OFFICE SPACE

- LOCATED IN THE HEART OF EDINBURGH'S CITY CENTRE
- PREMISES EXTENDS TO 79.71 SQM/ 858 SQFT
- RECENTLY REFURBISHED TO HIGH STANDARD
- **COMPETITIVE RENT OF £20,000 PER ANNUM**
- PRIME POSITION WITHIN THE HEART OF EDINBURGH'S GOLDEN RECTANGLE
- LIFT ACCESS AND WAITING AREA FOR VISITORS
- AVAILABLE IMMEDIATELY

18 George Street

TO LET

2ND FLOOR, 18 GEORGE STREET, EDINBURGH, EH2 2PF

CONTACT: Emily Anderson, emily.anderson@shepherd.co.uk , 0131 225 1234 www.shepherd.co.uk
Hannah Barnett, hannah.barnett@shepherd.co.uk , 0131 225 1234 www.shepherd.co.uk

SHEPHERD COMMERCIAL

LOCATION

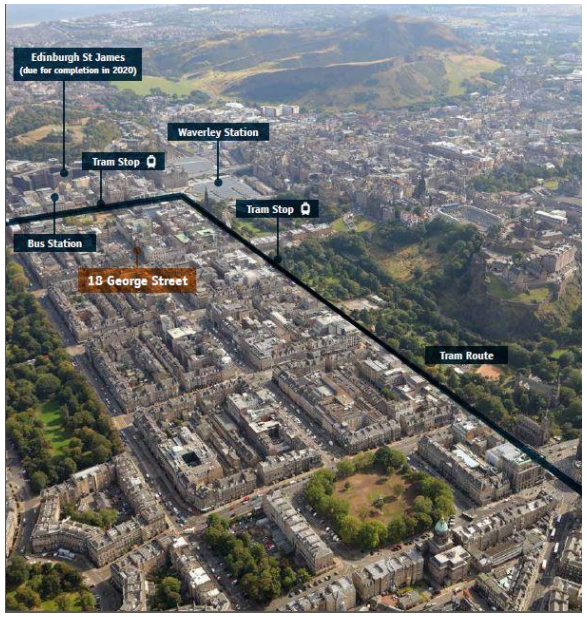
18 George Street occupies a prime position within the heart of Edinburgh's Golden Rectangle, situated on the south side of George Street between Hanover Street and St Andrew Square. The building is highly accessible and is situated close to Waverley Station, Edinburgh's main railway station, St Andrew Square bus station, and the St Andrew Square tram halt. George Street remains the most popular location for office occupiers principally due to the large number of amenities and facilities locally. The immediate vicinity provides an abundance of retail, pub, restaurant, and leisure facilities.

DESCRIPTION

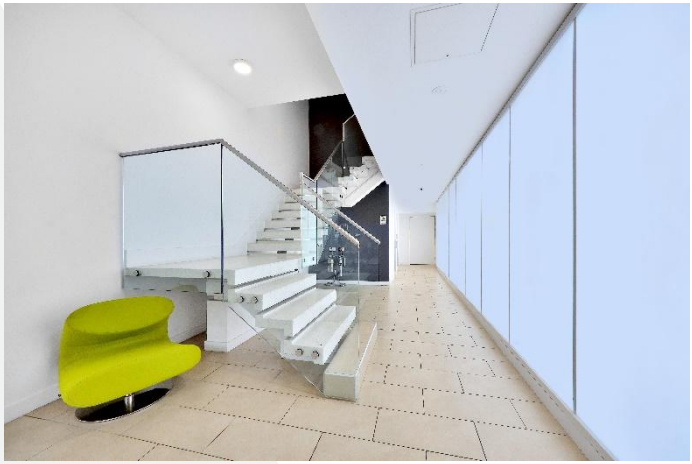
18 George Street comprises a modern office building arranged over 6 floors behind a period façade. The office accommodation has undergone major refurbishment in recent years including a sleek entrance with level access directly onto George Street via a feature staircase, two passenger lifts, male and female toilets, a secure 24hr entrance access system, and shower facilities.

The 2nd Floor suite offers an open plan space suitable for up to 20 desks & benefits from a tea preparation area. The suite has recently been refurbished & fitted out to a high standard, limiting potential fit-out costs for an incoming tenant.











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

Shepherd Chartered Surveyors 12 Atholl Crescent, Edinburgh, EH3 8HA. Tel: 0131 225 1234

Emily Anderson Emily.anderson@shepherd.co.uk & Hannah Barnett hannah.barnett@shepherd.co.uk

www.shepherd.co.uk

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ACCOMMODATION	SqM	SqFt
2nd Floor	79.71	858
TOTAL	**79.71**	**858**

The areas above have been calculated on a net internal area basis in accordance with the RICS Property Measurement Professional Statement (Second Edition, January 2018) incorporating the International Property Measurement Standards.

RATEABLE VALUE

The subjects are entered in the current Valuation Roll at a rateable value of £22,000 which would result in net annual payable rates of £10,582. Please note, a new tenant or occupier of a property has a right to appeal this rateable value within 6 months of the beginning of the tenancy agreement and this property may also be applicable for small business rates relief.

RENT

The subjects are being offered on a new FRI lease on a rental of £20,000 per annum.

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.

EPC

Released on application.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT







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