



Part First Floor, 101 George Street, Edinburgh EH2 3ES

TO LET

Small modern open plan office suite

**684 Sq Ft
(64 Sq M)**

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DESCRIPTION

Modern open plan office suite benefiting from air conditioning, kitchen, lift access and entrance reception with building manager.

- ✓ Air conditioning
- ✓ Kitchen
- ✓ Lift access
- ✓ Perimeter trunking
- ✓ Shared outside terrace
- ✓ Secure car and cycle parking

LOCATION

The property is prominently located on the north side of George Street between Castle Street and Frederick Street.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Part First	684	64
Total	684	64

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

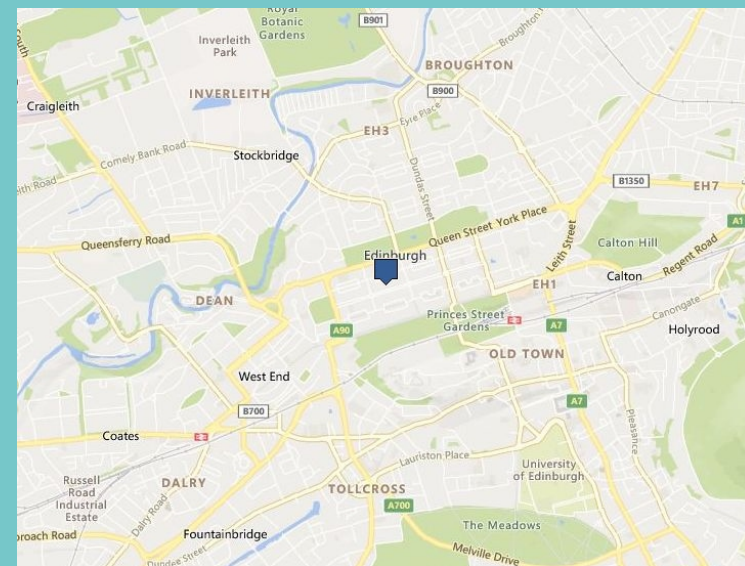
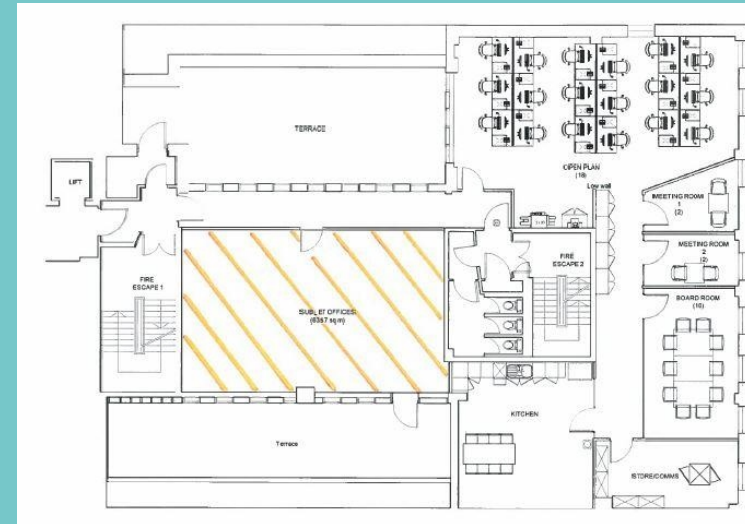
Rates to be assessed on occupation but we anticipate the ingoing tenant will be able to apply for up to 100% exemption.

TERMS

New sub lease for a term to be agreed. The head lease expires 03/02/2027 with a tenant only break option 02/07/2022.

EPC

The property has an EPC rating of E.



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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