

**thirty  
nine**

GEORGE ST.  
EDINBURGH

**nine**

**To Let**

**2,443 -  
10,590 sq ft**

**Three High Quality  
Office Suites Available**



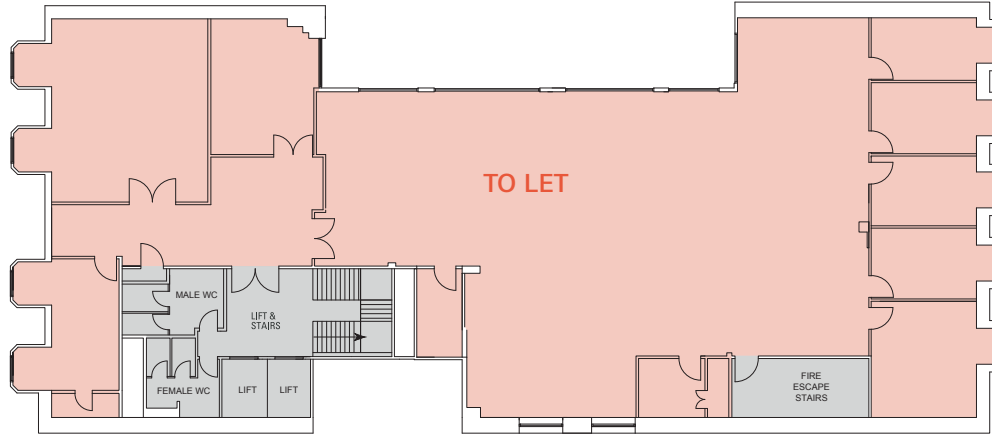
## Location

39 George Street is located in the heart of Edinburgh's business district, linking Charlotte Square to the west with St Andrew Square to the east. The property is situated on the north side of George Street, between Hanover Street and Frederick Street, and benefits from an outstanding range of hotels, bars, restaurants and cafés in the immediate surrounds.

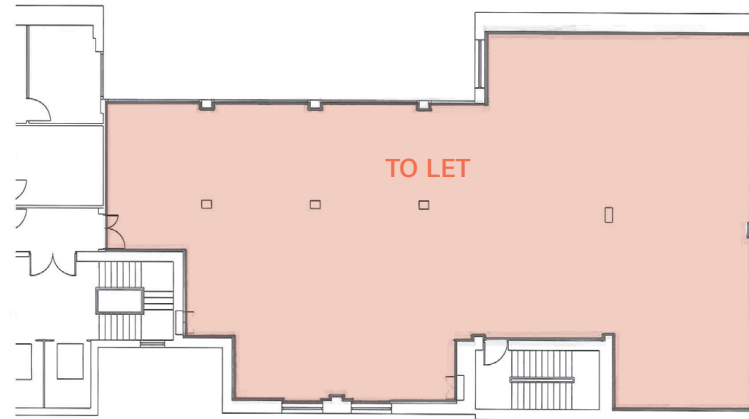
The building is in close proximity to excellent transport links with both Edinburgh Bus Station in St Andrew Square and Waverley Railway Station, within a short walking distance. There is also easy access to tram and bus services on Princes Street, providing transport to Edinburgh Airport and Leith.



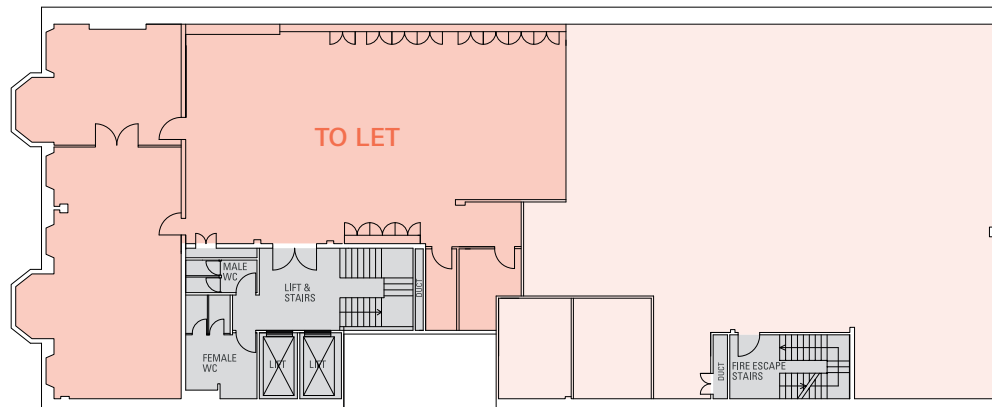
## Fourth Floor



## Third Floor



## First Floor



## Description

The available accommodation comprises office space on the first, third and fourth floors of this high profile building.

The suites benefit from excellent levels of natural lighting and period features. Specification features include raised access flooring and suspended ceilings. The first and third floors benefit from LED lighting. All suites benefit from high quality existing fit-outs which includes a tea prep and meeting rooms.



39 George Street also offers an attractive entrance and stairwell, lift access to all floors and a reception concierge, which provides a positive initial impression for occupiers and visitors alike. There are male and female WC facilities on all levels and a shower in the building's lower ground floor.

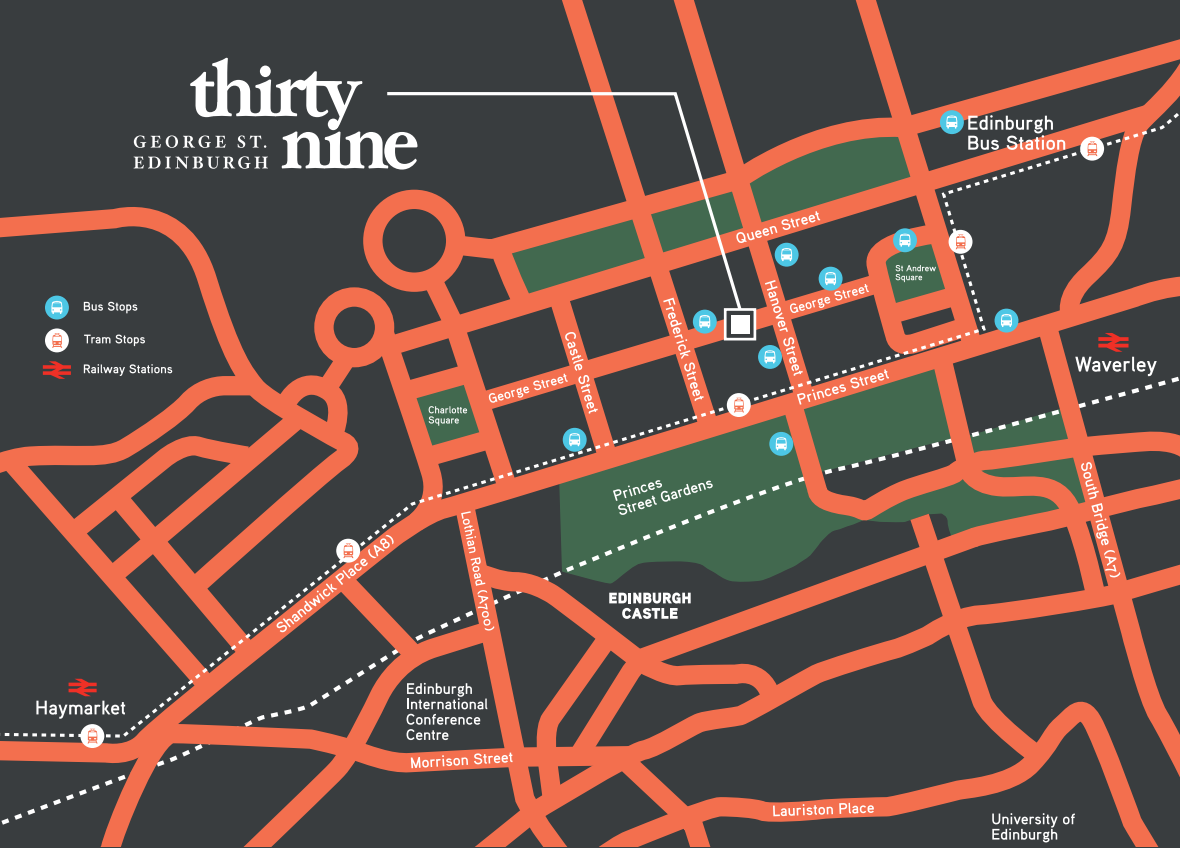
A tandem car parking space is available in the basement car park along with secure cycle storage.

## Accommodation

FLOOR	SQ M	SQ FT
FOURTH	429.77	4,626
THIRD	327.11	3,521
FIRST	226.96	2,443

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-  Bus Stops
-  Tram Stops
-  Railway Stations



## Further Information

For more information, please contact:

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## EPC

The property has an EPC rating of "B". A copy of the certificate is available upon request.

## Lease Terms

The suites are currently available for a new lease. Please contact the letting agents for further details or terms.

## Rates

The incoming occupier will be responsible for the payment of all local authority rates. It is recommended that interested parties contact Lothian Valuation Joint Board directly for rating information (0131 344 2500).

## Legal Expenses

Each party will bear their own legal expenses in connection with any transaction.

## Value Added Tax

VAT will be charged on the rent and all other obligations associated with the property.

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