

# 110 GEORGE STREET

EDINBURGH

EH2 4LH



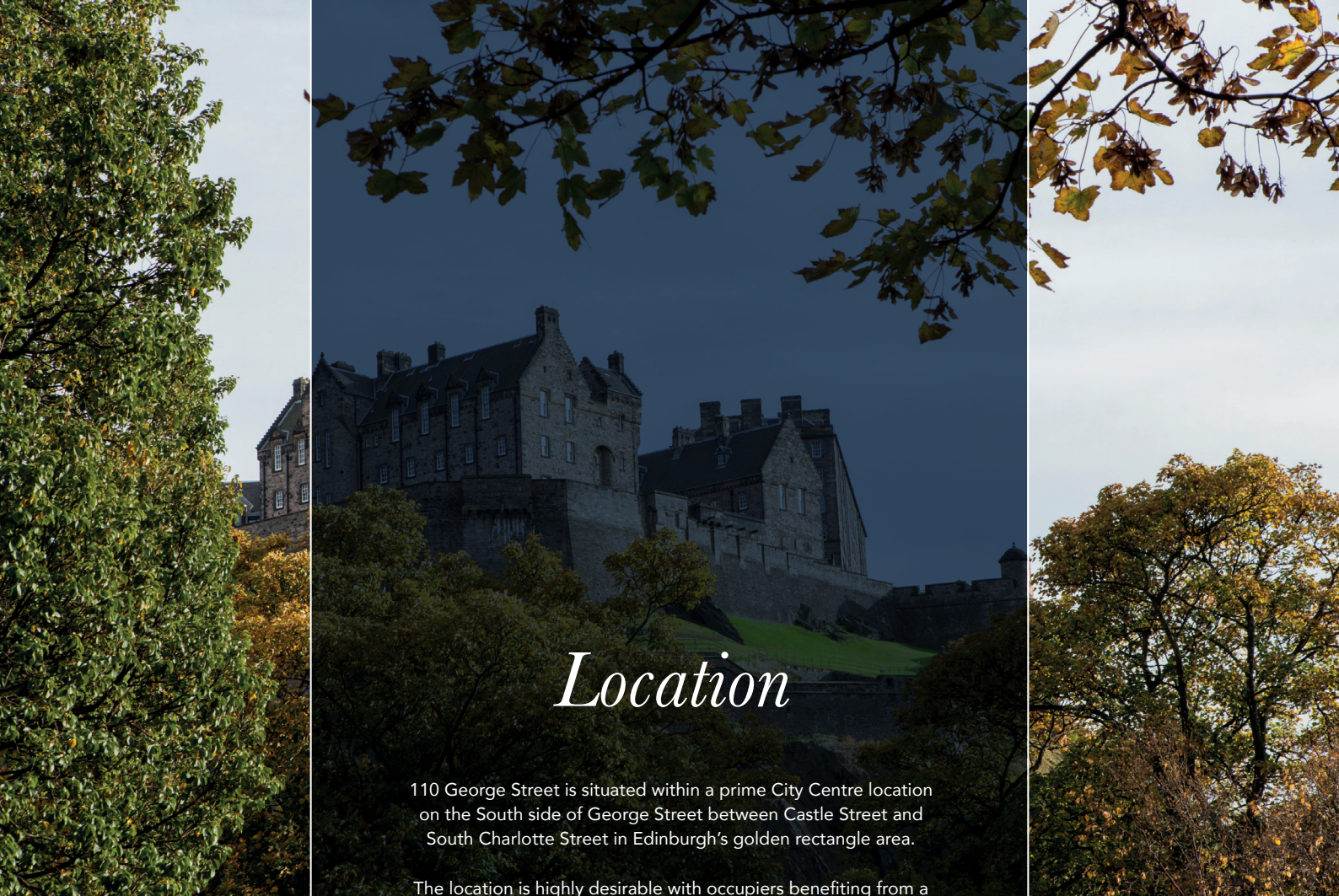
## 3rd Floor 1,445 sq ft

- Classic Edinburgh Townhouse Accommodation
- Located on Prestigious George Street
- Outstanding Castle Views

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







## *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.

## Accommodation

The available accommodation is arranged over the 3rd floor and extends to the following net internal area:

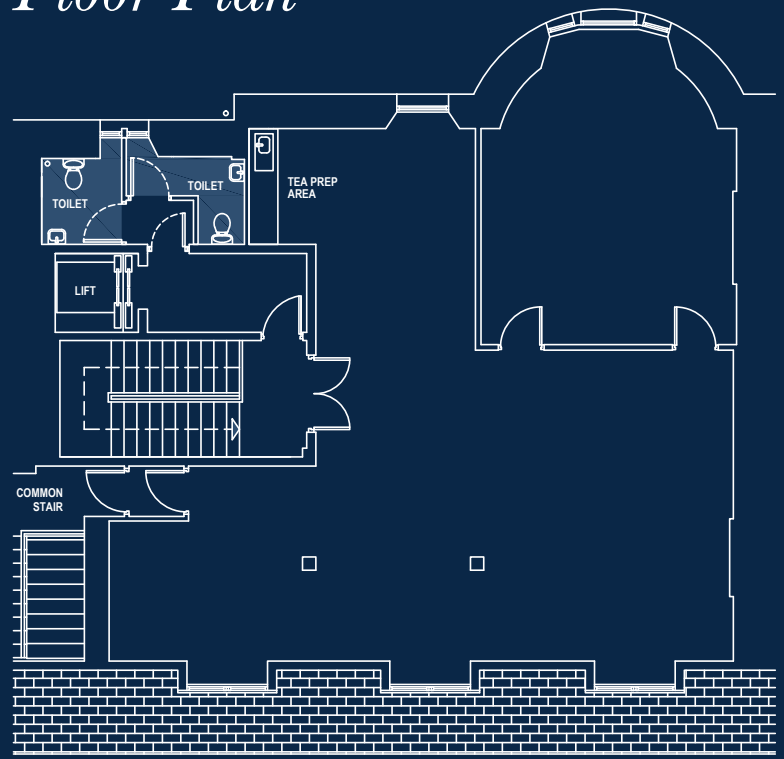
Description	SQ FT	SQ M
Third Floor	1,445	134.24

## 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
- Outstanding castle views
- New efficient lighting
- Fibre enabled
- Gas-fired central heating
- Shower facilities
- Secure bicycle storage
- Refurbished WCs
- Car parking can be provided, subject to terms

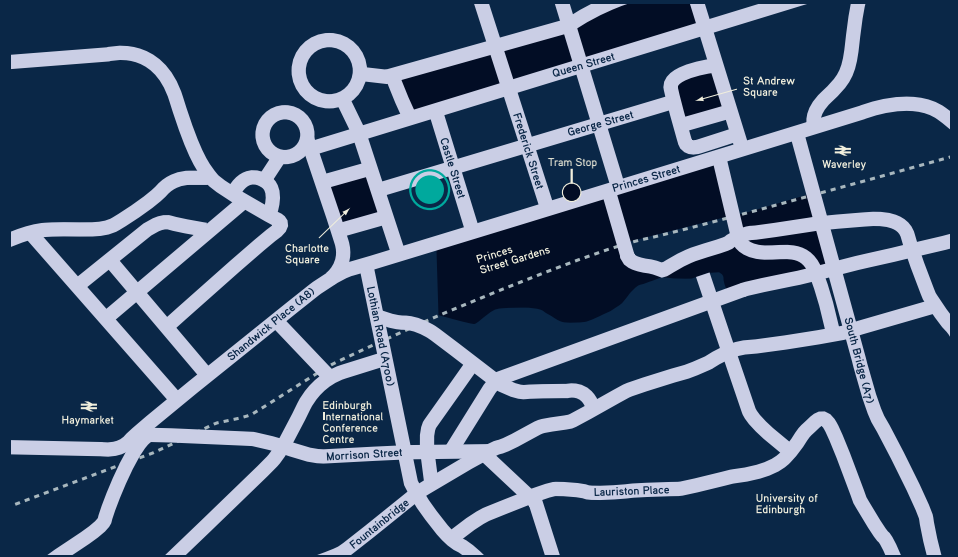
## Floor Plan



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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*

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 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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Publication date: April 2020