

110



George St.

Edinburgh • EH2 4LH



A DEVELOPMENT BY:



KNIGHT PROPERTY GROUP

FOR LEASE

## Prestigious Edinburgh city centre location

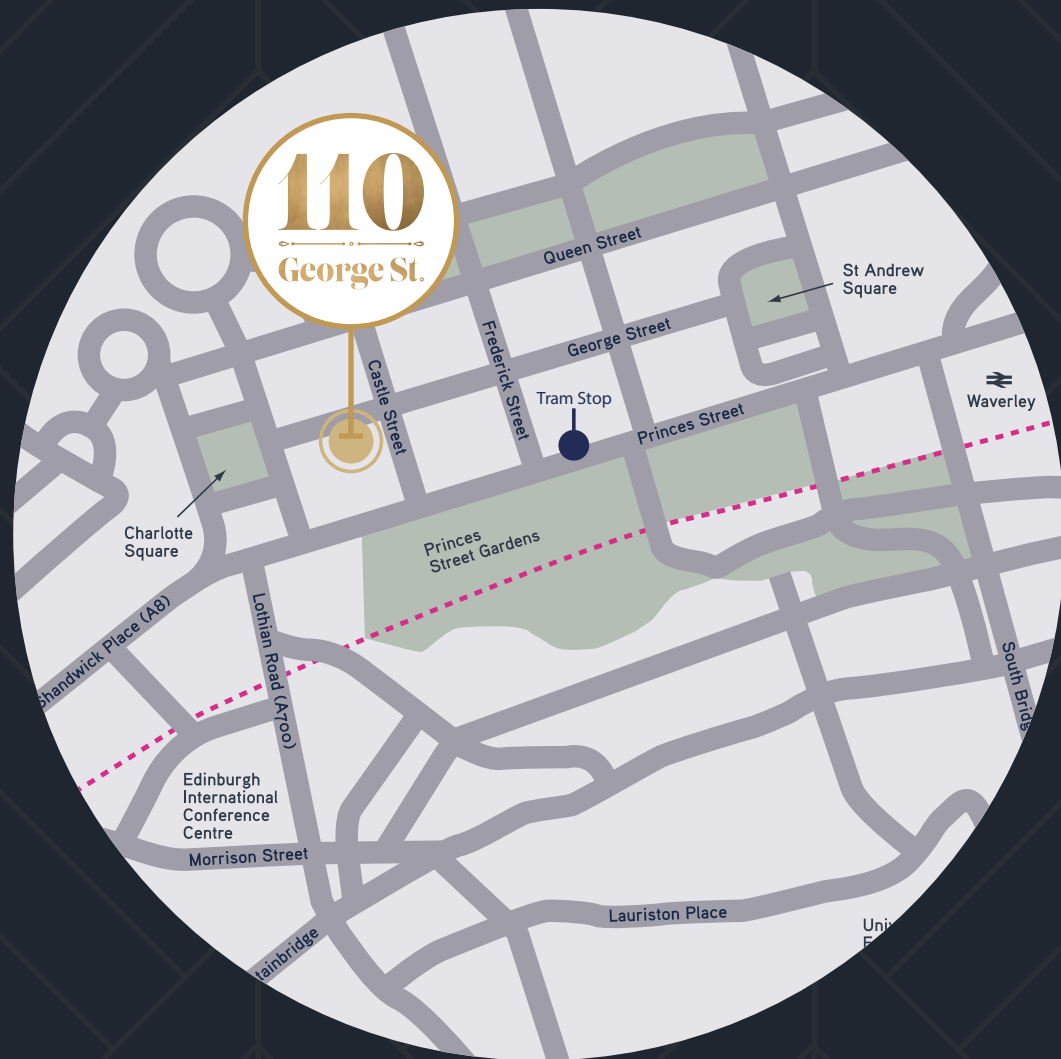
Well Appointed Ground and  
Lower Ground Floors

1,377 - 2,794 sq. ft

# 110

George St.





## Location

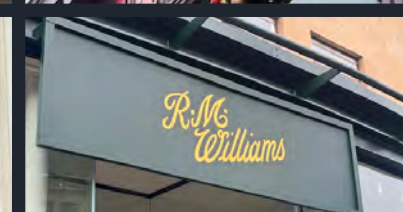
110 George Street is a prestigious Edinburgh City Centre location, situated within the 'Golden Rectangle' of Edinburgh, with Castle Street to the east, Rose Street to the south and South Charlotte Street to the west. The location benefits from plentiful surrounding amenities and excellent transport links.

George Street, and Princes Street nearby, boast numerous great restaurants, bars, cafes and shops, as well as quality hotels. Bus and tram stops on Princes Street are less than five minutes away by foot. Waverley/Haymarket train stations and

the Edinburgh bus station are located within a 10-15-minute walk. Some notable surrounding landmarks include Charlotte Square, Princes Street Gardens, Scott Monument, the National Galleries of Scotland and Edinburgh Castle.



## Nearby Amenities

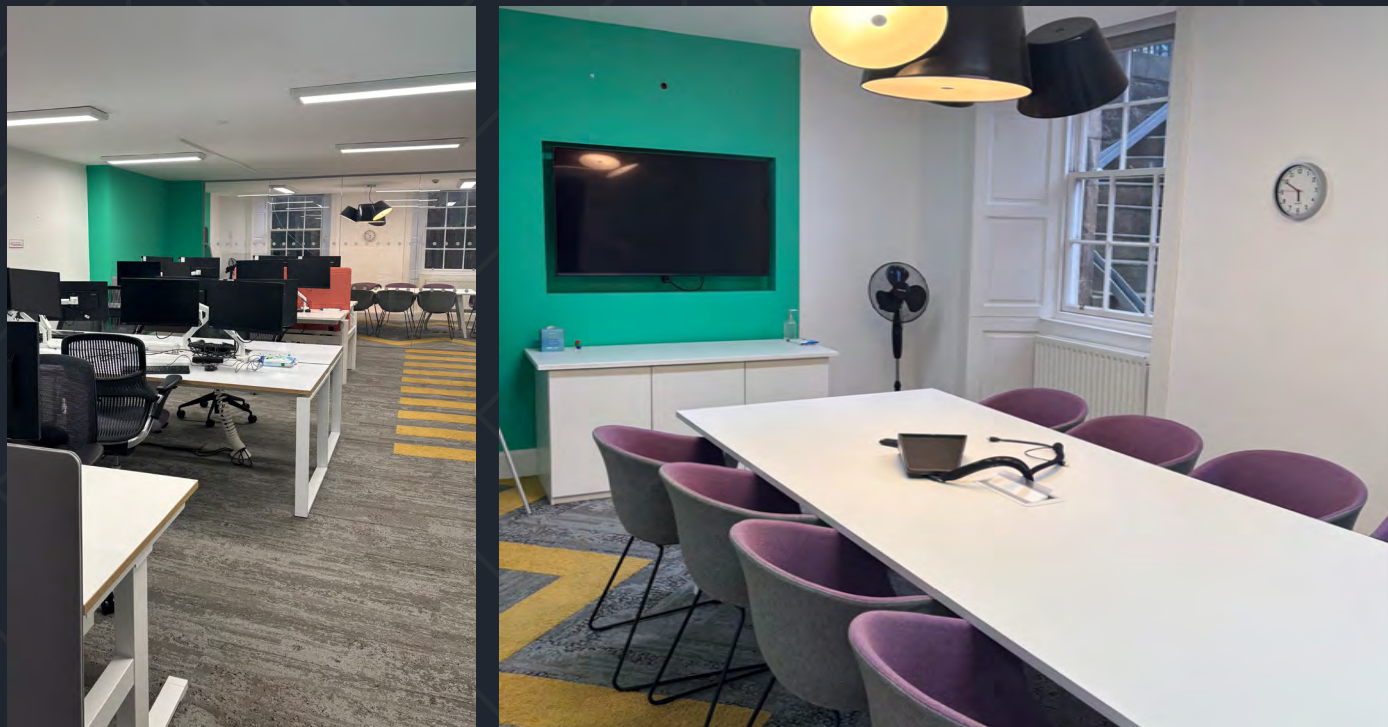


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## Description

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



The Ground and Lower Ground floors will be redecorated to a high standard to include new carpets and fresh paintwork; the suites will be walk in ready condition. The accommodation benefits from the following features

A mix of underfloor and perimeter trunking

- Fully cabled – CAT 6

- Castle Views

- LED Lighting throughout

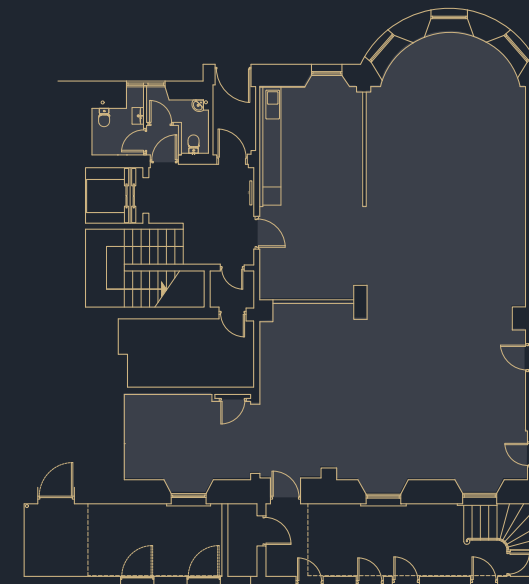
Shower Facilities

- Lift access

- Secure bicycle storage

- Car parking space available

## Floorplans & Availability



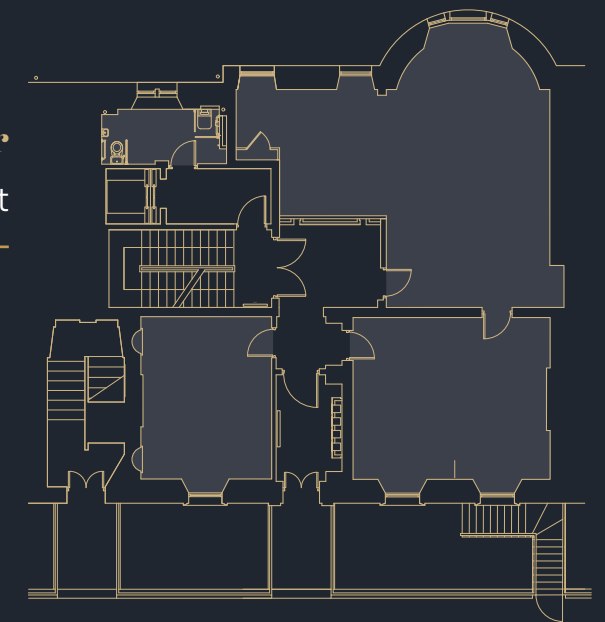
**Lower Ground Floor**

1,417 sq.ft

**Ground Floor**

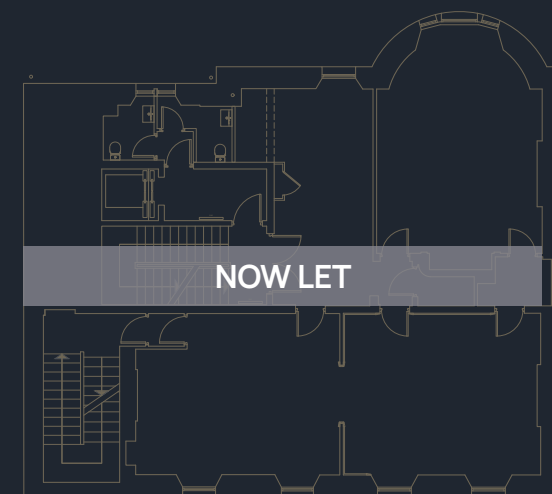
1,377 sq.ft

**Prestigious  
Edinburgh  
city centre  
location**



**Second Floor**

1,527 sq.ft



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### Lease Terms

The accommodation is available to let on Full Repairing and Insuring Terms.

### Entry

The Ground and Lower Floors are available from June 2026.

### Rent

On application.

### Rates

Interested parties are advised to make their own enquiries as to their annual liabilities to the Lothian Valuation Joint Board, on 0131 344 2500 or enquiries@lothian-vjb.gov.uk.

### Legal Costs

Each party will be responsible for their own legal costs, with the purchaser or ingoing tenant responsible for the payment of registration dues and any LBTT.

### VAT

VAT will be charged on rent and service charge at the prevailing rate.

### Service Charge

The latest service charge estimation is available from the letting agents.

### EPC

Available upon request.

## Viewings & Further Information



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