

TO  
LET

# CLARENCE HOUSE

131-135 GEORGE STREET  
EDINBURGH | EH2 4JS

1ST FLOOR, 4,607 SQ FT  
APPROXIMATELY 55-70 WORKSTATIONS

IMPRESSIVE MIX OF  
OPEN-PLAN AND CELLULAR OFFICE  
SPACE WITH SECURE CAR PARKING  
AND CYCLE STORAGE



# LOCATION



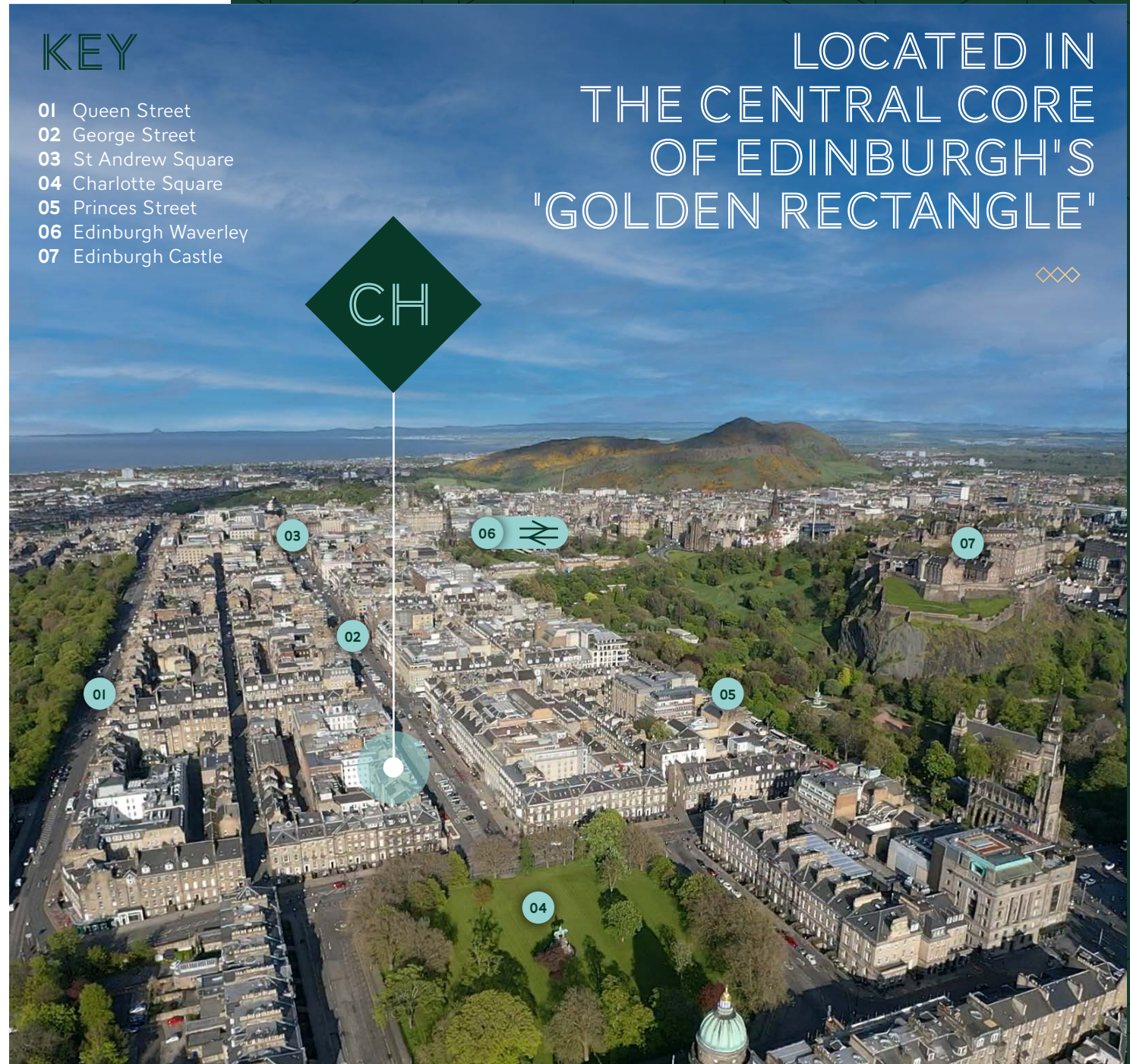
The property enjoys a prime central location on the North aspect of George Street, which forms the central core of Edinburgh's 'golden rectangle' between Charlotte Square and St Andrew Square. The ground floor of the immediate area is made up of high quality retail and leisure occupiers in the form of bars and restaurants. The property itself is well connected with Haymarket and Waverley railway stations both within short walking distance. Edinburgh's West End and Princes Street tram stops are located under 10 minutes' walk away and St Andrew Square bus terminal is accessible in less than 15 minutes' walk.



## KEY

- 01 Queen Street
- 02 George Street
- 03 St Andrew Square
- 04 Charlotte Square
- 05 Princes Street
- 06 Edinburgh Waverley
- 07 Edinburgh Castle

## LOCATED IN THE CENTRAL CORE OF EDINBURGH'S 'GOLDEN RECTANGLE'



# DESCRIPTION



The property offers a mix of cellular and open plan space across two cores, one providing stair access and the other lift access. The main entrance is an impressive high ceilinged area with glazed frontage, tiled floors and wooden panelling. A high quality carpeted staircase with period features provides access to the suite from this area.

Upon entering the First Floor suite through the stair core, the current layout provides an informal seating area connecting to a large boardroom linked to a smaller meeting space. The main open plan office areas are located towards the rear of the suite, naturally providing three distinct yet connected spaces.

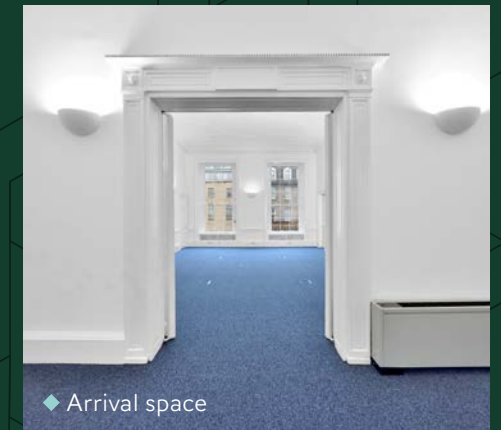
Refurbished throughout with the specification as follows:



◆ Room overlooking George Street



◆ Room overlooking George Street



◆ Arrival space



**NEW CARPET  
AND FULL  
REDECORATION**



**LED  
LIGHTING**



**COMFORT  
COOLING**



**DEDICATED WC'S  
MALE / FEMALE  
& ACCESSIBLE**



**SECURE CAR  
PARKING  
2 GARAGED  
SPACES**



**BICYCLE  
STORAGE  
RACKS**



**8-PERSON  
PASSENGER  
LIFT**



**NEWLY  
REFURBISHED  
THROUGHOUT**

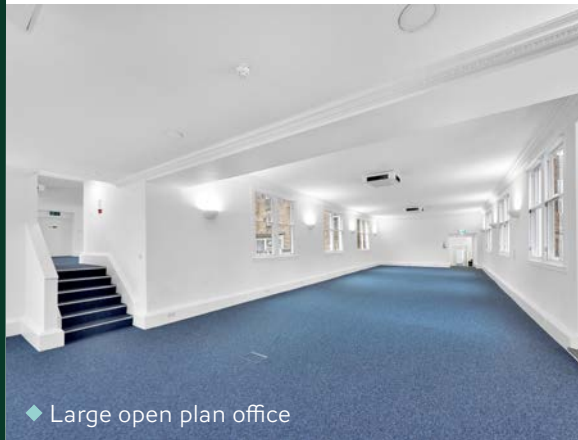
# ACCOMMODATION



The available suite extends to approximately 428 sq m (4,607 sq ft) with two secure garaged car parking spaces.



◆ Smaller room overlooking George Street

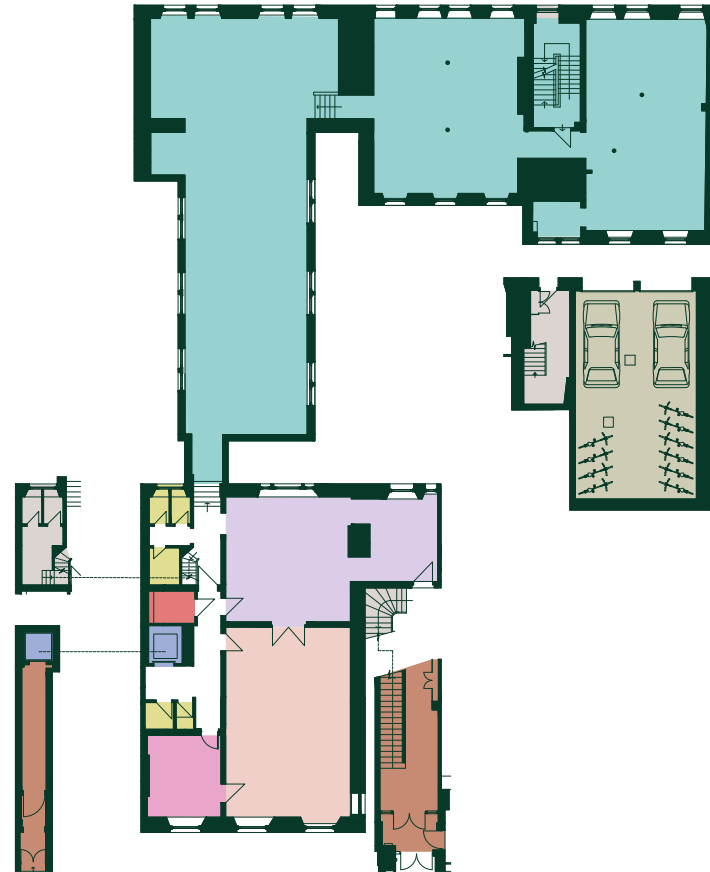


◆ Large open plan office

## 1ST FLOOR 4,607 SQ FT

### KEY

- Office
- Entrance
- Lift
- Wetroom / Shower / Disabled WC
- WC
- Stairs
- Bike Storage and Parking
- Waiting area / Point of arrival
- Board Room
- Kitchen / Breakout area

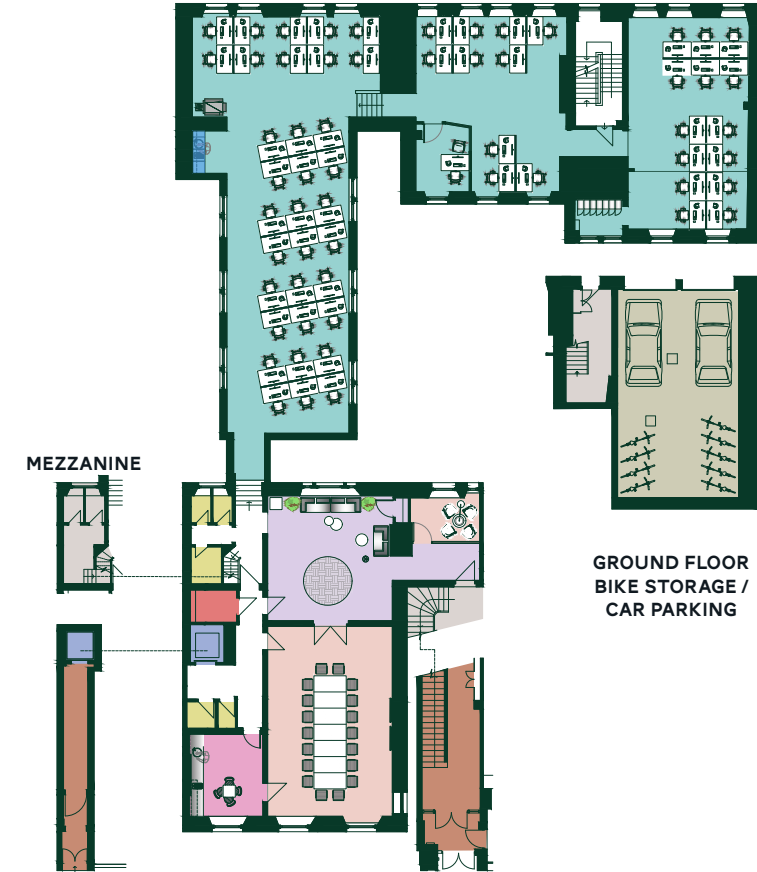


GEORGE STREET

## INDICATIVE SPACE PLAN

Further indicative space plans available upon request

- 59 workstations
- 1 Person Cellular Office
- 18-20 Person Board Room/Flexible
- 4 Person Meeting Room
- Waiting Area/Point of Arrival Area
- Copy Print
- Locker Area
- Tea Prep
- Kitchen/Breakout Area
- Secure Car Parking Space and Bike Storage



GEORGE STREET

## LEASE TERMS

A new Full Repairing and Insuring lease is available at an initial rent of £120,000 per annum exclusive for a duration to be agreed.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The building has an EPC rating of A.

## RATEABLE VALUE

The current rateable value for the office suite is £80,800 which results in a current annual Business Rates liability of £40,238.40 (2023/24).

## ENTRY

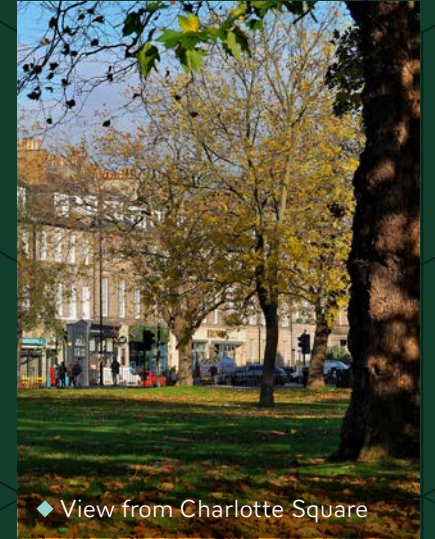
Available for immediate entry.

## VAT

All figures quoted are exclusive of VAT which is payable at the prevailing rate.

## LEGAL COSTS

Each party will be responsible for their own legal costs in this transaction. In the normal manner, the ingoing tenant will be liable for any LBTT, registration dues and VAT thereon.



◆ View from Charlotte Square



◆ Ground floor entrance

## VIEWING

Strictly by appointment with the joint letting agents:

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Ryden



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