

110



George St.

Edinburgh • EH2 4LH



A DEVELOPMENT BY:



KNIGHT PROPERTY GROUP

FOR LEASE

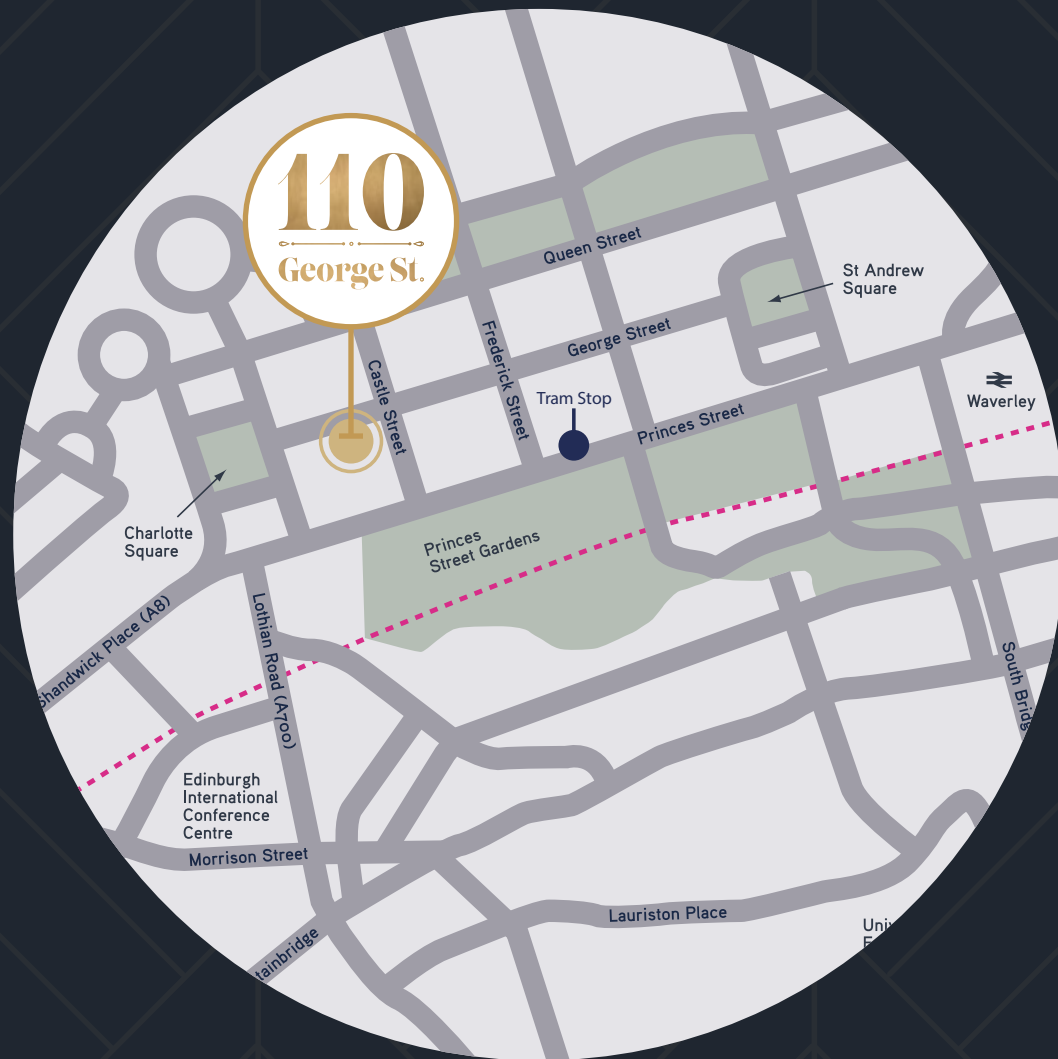
Prestigious Edinburgh city centre location

Newly Refurbished Well Appointed Second
Floor Office Suite

141.9sq.m (1,527sq.ft.)

110
George St.





Location

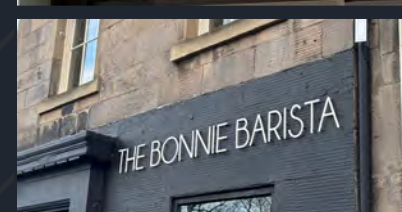
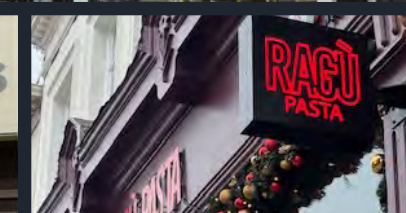
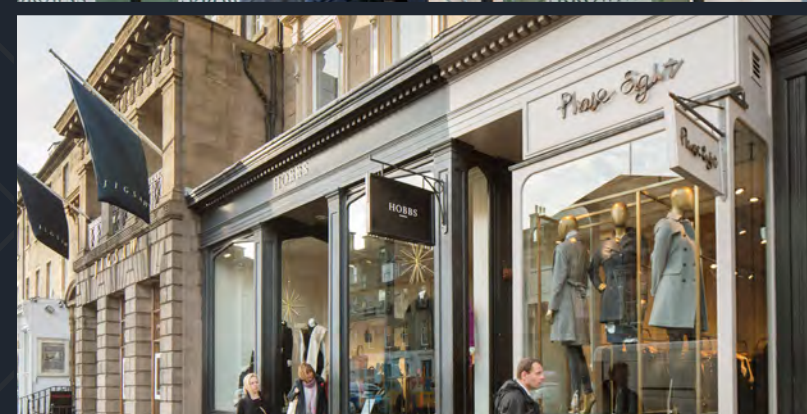
110 George Street is a prestigious Edinburgh City Centre location, situated within the 'Golden Rectangle' of Edinburgh, with Castle Street to the east, Rose Street to the south and South Charlotte Street to the west. The location benefits from plentiful surrounding amenities and excellent transport links.

George Street, and Princes Street nearby, boast numerous great restaurants, bars, cafes and shops, as well as quality hotels. Bus and tram stops on Princes Street are less than five minutes away by foot. Waverley/Haymarket train stations and the Edinburgh bus station

are located within a 10-15-minute walk. Some notable surrounding landmarks include Charlotte Square, Princes Street Gardens, Scott Monument, the National Galleries of Scotland and Edinburgh Castle.



Nearby Amenities



110

George St.

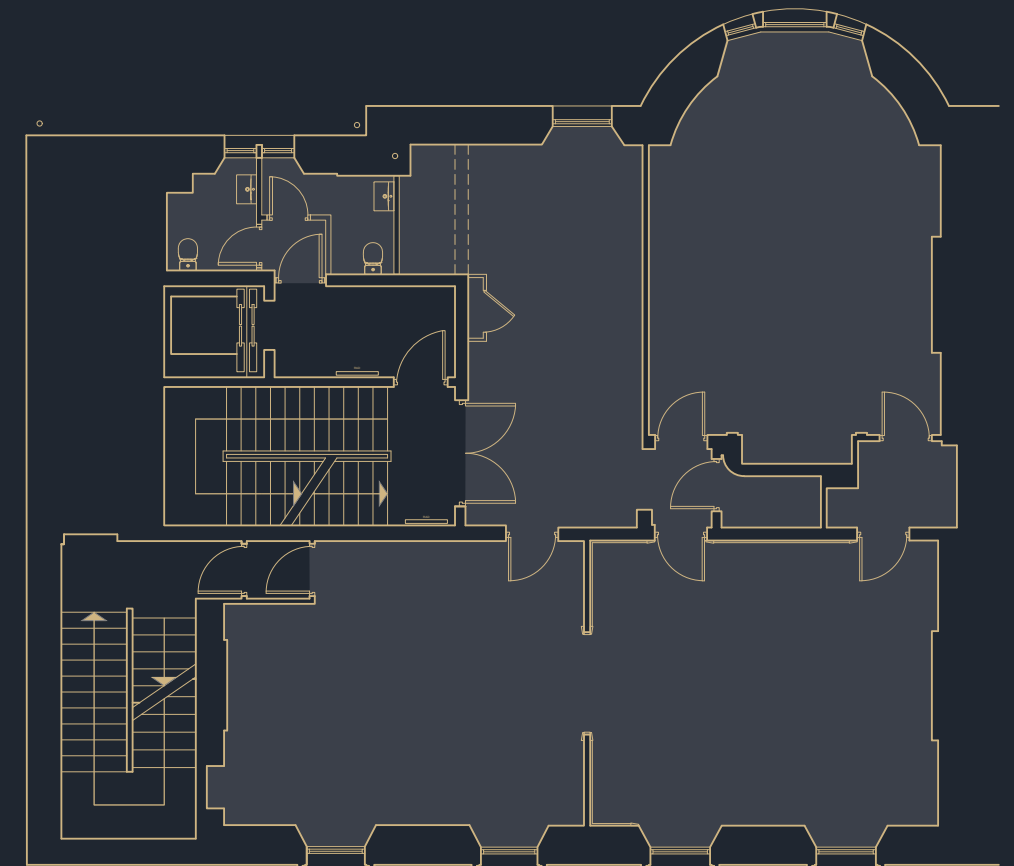
Description

110 George Street offers five floors of exceptional office accommodation within a classic Grade B listed Georgian townhouse.



**Prestigious
Edinburgh
city centre
location**

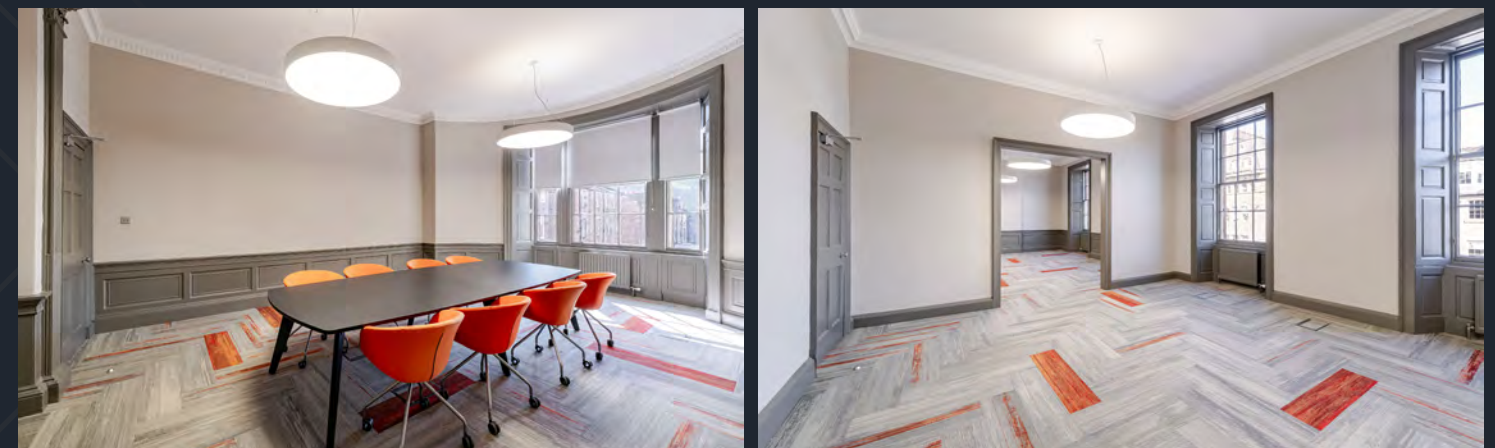
Second Floor
1,527 sq.ft



The suite has undergone a significant refurbishment which enhances the quality of internal space and common parts, whilst being sympathetic to the original nature of the property. The accommodation benefits from the following features:

- A mix of underfloor and perimeter trunking
- Fully cabled – CAT 6
- Castle Views
- LED Lighting throughout

- Shower Facilities
- Lift access
- Secure bicycle storage
- Car parking space available



110

George St.

Edinburgh • EH2 4LH

Lease Terms

The accommodation is available to let on Full Repairing and Insuring Terms.

Entry

Entry to the suite will be granted immediately upon conclusion of missives.

Rent

On application.

Rates

Interested parties are advised to make their own enquiries as to their annual liabilities to the Lothian Valuation Joint Board, on 0131 344 2500 or enquiries@lothian-vjb.gov.uk.

Legal Costs

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

VAT

VAT will be charged on rent and service charge at the prevailing rate.

Service Charge

The latest service charge estimation is available from the letting agents.

EPC

Available upon request.

Viewings & Further Information



**Cuthbert
White**

James Metcalfe
james@cuthbertwhite.com
07786 623 282



**GRAHAM
SIBBALD**

Murdo McAndrew
murdo.mcandrew@g-s.co.uk
07799 159 665

A DEVELOPMENT BY:



KNIGHT PROPERTY GROUP