

110
GEORGE
STREET

EDINBURGH

“

110 GEORGE STREET PROVIDES NEWLY
REFURBISHED HIGH QUALITY OPEN PLAN OFFICE
ACCOMMODATION BEHIND A RETAINED PERIOD
FAÇADE. THE BUILDING OFFERS THE PERFECT
FUSION OF RESTORED PERIOD FEATURES
AND CRISP, CONTEMPORARY DESIGN, WHICH
TOGETHER CREATE A TRULY INSPIRATIONAL
WORKING ENVIRONMENT.

”

110 GEORGE STREET EDINBURGH



Outstanding Location

110 George Street occupies a prime city centre position on the south side of George Street close to the junction with Castle Street. George Street has been transformed over recent years to a vibrant mixed use destination with a variety of office users, numerous high quality fashion retailers, a wide range of restaurants and coffee shops, bars and hotels establishing the street as Edinburgh's premier leisure venue.

Nearby occupiers include Lloyds TSB Bank, Royal Bank of Scotland, The Nursing and Midwifery Council, Browns, Gusto, The Living Room, Tigerlily hotel/bar, Starbucks and many others.

110 GEORGE STREET EDINBURGH



An Exceptional Building

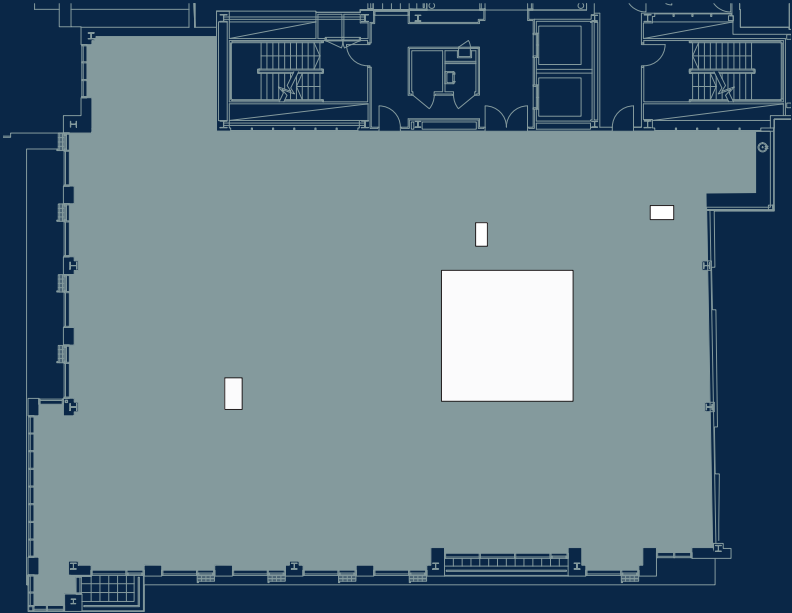
110 George Street comprises a superb B Listed mid terraced Georgian townhouse over lower ground, ground and three upper floors. With a traditional stone frontage and circular bay to the rear, the building enjoys excellent natural light and superb views of Edinburgh Castle from the rear elevation.

The building benefits from a lift serving all floors, a combination of underfloor and perimeter trunking, central heating, toilet and shower facilities and kitchen areas throughout the building. There is a car park to the rear of the building, shared with the adjacent occupier, providing 8 dedicated clear car spaces.

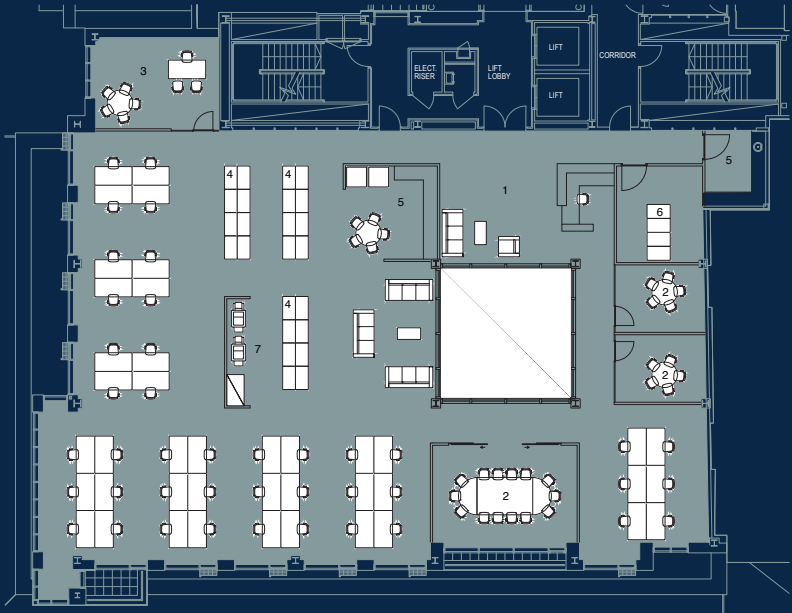


110 GEORGE STREET EDINBURGH

Typical Floor plan



Space plan



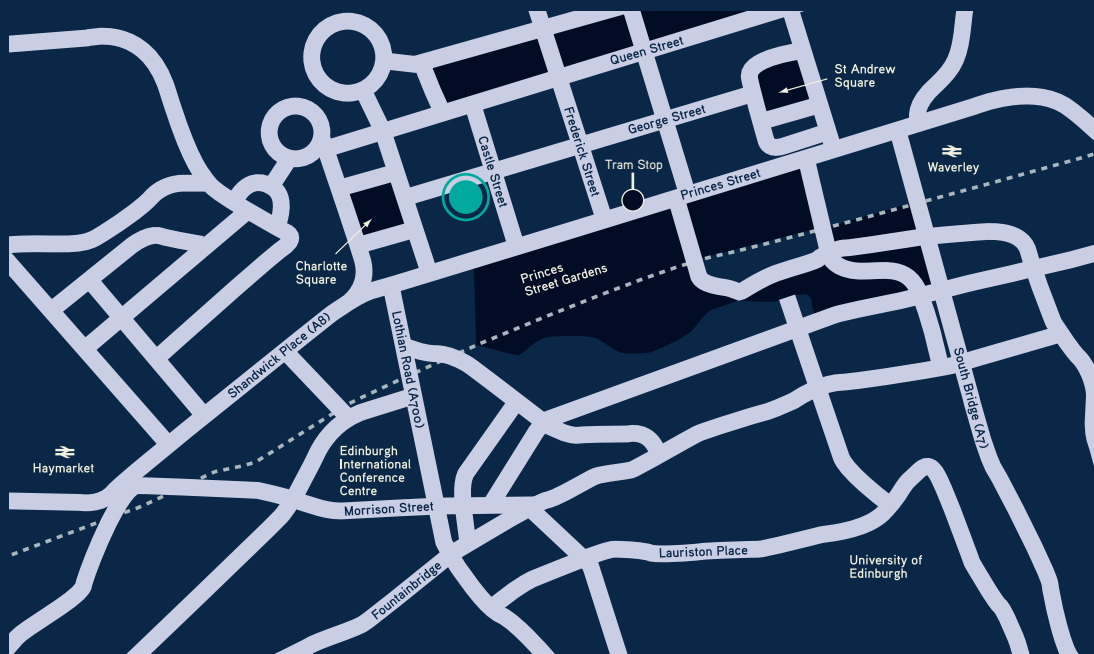
Schedule of areas & specification

Third Floor	1,367 sq ft	127.04 sq m
Second Floor	1,517 sq ft	140.92 sq m
First Floor	1,507 sq ft	140.05 sq m
Ground Floor	1,438 sq ft	133.58 sq m
Lower Ground Floor	1,402 sq ft	130.21 sq m
Total	7,231 sq ft	671.80 sq m

- Contemporary entrance foyer and business lounge
- Secure 24 hour working environment
- Dedicated male, female and accessible toilets
- 3.3m maximum floor to ceiling height
- Building Management System
- 8 secure basement car parking spaces
- Bicycle racks
- Independent service lift
- EPC Rating C (44)

110 GEORGE STREET

EDINBURGH



Cameron Stott

0131 225 8344

cameron.stott@eu.jll.com

110georgestreet.com

JLL (and any joint agent appointed) on their own behalf and for vendors or lessors of this property, whose agents they are, give notice that: 1/ The particulars are produced in good faith, but are a general guide only and do not constitute any part of a contract. 2/ No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property. 3/ The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 4/ Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. 5/ Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required. Publication date: October 2015