

86a

GEORGE STREET
EDINBURGH EH2 3DF

TO LET

THIRD FLOOR OFFICE - 1,318 SQ FT



PRIME LOCATION WITHIN THE "GOLDEN RECTANGLE"
PRESTIGIOUS CITY ADDRESS WITH EXCELLENT SURROUNDING AMENITIES
COMPACT, SELF-CONTAINED SUITE - RARELY AVAILABLE IN THIS LOCATION

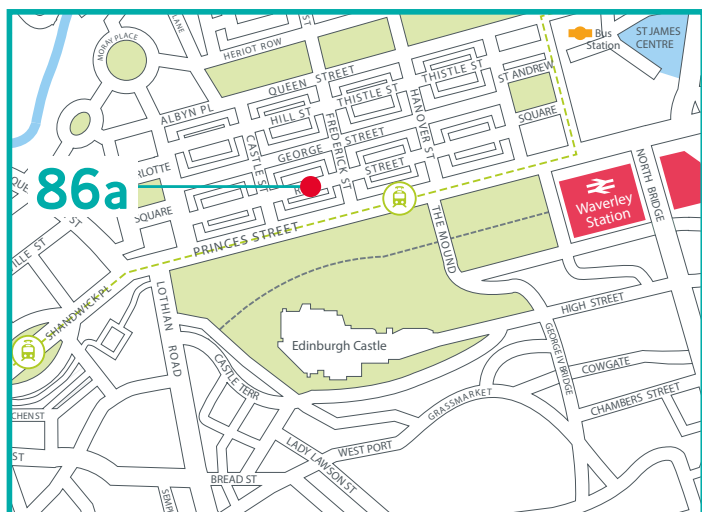


LOCATION

86a George Street 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 benefits from easy access to a range of retail outlets, coffee shops, bars and restaurants, with surrounding retailers including Gant, The White Company, and Copper Blossom.

The property benefits from excellent public transport links, with numerous bus services operating along Princes Street, as well as regular tram services providing direct access through the city, from the centre of Princes Street to Edinburgh Airport. St Andrew Square Bus Station is located within a short walk, with easy access to both Waverley and Haymarket train stations.

Surrounding occupiers include ESPC, Kettle Collective, The White Company and Hackett.



DESCRIPTION

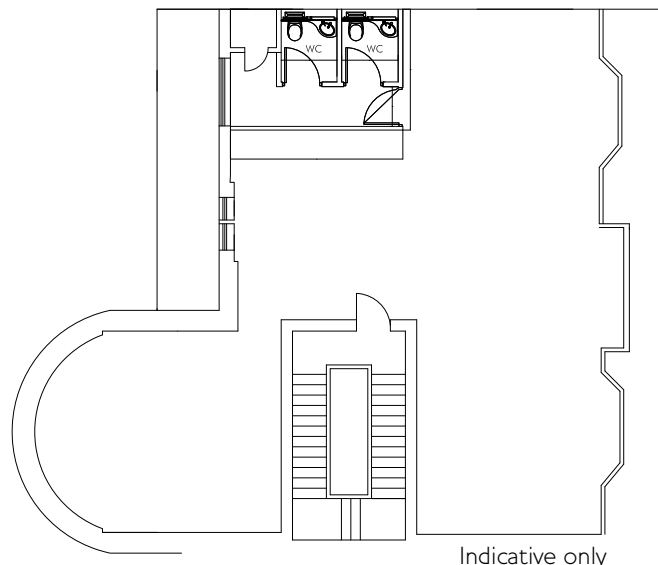
86a George Street provides a mix of good quality, refurbished cellular office accommodation. The available accommodation is located on the third floor with the subjects benefiting from:

- Secure garaged car parking spaces available on Rose Street North Lane if required.
- Alarm and phone entry systems.
- Dedicated tea preparation area.
- Perimeter trunking.
- Gas fired central heating.
- Traditional period features.

ACCOMMODATION

The approximate net internal floor area is as follows:

FLOOR AREA	SQ FT	SQ M
THIRD FLOOR	1,318	122.44



Indicative only

RATING

Third Floor: £12,700

Could qualify for Small Business Rates Relief Scheme.

RENT

Rent on application.

VAT

All figures are exclusive of VAT which will be payable.

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.

ENTRY DATE

By agreement.

Energy Performance Certificate (EPC)

Available on request.

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment with the joint agents:



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