



To Let | High Quality Office Space
in a Prime City Centre Location

101 George Street Edinburgh | EH2 3ES

High quality open plan and
cellular office accommodation

Excellent Amenities

Basement Car Parking

186 - 3,217 sq ft (17 - 299 sq m)

Location

101 George Street occupies a prime location on the north side of George Street between North Castle Street and Frederick Street in Edinburgh's 'Golden Rectangle' area. This location remains highly desirable with many occupiers offering both a prestigious business address and superb retail, cafés, restaurants, hotels and bars in the immediate area.

The property also offers exceptional connectivity with both Waverley Rail Station and St Andrews Bus Station a short walk away. With Princes Street being in close proximity to George Street the tram line further improves the public transport credentials of the property.

With both the retail facilities of Princes Street and George Street on its doorstep and exclusive Multrees Walk a short distance away, 101 George Street provides occupiers with a wide range of shops as well as top class bars, restaurants and boutique hotels, making 101 George Street not only well connected but also a vibrant and exciting place to work.



Reception

Description

101 George Street was a former banking hall before being redeveloped as an office, offering a mix of good quality traditional accommodation behind a retained façade with a modern open plan extension to the rear.

Specification

The property has the following specification:-

- Perimeter trunking
- Air cooling
- Entry phone system
- Two passenger lifts
- DDA compliant access
- Reception area incorporating high quality finishes
- Generous provision of toilet and kitchenette facilities
- Commissionaire throughout normal working hours
- Basement car parking

Accommodation

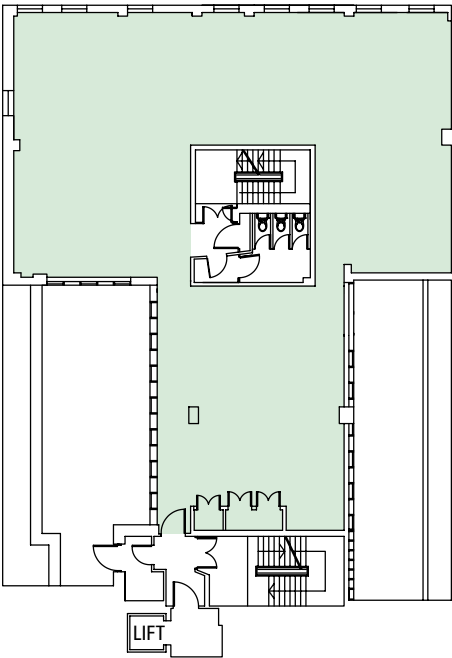
The vacant accommodation is available separately or may be combined. The areas are as follows:

	sqft	sqm
Level 3	2,602	242
4.02	186	17
4.03	186	17
4.04	241	22
Total	3,217	299

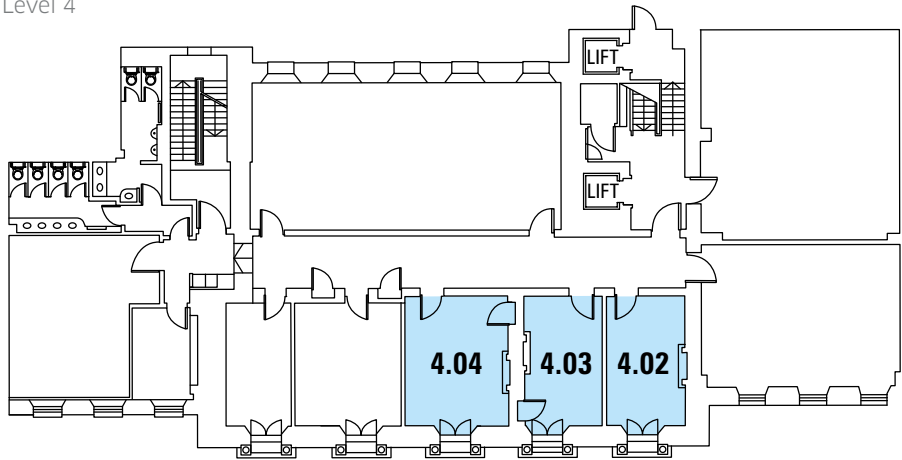


Example refurbished suite

Level 3



Level 4



Toilets



Example refurbished suite

Energy Performance Certificate

The property has an EPC rating of E+.

Legal Costs

Each party will be responsible for their own legal cost incurred in any transaction.

Lease Terms

Full Repairing and Insuring leases are available for a lease term to be agreed.



Viewing and Further Information

Further information and viewing arrangements can be obtained by contacting the joint letting agents.

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