

AVAILABLE FULLY FITTED OFFICE ACCOMMODATION

**3rd Floor (North), 39 George Street,
Edinburgh, EH2 2HN**

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Location

The property is located in the core of Edinburgh's foremost destinations for both commerce and retail. Positioned along the northern stretch of George Street, between Hanover Street and Frederick Street, the property enjoys a prime location amidst an abundance of local amenities including hotels, bars, restaurants, shops, and cafés. Nearby office occupiers include HSBC, ABRDN, WeWork, Rathbones, ARUP and Wright, Johnstone & MacKenzie LLP

Description

The Ground Floor offers a bright and attractive welcome area with a manned reception, signage of tenants in the building, and lift and stair access to all upper floors.

The 3rd floor (north suite) is available and comprises open plan office accommodation with a high quality fit out in place. The suite mixes Georgian townhouse features with modern office amenities. There is a large boardroom with IT set up for virtual meetings, collaboration seating space and three phone booths for individuals or small groups to conduct virtual meeting.

Specification includes:

- Suspended ceiling
- LED lighting
- Comfort cooling
- Raised access flooring with floor boxes and carpet
- Shower facility
- Kitchen and tea prep area
- Secure car parking
- Secure cycle storage
- Manned reception
- Two lifts serving all floors
- WC's on each floor

Accommodation

The suite extends to 3,521 sq ft

Lease Terms

The accommodation is currently held on a full repairing and insuring lease until 30th November 2026, with a passing rent of £77,462 per annum (£22.00 per sq.ft). Full details of the lease terms are available from the joint letting agents.

EPC

The suites benefit from the following Energy Performance rating: D(60)

Rateable Value

The property is currently entered in the valuation roll, as follows with an effective date 1st April 2023:

Office (3F2): 88,300

Entry

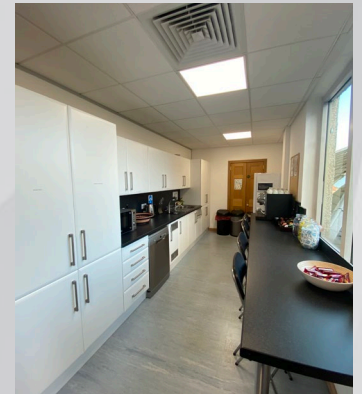
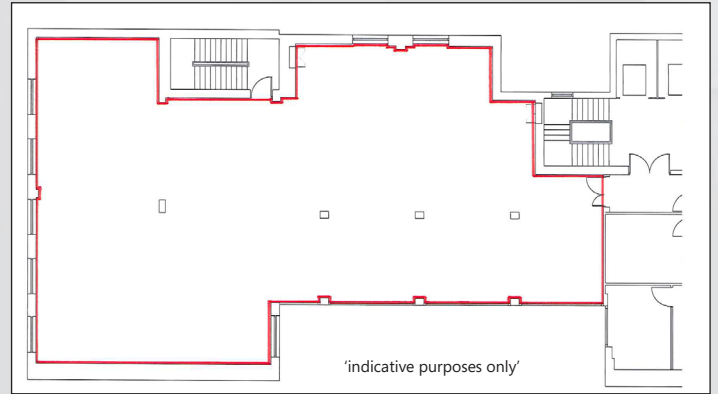
Available immediately on conclusion of missives.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction and the incoming tenant will be liable for Land and Buildings Transaction Tax and registration dues.

VAT

All prices, rents and premiums are quoted exclusive of VAT.



Viewing

By appointment through the joint letting agents:



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