



TO LET

76 **GEORGE STREET**
EDINBURGH
EH2 3BU

High Quality Offices in the heart of
Edinburgh's Golden Rectangle

Lower Ground Floor to First Floor
1,352 – 5,175 sq ft
4 Car Parking Spaces

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LOCATION

Located in central Edinburgh, George Street is considered the traditional core business district hosting corporate occupiers such as abrdn, Rathbone, and Virgin Money. It also remains Edinburgh's prime retail pitch with a number of high-end retailers, restaurants, and bars such as Contini, The White Company, Space NK, and Laings in the locality.

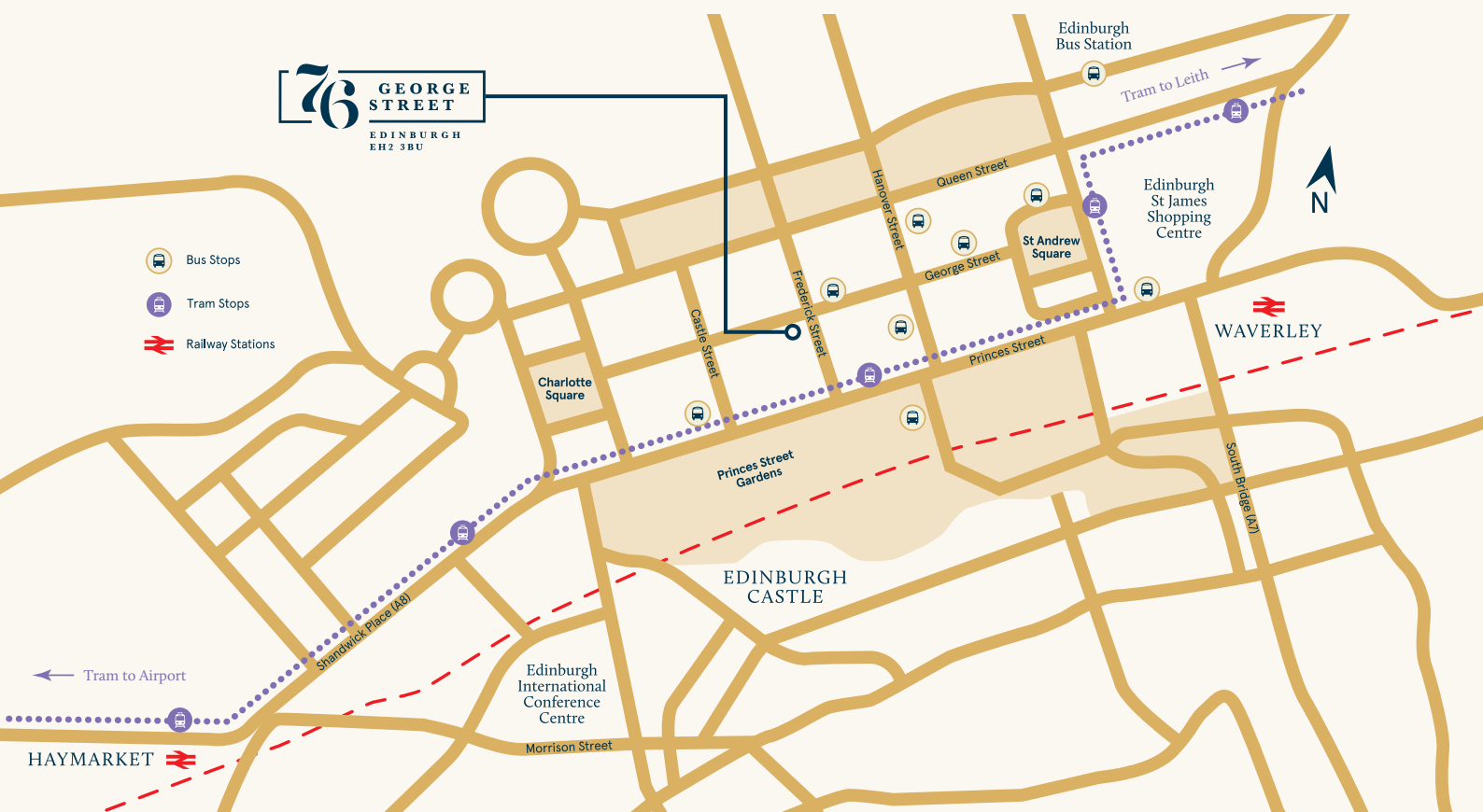
76 George Street is located on the southern side of George Street, between Castle Street and Frederick Street, and is situated in a prominent location on a mixed use office and retail pitch. Public transport links to the building are excellent, the Princes Street Tram Stop being less than 2 minutes' walk and Waverley Railway Station approximately 10 minutes' walk.

DESCRIPTION

76 George Street comprises an entire Grade B listed, mid-terraced townhouse office arranged over lower ground, ground, and three upper floors, accessible by a lift. The building has undergone an extensive refurbishment programme over the past couple of years which incorporated the traditional features of the building with modern fittings and infrastructure, such as LED lighting and video control entry.

The property is accessed at ground floor level which retains a number of period features, with a prestigious entrance, magnificent stairway and lift facility. The lower ground floor has a private entrance and benefits from a dedicated outdoor seating area.

The available accommodation is on the lower ground, ground and first floors and is generally open plan in nature. The floors benefit from raised access flooring, suspended ceiling, dedicated kitchen and WC facilities, and gas-fired central heating.



ACCOMMODATION

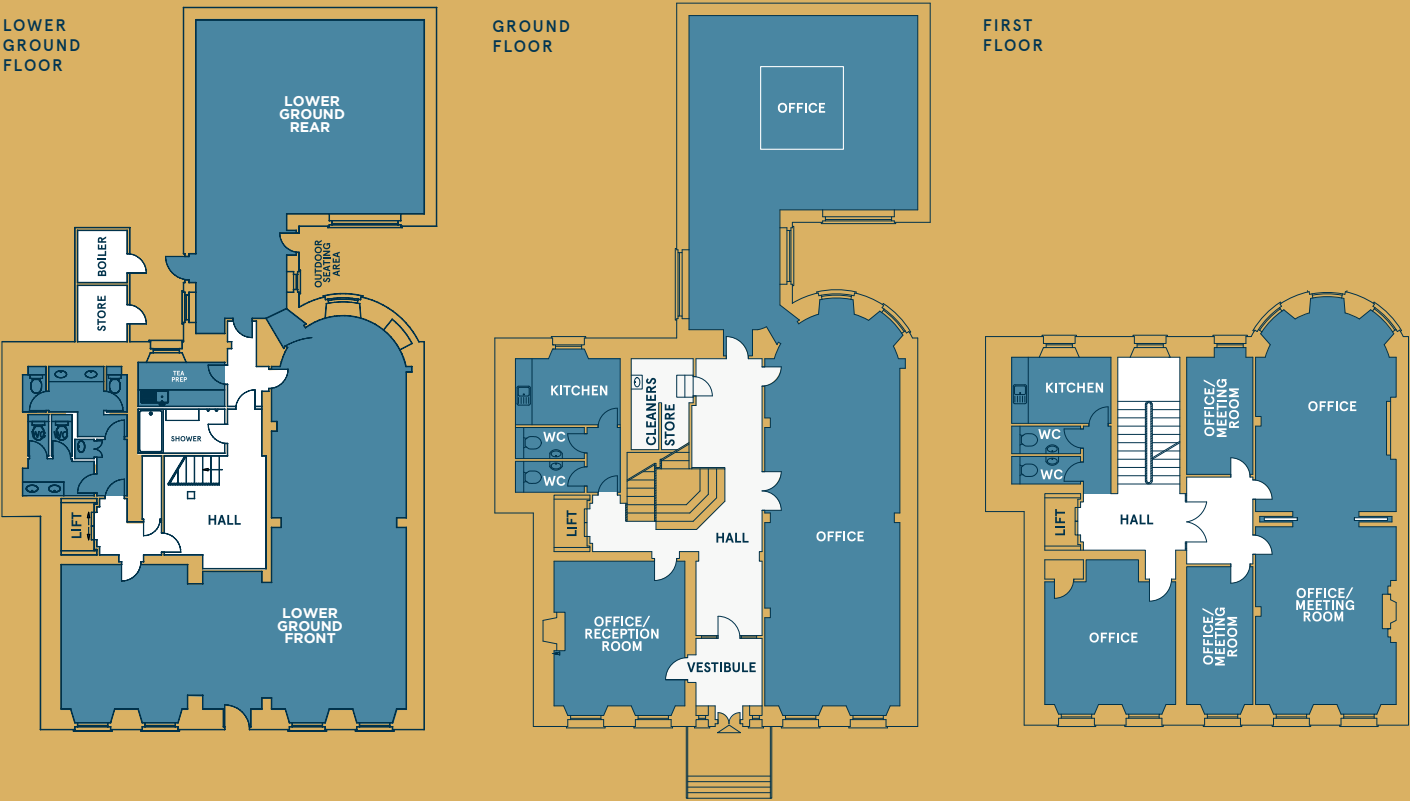
The property provides a mixture of cellular and open plan office accommodation extending to the following:

| FLOOR | NIA | |
|--------------------|-------|--------|
| | SQ FT | SQ M |
| Third | LET | |
| Second | LET | |
| First | 1,352 | 126.6 |
| Ground | 1,901 | 176.61 |
| Lower Ground Front | 1,160 | 107.80 |
| Lower Ground Rear | 762 | 70.80 |
| TOTAL | 5,175 | 481.81 |



LOWER GROUND FLOOR

The property has been measured in accordance with the RICS Property Measurement (6th Edition).



LEASE TERMS

The subjects are available on Full Repairing and Insuring terms for a period to be agreed. Further information including rent and service charge is available from the joint letting agents.

EPC

Available on request.

RATEABLE VALUE (RV)

It has been confirmed by the Lothian Valuation Joint Board that the current RV for the vacant accommodation is:

Lower Ground Floor - £33,300
Ground Floor - £38,100
First Floor - £27,700

VIEWING & FURTHER INFORMATION

Viewing of the property and any further information can be provided from the joint letting agents:



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07917 424 363

IMPORTANT NOTICE:

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