

TO
LET

CLARENCE HOUSE

131-135 GEORGE STREET
EDINBURGH | EH2 4JS

1ST FLOOR, 4,607 SQ FT
APPROXIMATELY 55-70 WORKSTATIONS

IMPRESSIVE MIX OF
OPEN-PLAN AND CELLULAR OFFICE
SPACE WITH SECURE CAR PARKING
AND CYCLE STORAGE



LOCATION



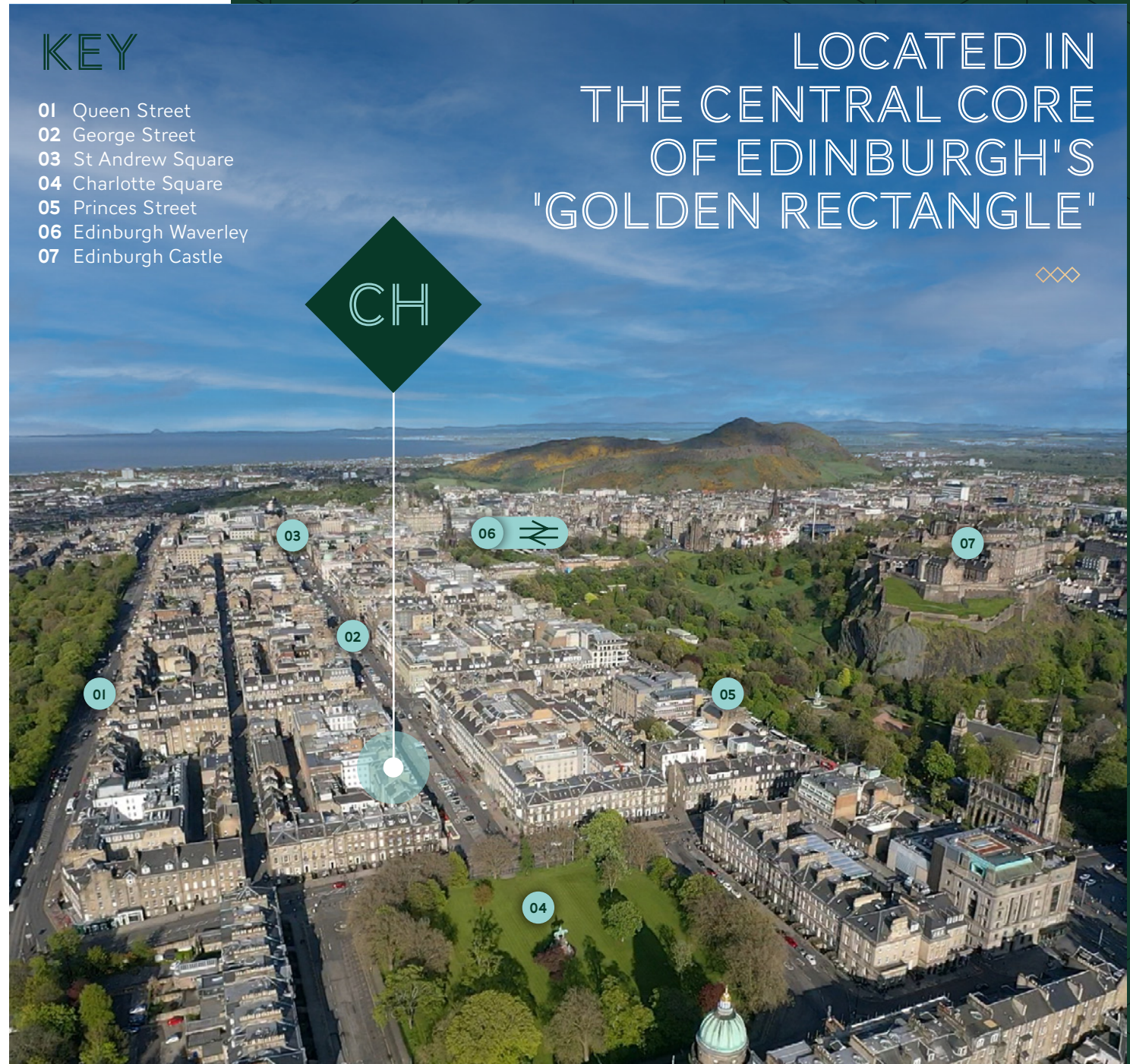
The property enjoys a prime central location on the North aspect of George Street, which forms the central core of Edinburgh's 'golden rectangle' between Charlotte Square and St Andrew Square. The ground floor of the immediate area is made up of high quality retail and leisure occupiers in the form of bars and restaurants. The property itself is well connected with Haymarket and Waverley railway stations both within short walking distance. Edinburgh's West End and Princes Street tram stops are located under 10 minutes' walk away and St Andrew Square bus terminal is accessible in less than 15 minutes' walk.



KEY

- 01 Queen Street
- 02 George Street
- 03 St Andrew Square
- 04 Charlotte Square
- 05 Princes Street
- 06 Edinburgh Waverley
- 07 Edinburgh Castle

LOCATED IN
THE CENTRAL CORE
OF EDINBURGH'S
'GOLDEN RECTANGLE'



DESCRIPTION



The property offers a mix of cellular and open plan space across two cores, one providing stair access and the other lift access. The main entrance is an impressive high ceilinged area with glazed frontage, tiled floors and wooden panelling. A high quality carpeted staircase with period features provides access to the suite from this area.

Upon entering the First Floor suite through the stair core, the current layout provides an informal seating area connecting to a large boardroom linked to a smaller meeting space. The main open plan office areas are located towards the rear of the suite, naturally providing three distinct yet connected spaces.

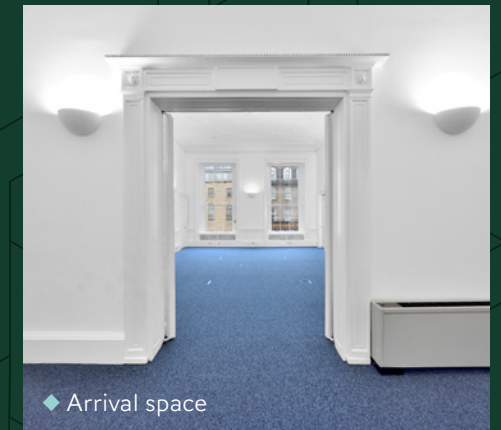
Refurbished throughout with the specification as follows:



◆ Room overlooking George Street



◆ Room overlooking George Street



◆ Arrival space



**NEW CARPET
AND FULL
REDECORATION**



**LED
LIGHTING**



**COMFORT
COOLING**



**DEDICATED WC'S
MALE / FEMALE
& ACCESSIBLE**



**SECURE CAR
PARKING
2 GARAGED
SPACES**



**BICYCLE
STORAGE
RACKS**



**8-PERSON
PASSENGER
LIFT**



**NEWLY
REFURBISHED
THROUGHOUT**

ACCOMMODATION



The available suite extends to approximately 428 sq m (4,607 sq ft) with two secure garaged car parking spaces.



◆ Smaller room overlooking George Street

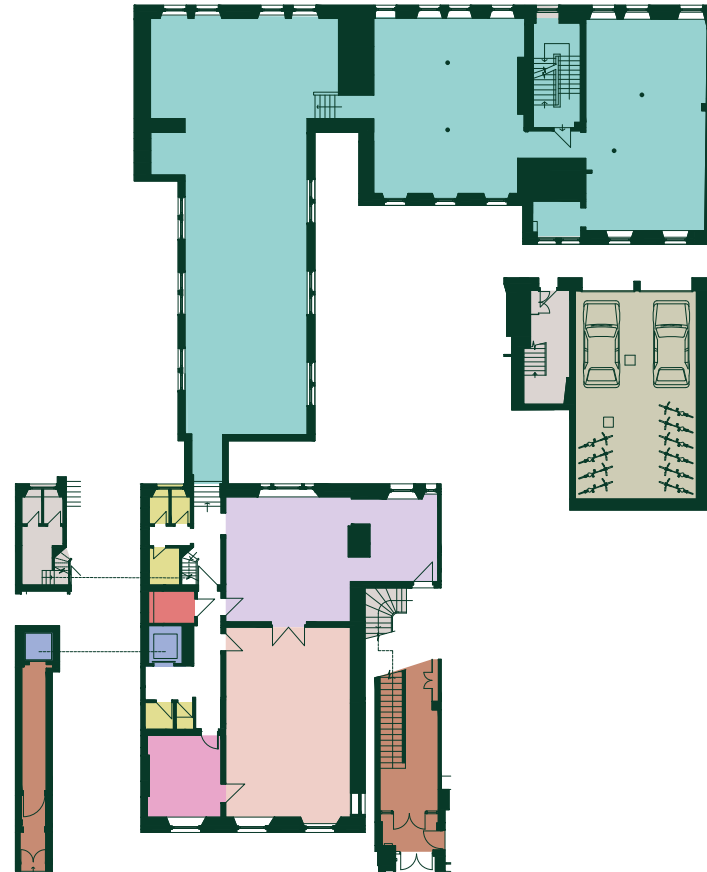


◆ Large open plan office

1ST FLOOR 4,607 SQ FT

KEY

- Office
- Entrance
- Lift
- Wetroom / Shower / Disabled WC
- WC
- Stairs
- Bike Storage and Parking
- Waiting area / Point of arrival
- Board Room
- Kitchen / Breakout area

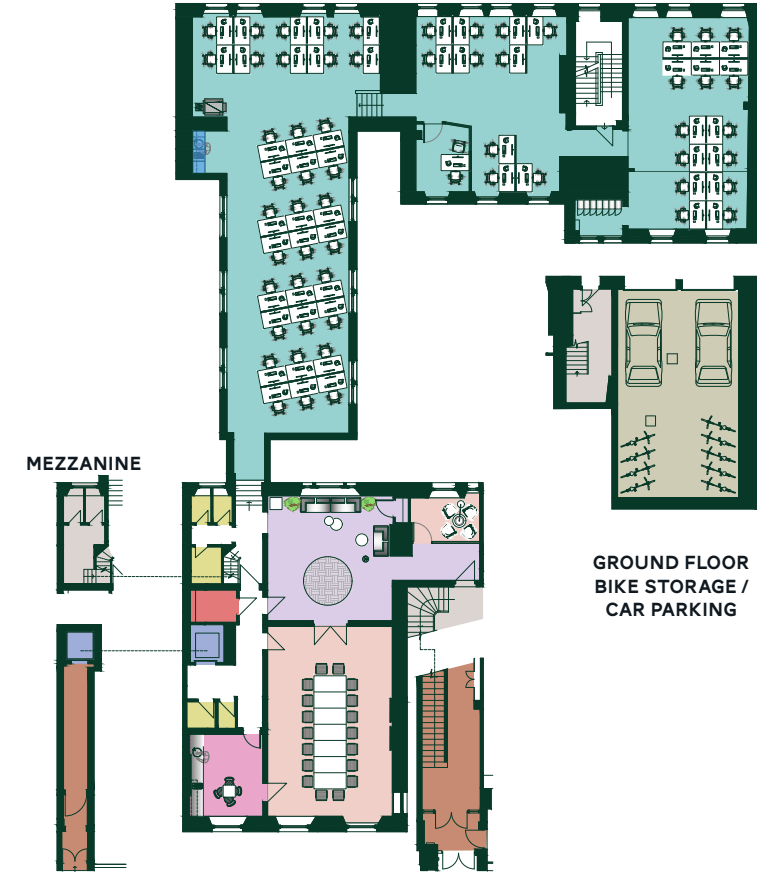


GEORGE STREET

INDICATIVE SPACE PLAN

Further indicative space plans available upon request

- 59 workstations
- 1 Person Cellular Office
- 18-20 Person Board Room/Flexible
- 4 Person Meeting Room
- Waiting Area/Point of Arrival Area
- Copy Print
- Locker Area
- Tea Prep
- Kitchen/Breakout Area
- Secure Car Parking Space and Bike Storage



GEORGE STREET

GROUND FLOOR
BIKE STORAGE /
CAR PARKING

LEASE TERMS

A new Full Repairing and Insuring lease is available at an initial rent of £120,000 per annum exclusive for a duration to be agreed.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The building has an EPC rating of A.

RATEABLE VALUE

The current rateable value for the office suite is £80,800 which results in a current annual Business Rates liability of £40,238.40 (2023/24).

ENTRY

Available for immediate entry.

VAT

All figures quoted are exclusive of VAT which is payable at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs in this transaction. In the normal manner, the ingoing tenant will be liable for any LBTT, registration dues and VAT thereon.



◆ View from Charlotte Square



◆ Ground floor entrance

VIEWING

Strictly by appointment with the joint letting agents:

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The agents for themselves and for vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property, November 2023. Designed by thefifthhouse.co.uk

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