

# TO LET

3rd Floor  
27 George Street  
Edinburgh EH2 2PA

-  3rd floor office suite
-  1,014 sq ft (94.21 sq m)
-  Open plan
-  Stunning Castle views



## Location

The subjects are situated in a prime location in the heart of Edinburgh city centre, situated on the north east side of George Street between Hanover Street and St Andrew Square. George Street remains a popular location for office occupiers and the east end has seen a lot of activity in recent years with a large range of new restaurants, bars and shops all opening in the immediate vicinity. Furthermore, the new St James Quarter opened in mid 2021, providing a popular shopping destination in the east end of Edinburgh.

There are excellent transport links with Waverley Station within a 5 minute walk and there are numerous bus stops and 2 tram stops nearby.

Surrounding occupiers include **Abrdn, Royal London, Charles Stanley** and **First State Investments**.

## Description

The subjects comprise a self contained office suite which enjoys fantastic views of Edinburgh Castle and the Firth of Forth. The accommodation has recently been refurbished and benefits from the following specification:

- New decoration throughout
- Feature LED lighting
- Comfort cooling
- Lift access
- Cat 5E cabling
- Dedicated male and female WCs
- New dedicated tea preparation facilities
- New shower facility
- Disabled access
- Stunning views of Edinburgh Castle and the Firth of Forth

## Accommodation

The accommodation extends to the following approximate net internal floor area:

3rd Floor	1,014 sq ft	(94.21 sq m)
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## Video Tour

View a virtual tour by clicking here:



## Lease Terms

The subjects are available on new Full Repairing and Insuring lease for a term to be agreed.

## Rating

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£15,200**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 49p this rateable value will result in an estimated rates liability in financial year 2021/22 of **£7,448**. The property will be applicable for fresh start relief and will benefit from 12 months rates relief.

## Energy Performance Certificate

EPC Rating = E

## Date of Entry

By arrangement.

## Legal Costs

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the incoming tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

## Viewing

All viewings are strictly by prior arrangement with EYCO on 0131 226 2641.

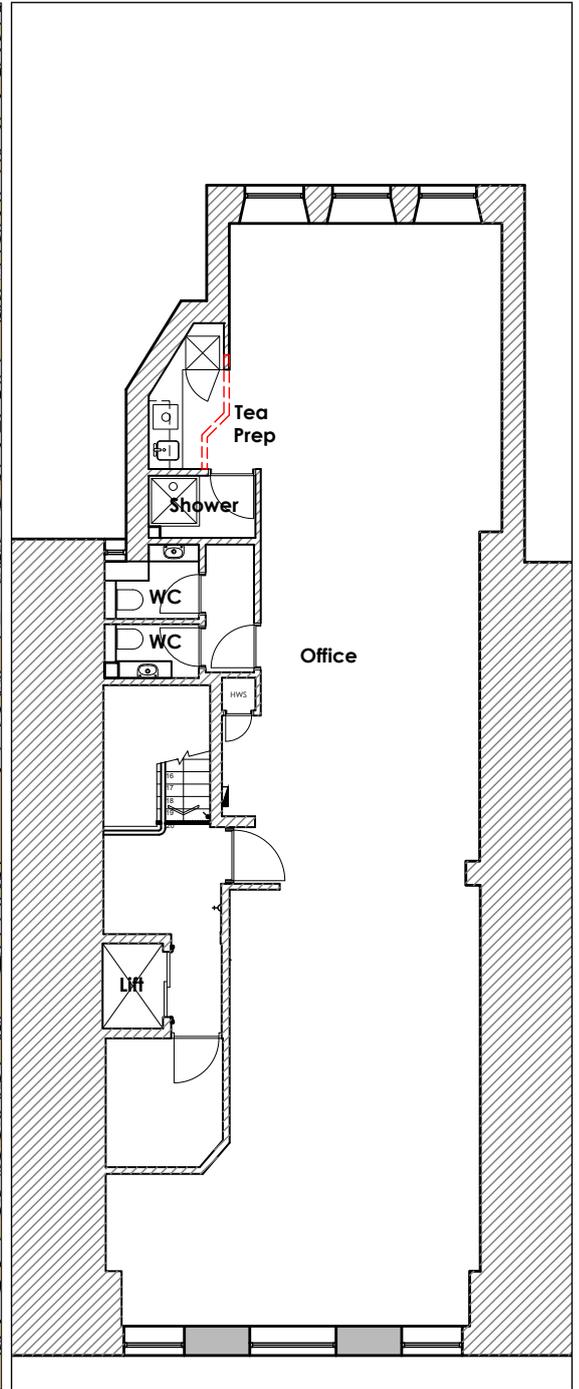
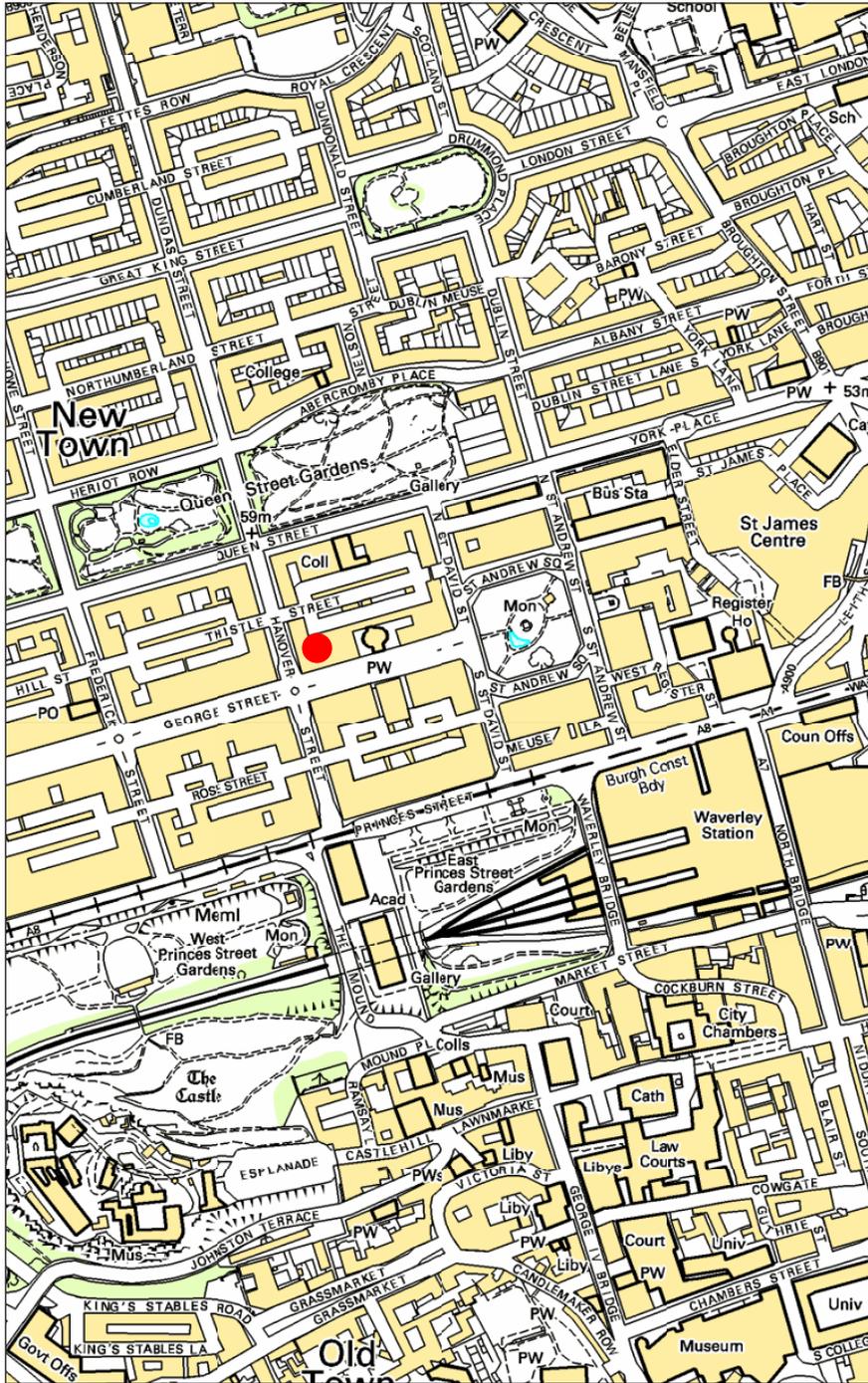


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CHARTERED SURVEYORS

## 3rd Floor, 27 George Street, Edinburgh EH2 2PA



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### Get in touch



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NM/JH/DOC/ED2500 - Date of publication: 24 November 2021

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