



# To Let

4<sup>th</sup> Floor Office Suite  
4,587 sq ft / 426.15 sq m

## 39 George Street

Edinburgh  
EH2 2HN

- Fully fitted out with furniture
- Prestigious business address
- Modern, high quality finishes with period features
- Tandem parking space available

## LOCATION

39 George Street is located in the heart of Edinburgh's business district and is regarded as one of Edinburgh's premier business and retail destinations. The property is situated on the north side of George Street, between Hanover Street and Frederick Street, and benefits from an outstanding range of hotels, bars, restaurants, shops and cafés in the immediate surrounds.

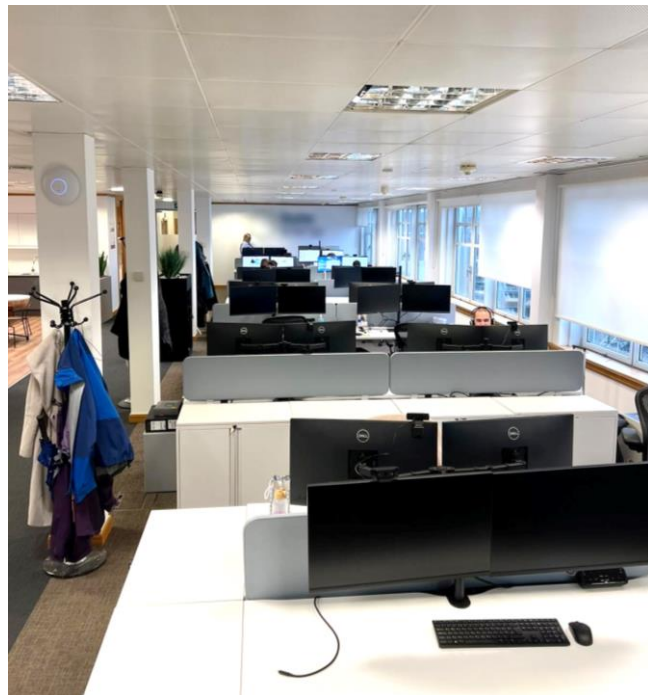
The building is in close proximity to excellent transport links with Waverley Train Station within a short walking distance and easy access to tram and bus services on Princes Street.

## DESCRIPTION

The available accommodation comprises open plan office space on the 4<sup>th</sup> floor of this high profile office building. The office suite and common parts have been refurbished and provide contemporary accommodation with period features throughout. High quality furniture is available as part of negotiations (see photos).

The building provides a strong first impression, with an attractive entrance and stairwell, along with a reception concierge to welcome and guide visitors. The property also benefits from:

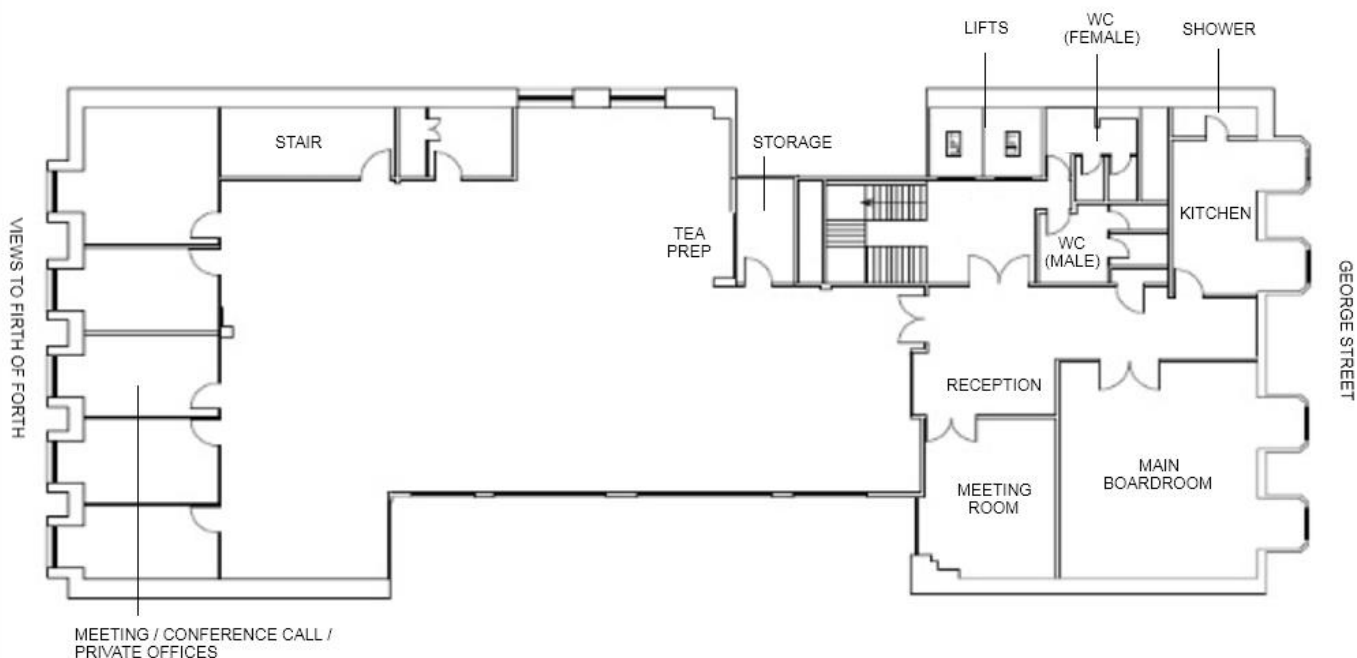
- Tandem car parking space available in the basement car park
- Secure cycle storage
- Lift access to all floors
- LED lighting
- Comfort cooling
- Raised access flooring
- Suspended ceilings







## FLOORPLAN:



## ACCOMMODATION

The suite extends to 4,587 sq ft / 426.15 sq m.

## ENTRY

Negotiable.

## LEASE TERMS

We are seeking to dispose of our client's remaining lease term by way of a sub-lease or assignment. The lease expires on 31/06/2026.




## RENT

Quoting rent available on application.





**39 GEORGE STREET**

-  Tram Line
-  Tram Halt
-  Waverley Train Station

## RATES

The incoming occupier will be responsible for the payment of Local Authority Rates.

The property is expected to have a rateable value of £113,750 and we advise interested parties to satisfy themselves on their rates payable.

## LEGAL COSTS

Each party will be responsible for their own legal costs, with the ingoing tenant responsible for the payment of registration dues and any LBTT payable.

## VAT

VAT will be charged on rent at the prevailing rate.

## SERVICE CHARGE

The latest service charge estimation is available from the letting agents.

## EPC

The property has an EPC rating of E.

## VIEWING & FURTHER INFORMATION:



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IMPORTANT NOTICE: CuthbertWhite Ltd for the Head Tenant of this property, 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. 4. No responsibility can be accepted for any expenses incurred by intending tenants in inspecting properties which have been sold, let or withdrawn. Particulars prepared May 2023.