



THE
AUCTION
HOUSE

TO LET

Open plan offices

1,673 sq ft - 6,573 sq ft

149 sq m - 610 sq m

63A GEORGE STREET, EDINBURGH, EH2 2JG



The Auction House sits on the north side of George Street, in the heart of Edinburgh's central business district. Situated within Edinburgh's traditional city office core, George Street is regarded as one of the city's primary business and retail destinations.

With panoramic views of the city and surroundings, the building also benefits from excellent local amenities, with a superb range of shops, bars and restaurants right on the doorstep.

Nearby occupiers include CGI IT UK, Fairhurst, Ledingham Chalmers and Malcolm Hollis.

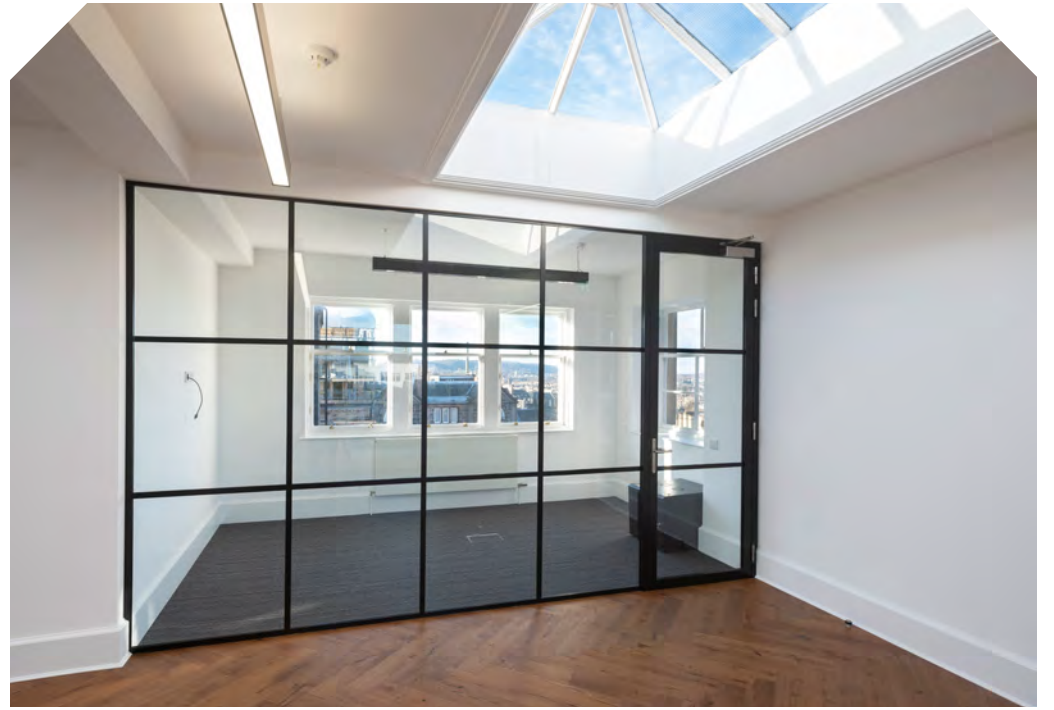
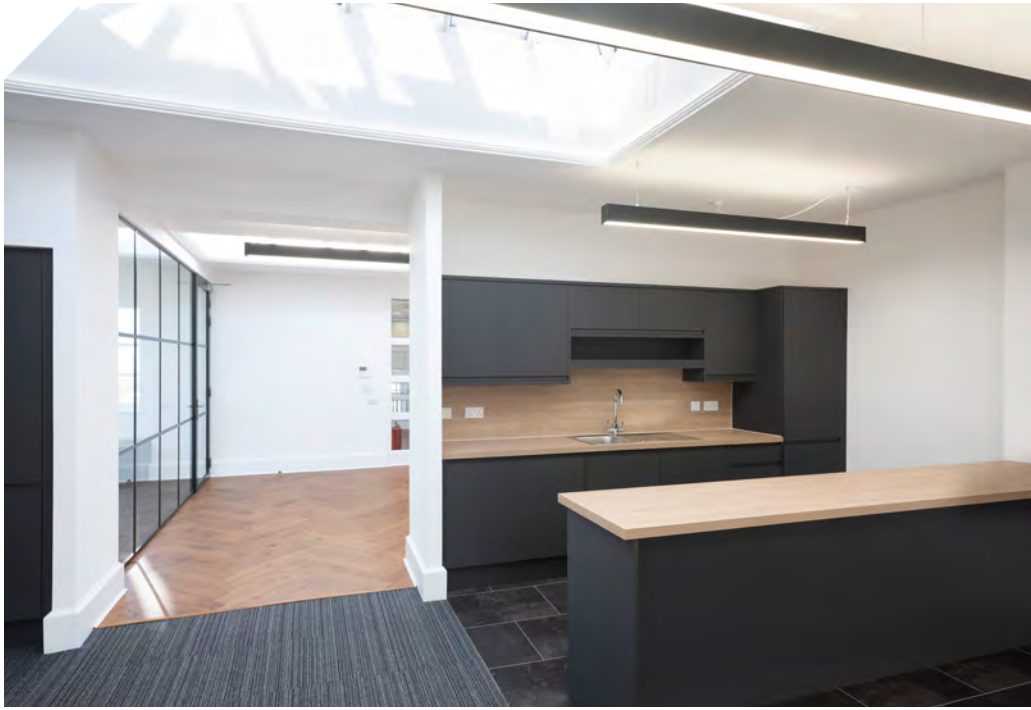


The opportunity

Behind the elegant Georgian façade, The Auction House offers modern, open plan accommodation on the 2nd, 3rd and 4th floors.

The 4th floor has recently been refurbished and fitted out, featuring a meeting room and modern kitchen areas. The office suite has been fully cabled, offering occupiers an ideal opportunity to move in and be up and running immediately.

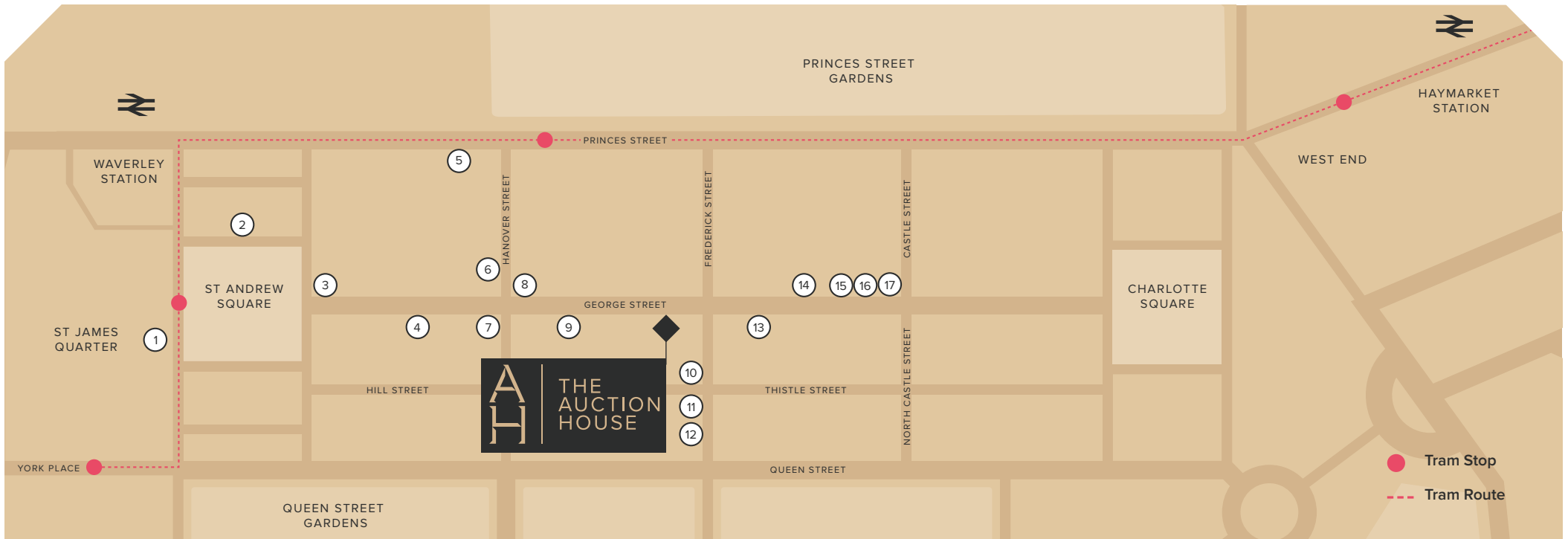
The larger 3rd floor suite will be available from October 2022.



The Auction House also boasts an elegant business lounge situated on the 1st floor.

This space is available to all occupiers and offers a truly unique and comfortable breakout space.





Connections

Getting to The Auction House couldn't be easier. Both Edinburgh Bus Station in St Andrew Square and Waverley Railway Station are within a few minutes' walk. The Princes Street and St Andrew Square tram stops are also a short walk away and there are numerous bus routes running along George, Princes and Frederick Streets.



2 minute walk
to nearest bus stop



5 minute walk
to nearest tram stop



10 minute walk
to train station



25 minute drive
to Edinburgh Airport

- | | | |
|---|-------------------|----------------|
| ① Harvey Nichols | ⑥ Pret A Manger | ⑫ Rabble |
| ② Bread Street Kitchen | ⑦ All Bar One | ⑬ Cafe Andaluz |
| ③ Amarone | ⑧ Starbucks | ⑭ Hackett |
| ④ Intercontinental Edinburgh,
The George Hotel | ⑨ Anthropologie | ⑮ GANT |
| ⑤ Marks & Spencer | ⑩ The Queens Arms | ⑯ Fazenda |
| | ⑪ Cote | ⑰ Victor Hugo |



Amenities

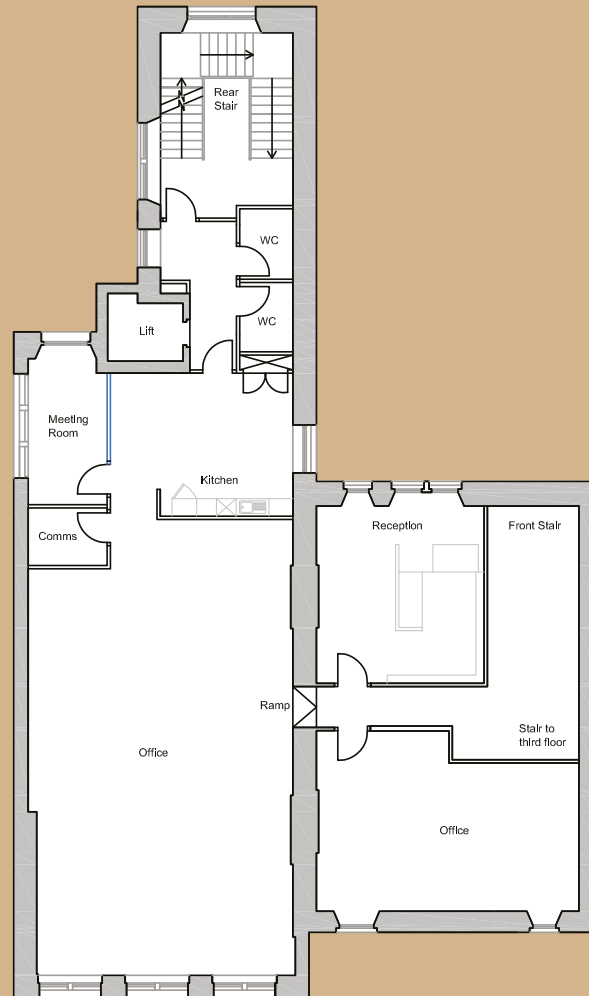
The Auction House is situated on Edinburgh's premier shopping street, home to some of the UK's most iconic brands and independent boutiques.

It is also close to a host of bars, restaurants and cafe's including famous high street names as well as local favourites.

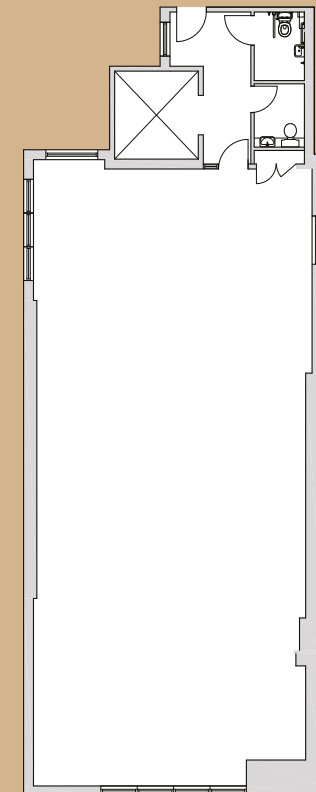
Specifications

Each office suite benefits from the following specification:

- ▶ New fit out on the 4th floor providing 1 meeting room, storage and a kitchen facility
- ▶ Feature LED lighting
- ▶ Gas fired central heating
- ▶ Lift access
- ▶ Male and female WC facilities on each floor
- ▶ Shower facility
- ▶ Excellent 1st floor business lounge area for communal use
- ▶ Disabled access
- ▶ Excellent panoramic views of Edinburgh



2ND FLOOR PLAN



INDICATIVE 4TH FLOOR PLAN

5th floor:		Under offer
4th floor:	1,673 sq ft	155 sq m
	Available immediately	
3rd floor:	2,432 sq ft	226 sq m
2nd floor:	2,468 sq ft	229 sq m
	Available immediately	
Total:	6,573 sq ft	610 sq m

Lease

The accommodation is available on a new full repairing and insuring lease.

Rent

Details of the quoting rents are available from the sole letting agent.

Rating

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is £36,600 and £31,400 for the 2nd, 3rd and 4th floors respectively. (Each new occupier has the right of appeal against this figure).

Based on the basic property rate of 49.8p, these rateable values will result in an estimated rates liability in financial year 2021/22 of £18,227 and £15,355 respectively for the 2nd, 3rd and 4th floors.

Energy Performance Certificate

4th floor: EPC Rating D

3rd floor: EPC Rating to be assessed

2nd floor: EPC Rating C

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 ingoing 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.
Please call: **0131 226 2641**.





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