the east. George Street is situated within Edinburgh's traditional city office core and is regarded as one of Edinburgh's premier business and retail destinations. The property is surrounded by a range of restaurants and shops including Contini, Copper Blossom, Pink and The White Company.

The property has superb city-wide transport links via several bus stops along Princes Street as well as quick access to the Princes Street tram stop, providing regular links to the airport, Haymarket and St Andrew Square. The tram service is currently in the process of being extended down Leith Walk to Newhaven. The property is also a short walk from Waverley and Haymarket train stations which provide daily services around Scotland and the UK.

Surrounding office occupiers include Grayling, Kettle Collective and ESPC.



DESCRIPTION

90a George Street offers a variety of high-quality open plan and cellular office accommodation over the 2nd and 3rd floors, the property benefits from:

- Secure garaged car parking spaces on Rose Street North Lane.
- Alarm and phone entry systems.
- Lift facilities with access to all floors.
- Dedicated kitchen and tea preparation areas on both floors.
- Perimeter trunking.
- Gas fired central heating.
- Traditional period features.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition). The net internal floor areas are as follows:

FLOOR AREA	SQ M	SQ FT
SECOND FLOOR	269.97	2,906
THIRD FLOOR	212.84	2,291

TERMS

The floors are available either as a whole or on a floor by floor basis for a period to be agreed. Further details are available from the joint agents.

RENT

Rent on application.

VAT

All figures are exclusive of VAT which will be payable at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction with the ingoing tenant responsible for the payment of Land and Buildings Transaction Tax, Registration Dues and VAT incurred thereon.

BUSINESS RATES

The floors have the following Rateable Values

Second - £46,600

Third - £31,200

In 2020-2021 the standard poundage is 49.8 pence and all properties with a rateable value over £51,001 will have a 1.3 pence supplement above the basic poundage. Further information is available at www.saa.gov.uk

VIEWINGS AND FURTHER INFORMATION

Viewing strictly by prior appointment with the joint agents.



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