# GEORGE STREET EDINBURGH EH2 3DF







## **AVAILABLE TO LET**

### 3<sup>RD</sup> FLOOR OFFICE SUITE - 870 sq. ft.

90a George Street is situated in the heart of the city and occupies a prominent position on the south side of George Street, with Castle Street to the west and Frederick Street to the east. The available 3<sup>rd</sup> floor suite offers high-quality, open plan office accommodation.

#### **Key Features:**

- Secure garaged car parking spaces on Rose Street North Lane
- Alarm and phone entry systems
- Lift facilities with access to all floors
- Dedicated kitchen and tea preparation area
- Perimeter trunking
- Gas fired central heating
- Traditional period features

#### **Viewing & Further Information:**



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James Metcalfe 07786 623 282 james@cuthbertwhite.com

NOTICE: CuthbertWhite Ltd (for the landlord), whose agents they are, give notice that: 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants and do not constitute part of an offer or contract. Prospective tenants ought to seek their own professional advice, 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending tenant 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. 3. No person in the employment of CuthbertWhite Ltd has any authority to make or give any representations or warranty whatever in relation to this property nor enter into any contract on behalf of the landlord.

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