



**TO LET**  
**THIRD FLOOR**  
**OPEN PLAN OFFICE**  
**2,700 sq.ft (251 sq.m)**

**Ardmore house**  
40/42 George Street,  
Edinburgh, EH2 2LE

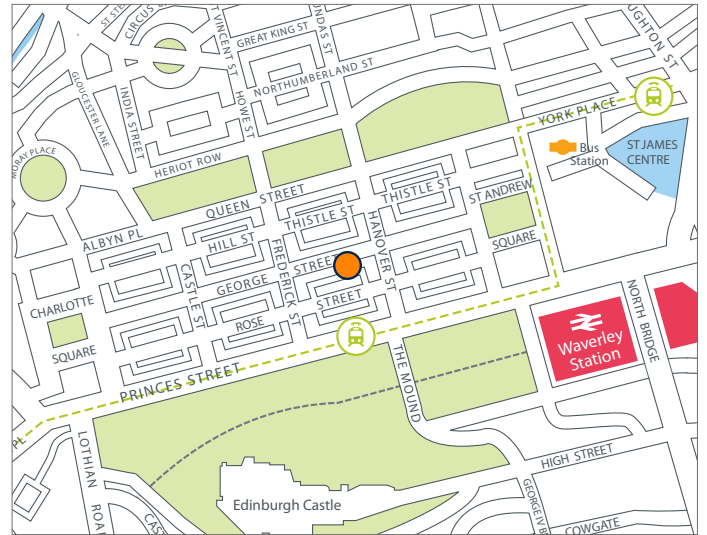
[galbraithgroup.com](http://galbraithgroup.com)  
0131 240 6960

# LOCATION

Ardmore House occupies a prime position within the heart of Edinburgh's Golden Rectangle, situated on the south side of George Street between Hanover Street and Frederick Street.

The location remains highly desirable providing a prestigious city centre address alongside unrivalled leisure and retail amenities.

The building is highly accessible and is situated close to Waverley Station, Edinburgh's main railway station. Edinburgh bus station is also nearby and there are ample bus routes along George Street and Princes Street. The new tram system is in close proximity providing a direct connection to and from Edinburgh Airport.



# DESCRIPTION

Ardmore House comprises a contemporary mainly open plan office building behind a period listed façade.

The available suite is located on the 3rd floor and has been extensively refurbished.

The accommodation benefits from the following features:

- Primarily open plan with a separate meeting room
- Suspended ceiling with LED lighting throughout
- Perimeter trunking system
- Comfort cooling
- Excellent natural daylight
- Door entry security system
- Shower facilities on various levels throughout
- Male and female toilets on every level
- Full lift access serving all floors
- 1 secure basement parking space available by separate negotiation
- EPC Rating - C



# ACCOMMODATION

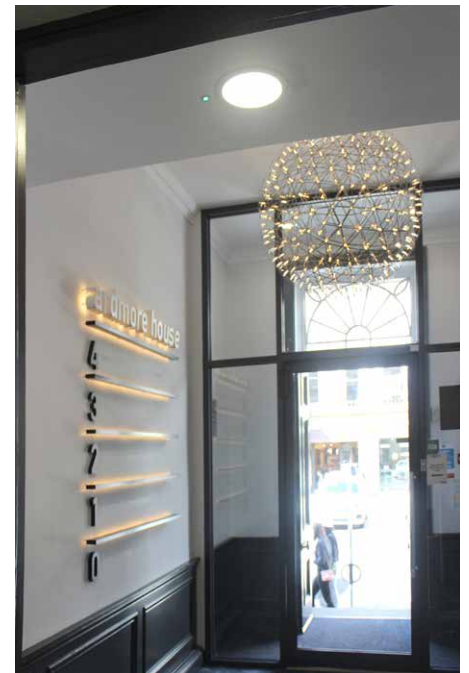
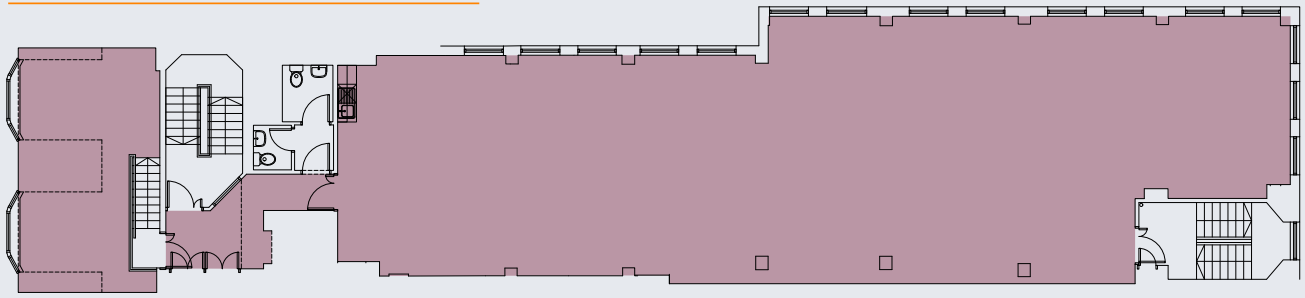
We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) with the net internal area calculated as follows:

Description	SQ FT	SQ M
Third Floor	2,700	251

# CAR PARKING

1 car parking space is available by separate negotiation and is located within the secure basement car park.

THIRD FLOOR PLAN



# LEASE TERMS

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The premises will be offered on Full Repairing and Insuring terms. For further information, please contact the sole letting agents.

# RATEABLE VALUE

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In the usual way it will be the ingoing tenant's responsibility for paying the rates liability. We have been advised by the local authority that the premises have a current rateable value of £41,400.

# ENERGY PERFORMANCE CERTIFICATE

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A copy of the energy performance certificate is available upon request.

# VAT

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VAT will be applicable.

# LEGAL COSTS

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In the normal manner, each party will be responsible for their own legal costs incurred. The tenant will be responsible for stamp duty/LBTT, registration dues.

# FURTHER INFORMATION

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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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The logo for Galbraith, featuring the word "Galbraith" in a bold, white, sans-serif font. The letter "i" in "Galbraith" has a small orange square above it.

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