

TO LET

REAR SUITE /PART OF SECOND FLOOR

Situated on George Street, in the heart of Edinburgh city centre

Short term lease available

Rent on application

Premises extends to 43.38 sqm (467 sqft)

Flexible lease terms available

100% rates relief subject to tenant circumstance

Close proximity to major transport links

Large open plan rooms & access to meeting spaces/boardroom



WHAT 3 WORDS



95A GEORGE STREET, EDINBURGH, EH2 3ES

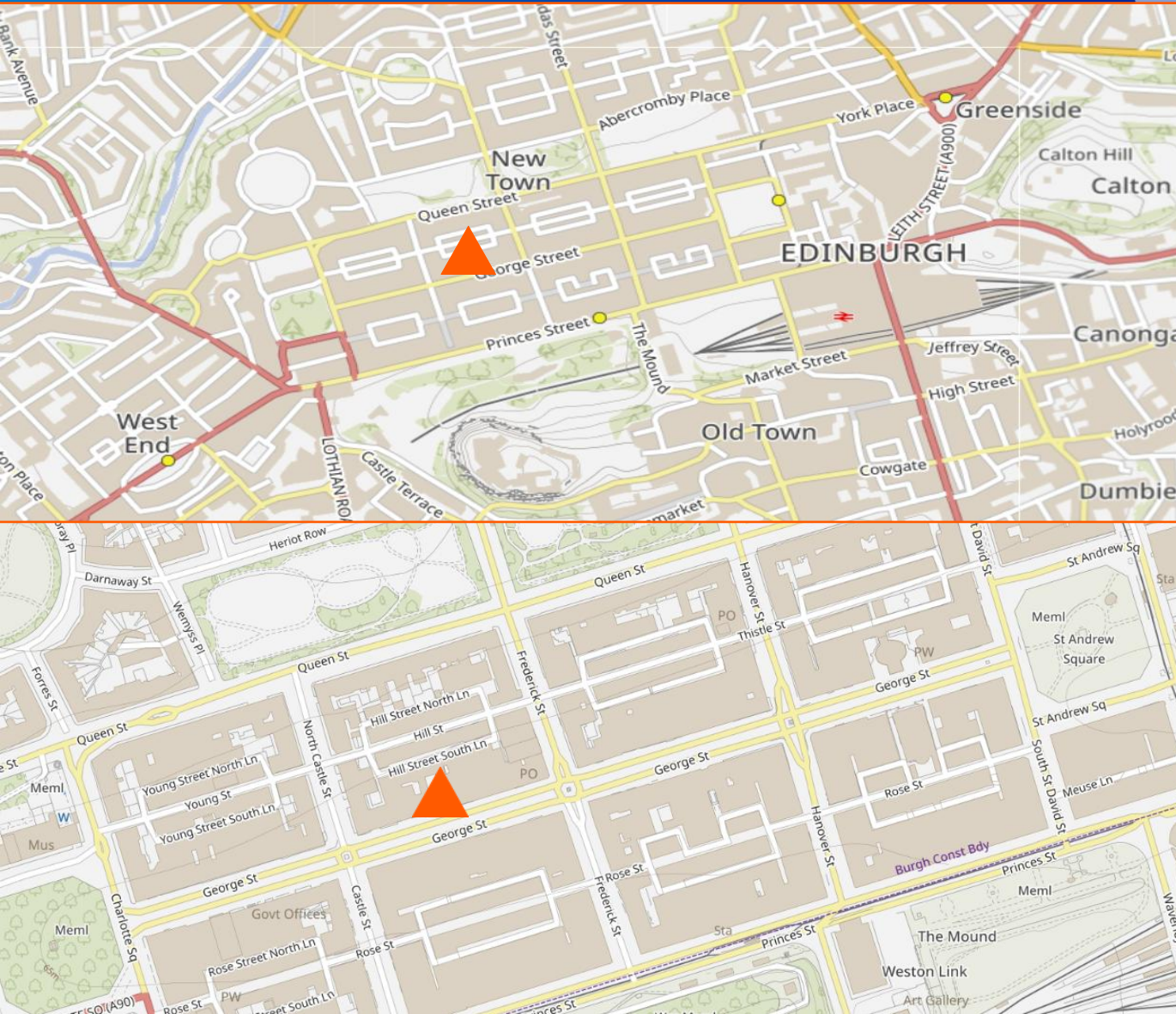
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Location

95A GEORGE STREET, EDINBURGH, EH2 3ES



Location

The subjects occupy a prominent position on the north side of George Street, within the block between Frederick Street to the east and North Castle Street to the west.

Situated in the heart of Edinburgh city centre, George Street is one of the capital's most prestigious and sought-after commercial addresses.

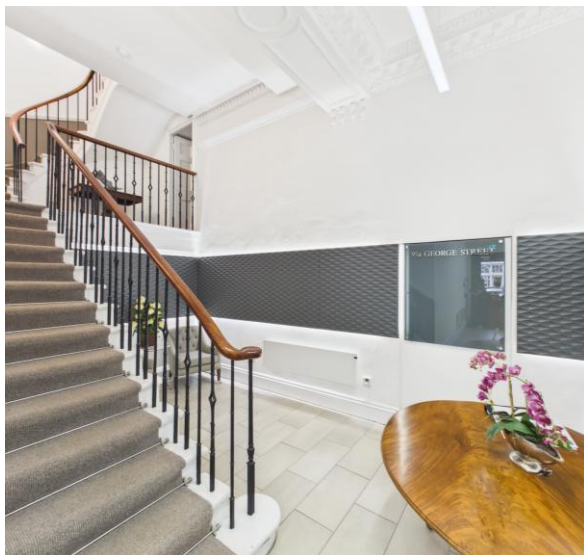
The building benefits from exceptional connectivity; being within close proximity to Waverley Station, Edinburgh's main railway station, St Andrew Square bus station and the St Andrew Square & Princes Street tram stop.

George Street remains the most popular location for office occupiers principally due to the large number of amenities and facilities locally. The street forms a key part of Edinburgh's prime retail and business district; and is home to an impressive mix of internationally recognised retailers, leading office occupiers, restaurants and leisure operators.

**Rear suite/ part of second floor office, located
on George Street, Edinburgh City Centre**



VIRTUAL TOUR



Description

The subjects comprise a modern Class 4 office suite, located to the rear of the second floor within a traditional sandstone, Category B listed townhouse.

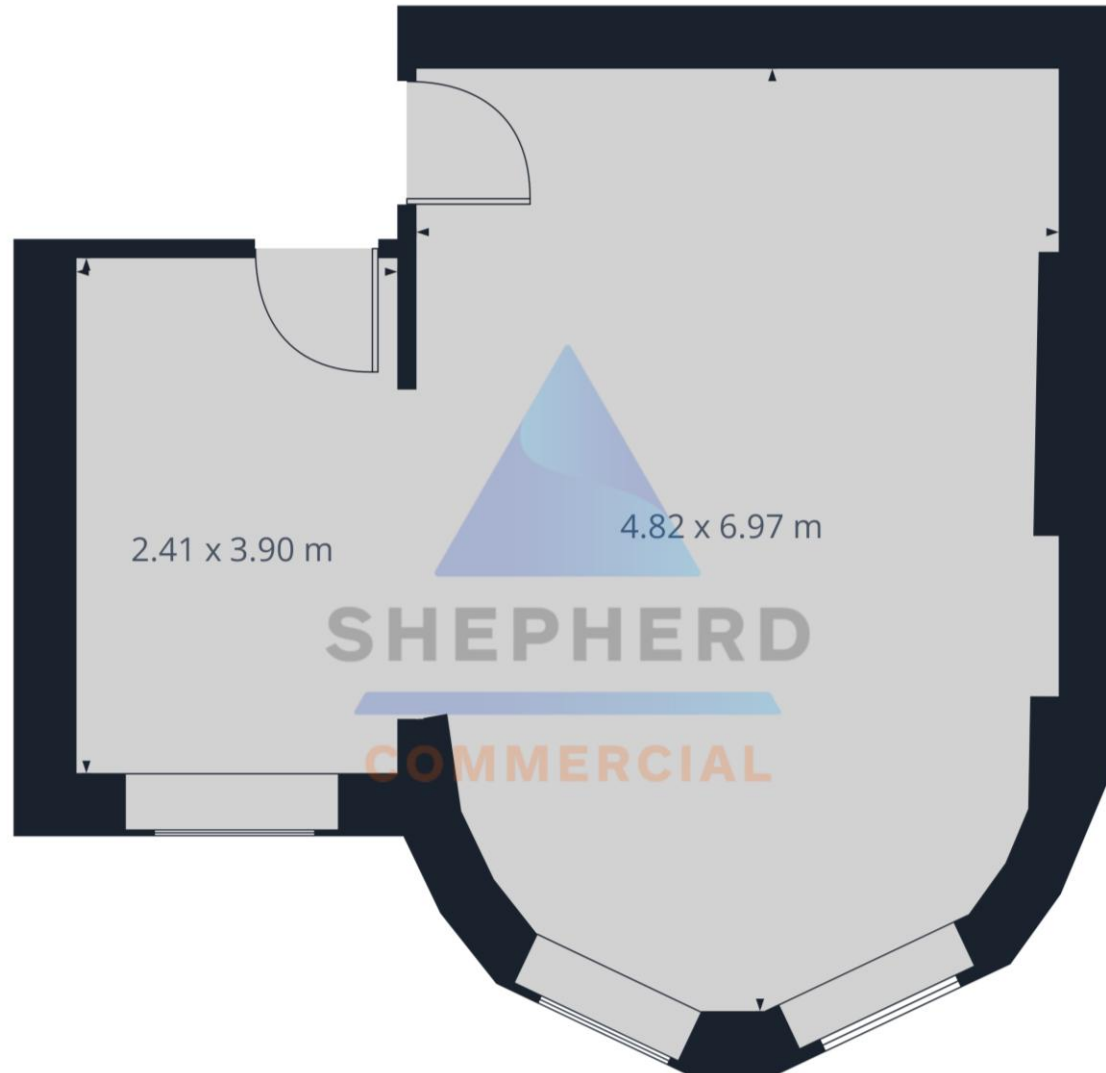
Internally, the accommodation comprises an open-plan office suite with large glazed windows, providing an abundance of natural light throughout. The flexible open-plan configuration allows a new occupier to create a collaborative and inclusive working environment tailored to meet their business requirements.

The new occupier will also benefit from access to the building's boardroom, which is available to tenants via a shared booking system. In addition, occupiers have access to the communal areas, including a staff kitchen and WC/shower facilities.

Accommodation

	m ²	ft ²
Second Floor	43.38	467
TOTAL	43.38	467

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).





Lease Terms

The subjects are offered on a short-term basis.

Rent

Rent on application.

Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £7,400 which may result in 100% rates relief subject to tenant circumstance..

Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 4 months of the beginning of the tenancy.

Energy Performance Certificate

An Energy Performance Certificate is available upon request.

VAT

The property is elected for VAT.

Legal Costs

Each party to bear their own legal costs in the documentation of this transaction; however the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but 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 J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. **SEPTEMBER 2026**

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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