TO LET









59 George Street

Edinburgh, EH2 2JG

Office suites
2,123 - 2,455 sq ft

Knight Frank

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59 GEORGE STREET, EDINBURGH, EH2 2JG

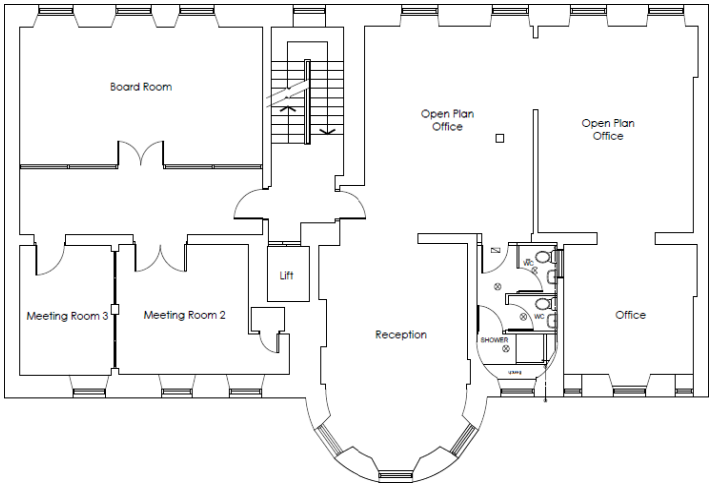
Description

59 George Street is of stone construction spread across five floors, featuring retail space on the ground floor and basement, along with office space on the three upper levels. The first floor totals an NIA of 2,455 sq ft and the third floor totals an NIA of 2,123 sq ft, these are accessed from the property's prominent central location on George Street. The property has the advantage of a lift operating from the first floor landing inside the building, accessed from the street by several stairs. Current tenant fit out includes partitioning creating various separate meeting and small private office rooms. The suites currently benefits from amenities including:

- Meeting rooms
- Private office rooms
- Suspended timber flooring with floor boxes
- Toilet facilities

The first floor benefits from a shower within the suite (as shown on above plan)

Floor Plan



This is an indicative plan of the first floor and is not to scale.

Location

Edinburgh is Scotland's capital city with a population of approximately 500,000. The city is located 45 miles east of Glasgow and benefits from an excellent communications system with transport links by road, rail and air to many of the major cities within the UK.

59 George Street is positioned in a prime city centre location on the south side of George Street and the corner of Fredrick Street. Situated in the heart of Edinburgh's Golden Rectangle the property is centrally located between Charlotte Square to the west with St Andrew Square to the east. The building benefits from positioning in a much sought-after location with an exceptional variety of restaurants, bars, hotels, cafés and retail stores including Abercrombie & Fitch, Lulu Lemon, Hollister, FatFace and The White Company within immediate proximity. The property location allows for ease of travel in and around the city with short walking journeys to both tram and bus stops, as well as train services with Edinburgh Waverley Station situated under a 10-minute walk away.

Accommodation

The suites have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a Net Internal Area and comprise the following areas.

Description	Sq. M.	Sq. Ft.
First Floor	228	2,455
Third Floor	197	2,123
Total	**425**	**4,578**

EPC

The property benefits from the following Energy Performance Certificate Rating: D(53)

Lease Terms

The accommodation is available to let on a new Full Repairing & Insuring (FRI) lease.

Further information is available on request from the sole letting agent.

Rateable Value

The rateable value for the property is required to be reassessed.

Entry

The suites are available for entry immediately.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. Land and Buildings Transaction Tax is the responsibility of the incoming tenant in the normal manner.

VAT

All prices and premiums are quoted exclusive of VAT.

Viewing

Viewing of the property and any further information can be provided by the sole letting agent, Knight Frank.



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Produced and Printed by DTP 0131 657 1001
April 2025