

To Let

110 George Street, Edinburgh, Midlothian, EH2 4LH
1,445 sq ft

- First class George Street location
- Views looking onto Edinburgh Castle
- Parking available via separate negotiation



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. St Andrews bus station is also nearby and the new tram system is also 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.

Specification

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
- Outstanding Castle views
- New efficient lighting
- Fibre enabled
- Equality Act compliant access
- Gas fired central heating
- Shower facilities
- Secure bicycle storage
- Refurbished WC's
- 2 car spaces subject to terms

Terms

The accommodation is immediately available on terms to be agreed

Accommodation

Floor / Unit	Size	Availability
3rd	1,445 sq ft	Available

EPC

This property has been graded as D-E: D(D).

Rent

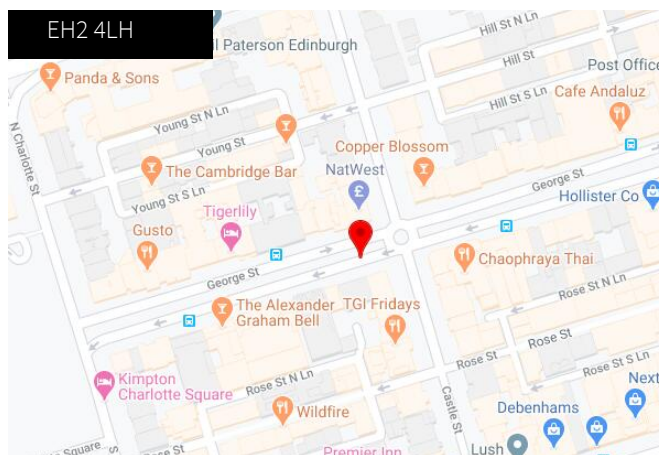
Available on Request

Business Rates

Rates Payable (2019/2020): £6.78 per sq ft
(based upon Rateable Value: £39,800 and UBR: 49.1p)

Service Charge

£6.96 per sq ft



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