

# 110 GEORGE STREET

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EDINBURGH

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[110georgestreet.co.uk](http://110georgestreet.co.uk)



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*Classic Edinburgh townhouse  
accommodation on prestigious  
George Street*

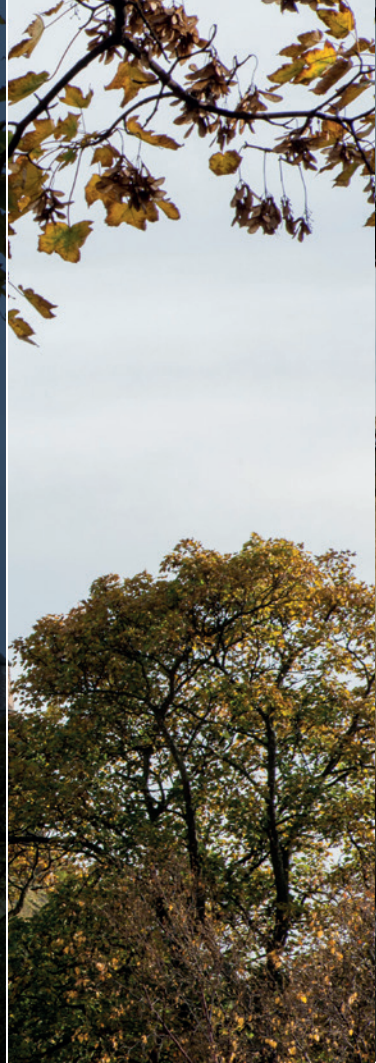
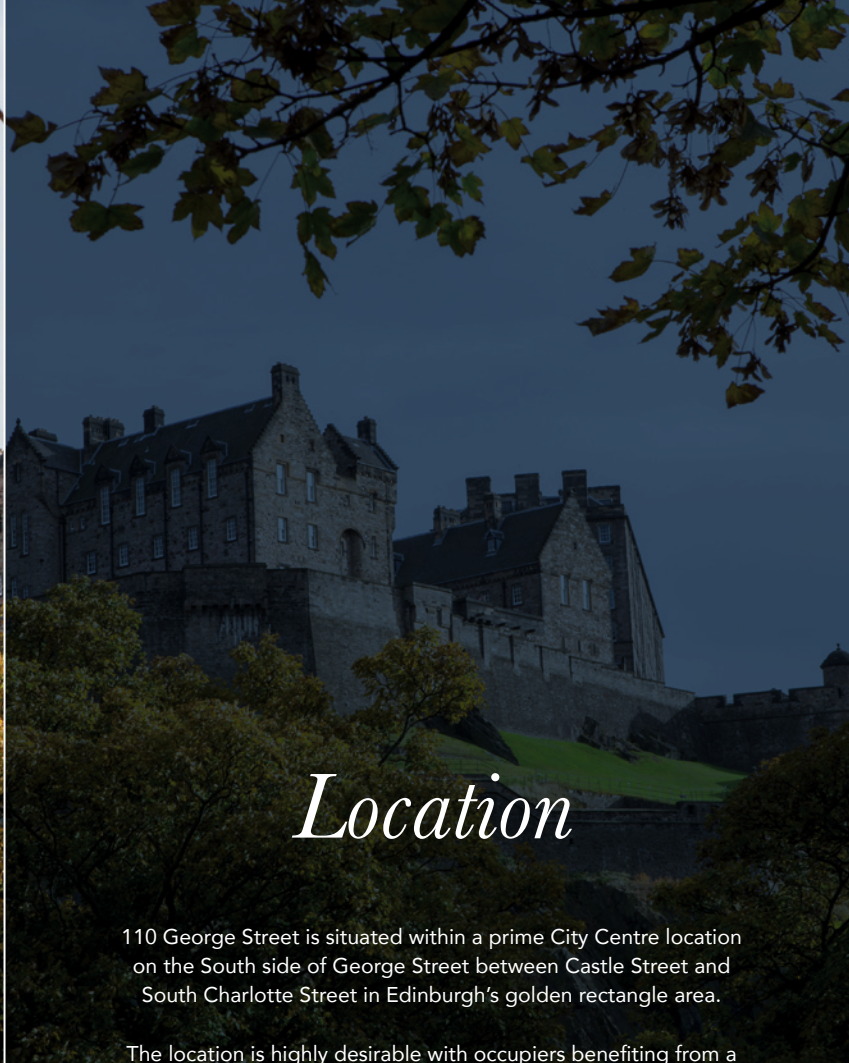
1,382 sq ft – 7,317 sq ft

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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 the recently redeveloped Waverley and Haymarket Railway Stations a short walk away. Edinburgh Bus station is also nearby and the new tram system is in close proximity, providing a direct connection 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 Starbucks, Tigerlilly, Browns and Thomas Pink. 110 George Street is both extremely well connected and a vibrant and exciting place to work.

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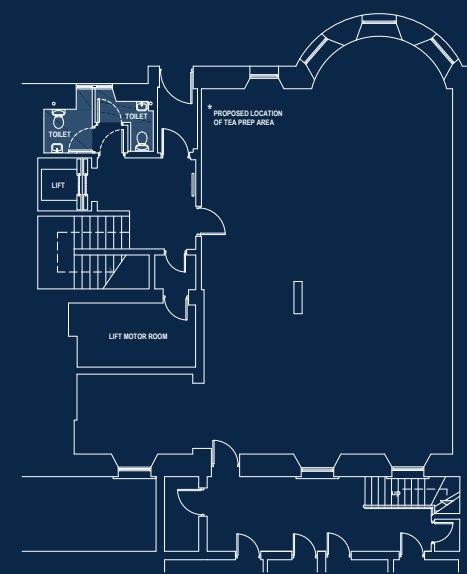
# Description

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

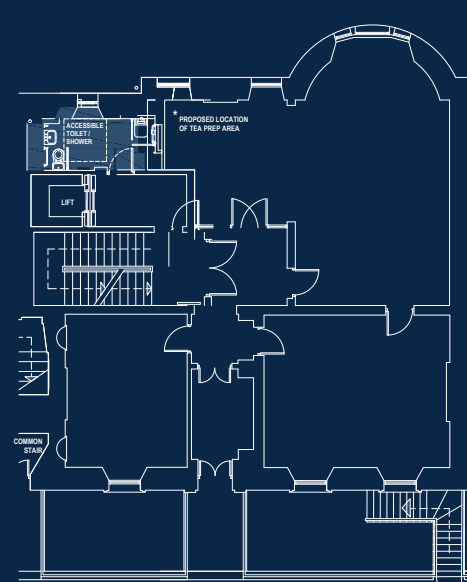
The property will undergo a significant refurbishment which will enhance the quality of internal space and common parts, whilst being sympathetic to the original nature of the property. The accommodation will benefit from the following features:

- Period features
- Combination of underfloor and perimeter trunking
- Lift serving all floors
- Outstanding Castle views from upper floors
- New efficient lighting
- Equality Act compliant access
- Gas fired central heating
- Shower facilities and secure bicycle storage
- Dedicated male & female WC's within each suite
- Shower facilities and secure bicycle storage
- 7 car spaces available subject to terms

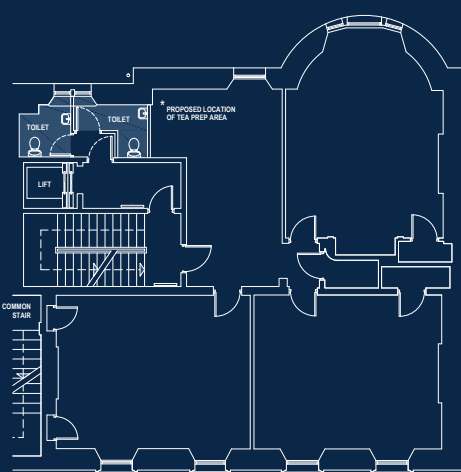
Lower Ground Floor



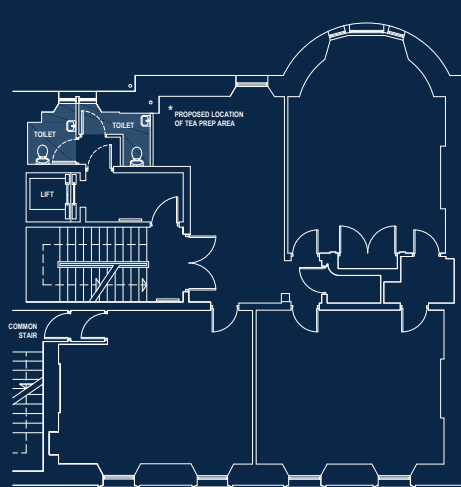
Ground Floor



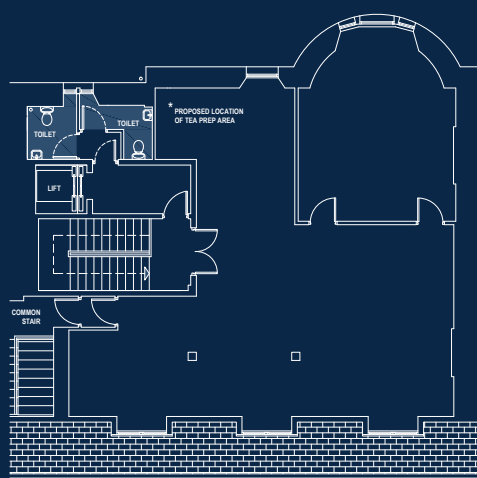
First Floor



Second Floor



Third Floor



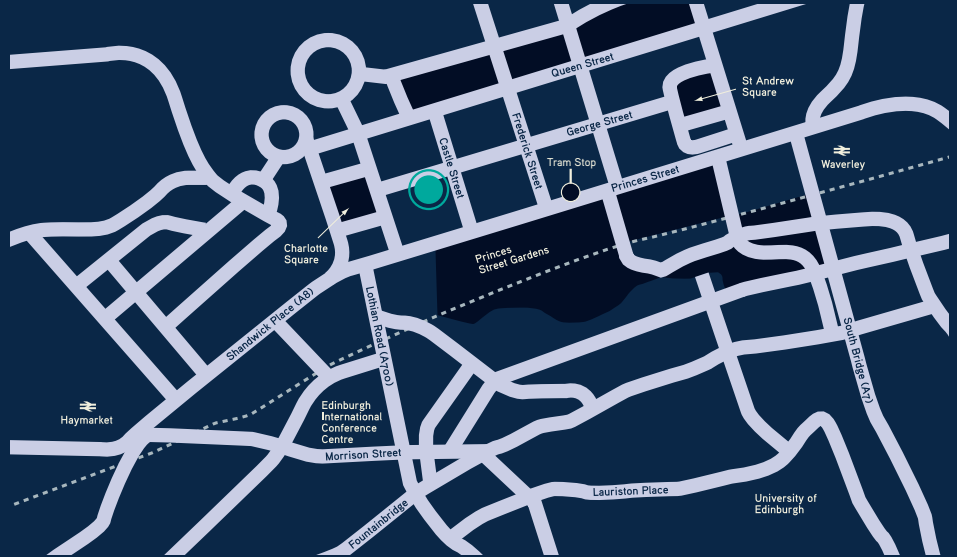
Accommodation

The available accommodation is arranged over five floors which are available separately or as a whole.

Description	SQ FT	SQ M
Lower Ground Floor	1,439	133.72
Ground Floor	1,417	136.62
First Floor	1,523	141.48
Second Floor	1,502	139.55
Third Floor	1,382	128.43
<b>Total</b>	<b>7,317</b>	<b>679.80</b>

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## *Lease Terms*

The subjects are available as a whole or on floor by floor lettings on Full Repairing and Insuring terms for a period to be agreed. Further information is available from the sole letting agents.

## *Rateable Value*

The rateable value will require to be assessed upon completion of refurbishment works. 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 incoming 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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