

- Second floor office suite
- Exceptional local amenities
- “Plug and Play” set up available
- Located in heart of Edinburgh City Centre
- Net internal area 598 sq.ft (55.56 sq.m)

TO LET
SECOND FLOOR OFFICE

53 George Street
Edinburgh EH2 2HT

galbraithgroup.com
0131 240 6960

LOCATION

53 George Street is located in the heart of Edinburgh's business district linking Charlotte Square to the west with St Andrew Square to the east. The property is situated to the north side of George Street, between Hanover Street and Frederick Street, and benefits from an outstanding range of hotels, bars, restaurants and cafes in the immediate surrounds.

The building is in close proximity to excellent transport links with both Edinburgh Bus Station in St Andrew Square and Waverley Railway Station within short walking distance. There is also easy access to tram and bus services on Princes Street, providing transport to Edinburgh Airport.

DESCRIPTION

The suite occupies part of the second floor and provides self-contained office accommodation. The suite benefits from existing office fit out and would provide an excellent 'plug and play' option for any ingoing tenant. The property is accessed through a main pedestrian door on George Street and is serviced by a communal stairwell. The suite benefits from original features, cornicing and sash and case windows providing excellent natural lighting.

The boardroom can be used as a meeting room upon request however a nominal fee may be charged. The toilet facilities and kitchenette are part of the common parts and would be shared with the landlord.

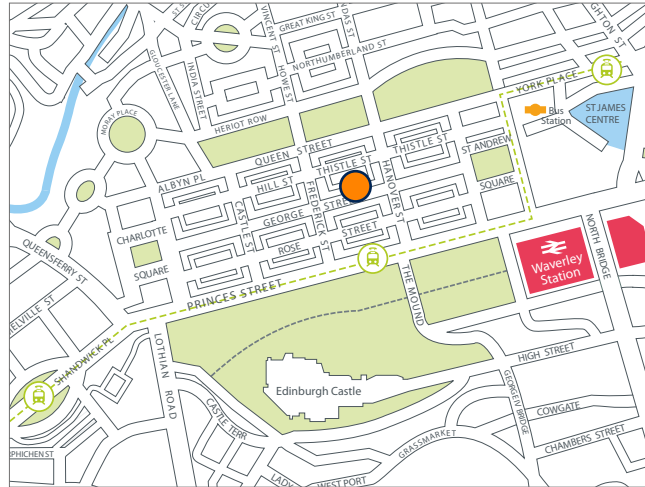
ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following net internal areas:

Accommodation	Size (sq.ft)	Size (sq.m)
Second Floor Suite	598	55
Total	598	55

RATING

The subjects are entered into the current Lothian Valuation Roll at a rateable value of £8,000 per annum which will allow for 100% rates relief subject to the tenants other commercial properties, if any.



ENERGY PERFORMANCE CERTIFICATE

An EPC is available on request.

LEASE TERMS

Please contact the letting agents for further details.

LEGAL COSTS

In the normal manner, each party will be responsible for their own legal costs incurred.

FURTHER INFORMATION

Interested parties are advised to note interest with the letting agents. Viewings are by appointment only. For additional information please contact:

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Galbraith

The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that:

(i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants 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; (iii) no person in the employment of the Agents has any authority to make or give any representation or warranty whatever in relation to this property.