

110 GEORGE STREET

EDINBURGH

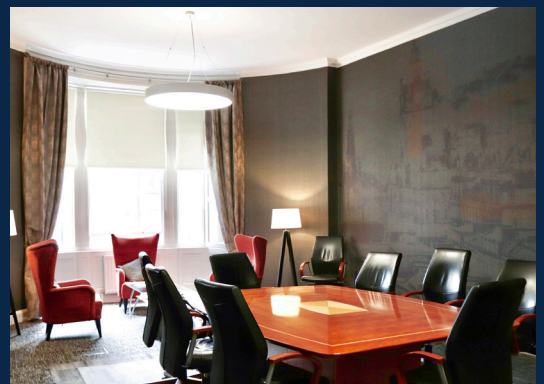
EH2 4LH



Ground floor 1,377 sq ft

- Classic Edinburgh Townhouse Accommodation
- Located on Prestigious George Street

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Location

110 George Street is situated within a prime city centre location on the south side of George Street between Castle Street and South Charlotte Street in Edinburgh's golden rectangle area.

The location is highly desirable with occupiers benefiting from a prestigious address coupled with the city's best retail and leisure amenities and transport links.

The property offers outstanding connectivity with both Waverley and Haymarket train stations a short walk away.

The tram system is also in close proximity, providing a direct link to and from Edinburgh Airport.

With the retail and leisure amenities of George Street and Princes Street on its doorstep, 110 George Street provides occupiers with access to a wide range of shops as well as top class restaurants, bars and boutique hotels. Some of the local occupiers include Eden Locke, Copper Blossom, Badger & Co and Browns. 110 George Street is both extremely well connected and a vibrant and exciting place to work.

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Accommodation

The available accommodation is arranged over the ground floor and extends to the following net internal area:

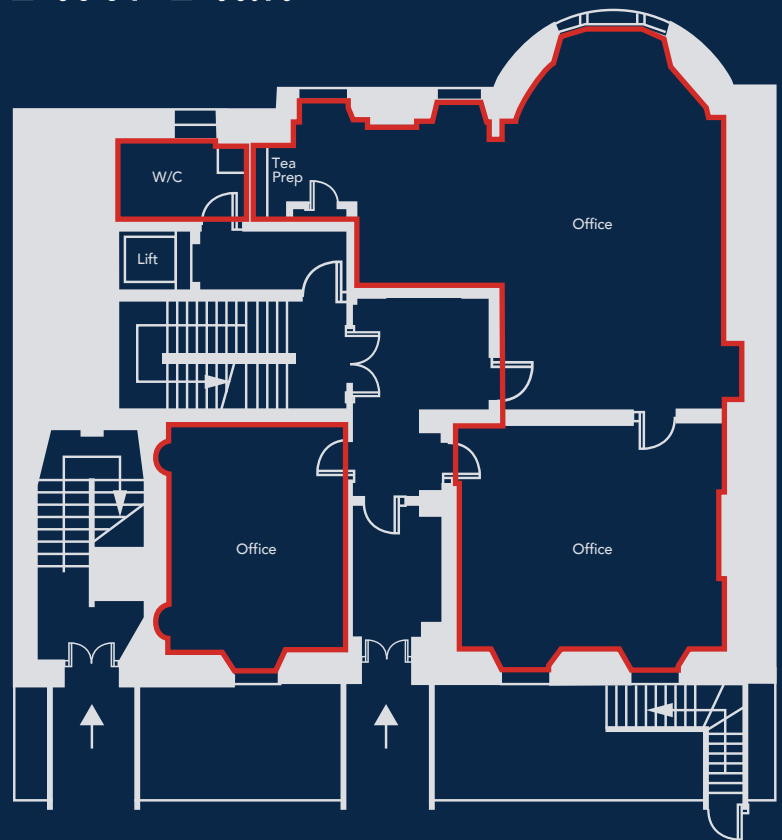
Description	SQ FT	SQ M
Ground Floor	1,377	127.93

Description

110 George Street offers exceptional office accommodation within a classic Grade B listed Georgian townhouse. The accommodation benefits from the following features:

- Period features
- Combination of underfloor and perimeter trunking
- Lift serving all floors
- New efficient lighting
- Cat 6 fibre cabling installed
- Gas-fired central heating
- Shower facilities
- Furniture may be available subject to negotiation
- DDA compliant WCs
- Car parking can be provided, subject to terms

Floor Plan



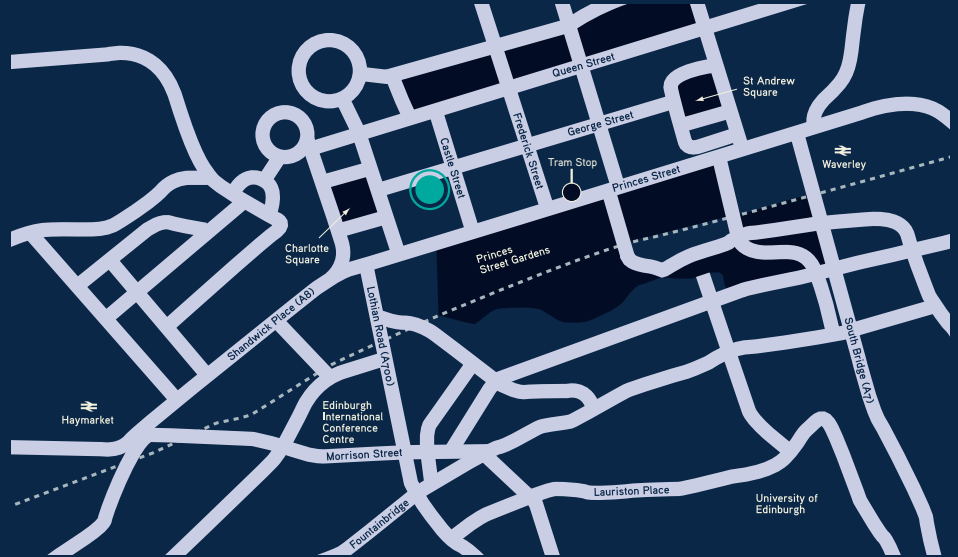
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Lease Terms

The subjects are available immediately on Full Repairing and Insuring terms for a period to be agreed. Further information is available from the sole letting agents.

Rateable Value

Information on the current rates payable is available from the sole letting agents.

Legal Costs

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

EPC

The property has an EPC rating of D.

FOR FURTHER INFORMATION PLEASE CONTACT:



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