

# 111-115

GEORGE STREET  
EDINBURGH | EH2 4JN

TO LET

SMALL OFFICE SUITES  
FROM 95 - 775 SQ FT

- PRIME LOCATION  
IN EDINBURGH'S  
CORE CITY CENTRE
- ABUNDANCE OF  
SURROUNDING AMENITIES
- PROPERTY RETAINS ATTRACTIVE  
PERIOD FEATURES

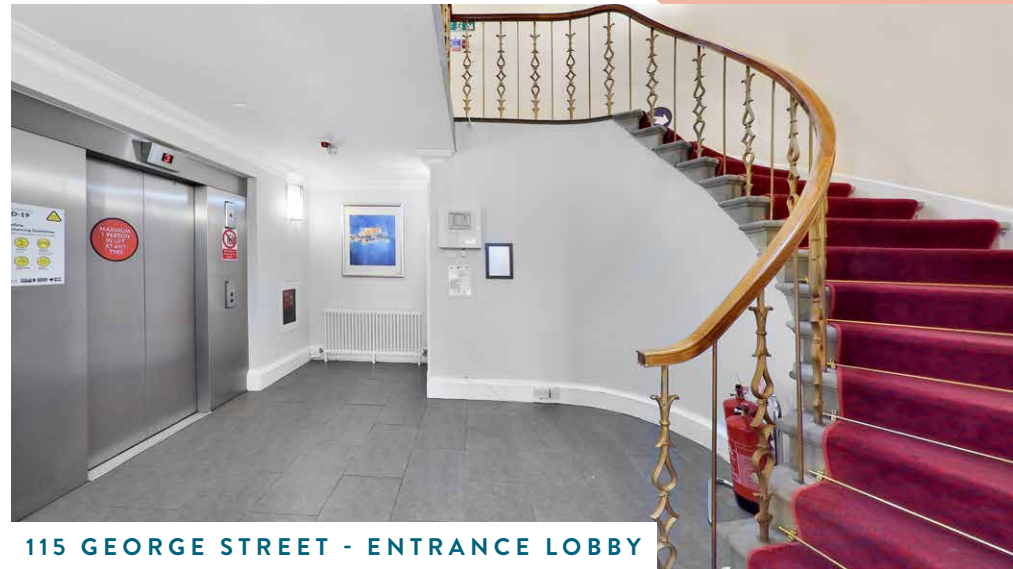


# LOCATION

111 – 115 George Street is prominently situated at the western end of George Street in the heart of Edinburgh’s core city centre.

The central location provides easy access to an outstanding range of bars, cafes and restaurants within walking distance of the property including Slug & Lettuce, Candy Bar, Chaophraya, Café Andaluz and Victor Hugo.

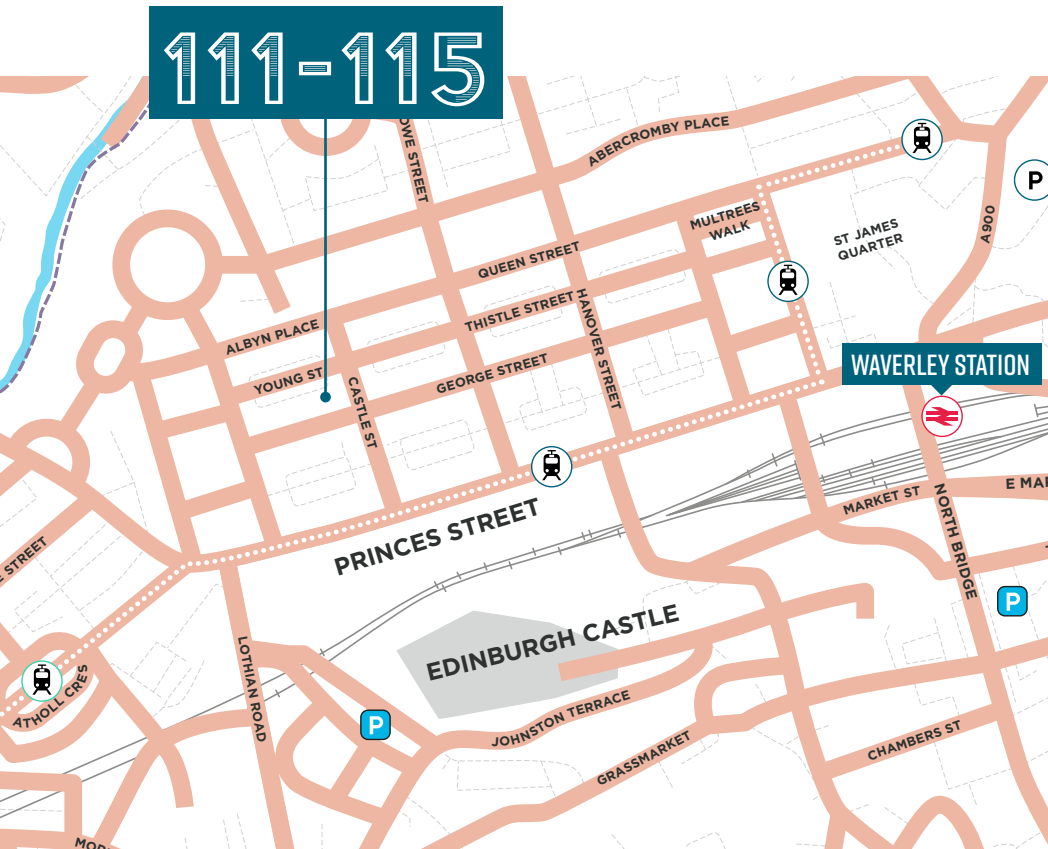
George Street is further served by excellent public transport links with numerous bus stops locally and tram halts on Princes Street. Waverley railway station together with Edinburgh bus station are both within easy walking distance.



115 GEORGE STREET - ENTRANCE LOBBY



115 GEORGE STREET - RECEPTION



LOCATED IN THE  
HEART OF EDINBURGH  
CITY CENTRE



EASY ACCESS TO AN  
OUTSTANDING RANGE  
OF BARS, CAFÉS &  
RESTAURANTS



EXCELLENT PUBLIC  
TRANSPORT LINKS

# DESCRIPTION

111 – 115 George Street comprises two mid-terrace townhouse properties providing a mix of cellular and open plan office accommodation with excellent natural lighting throughout.

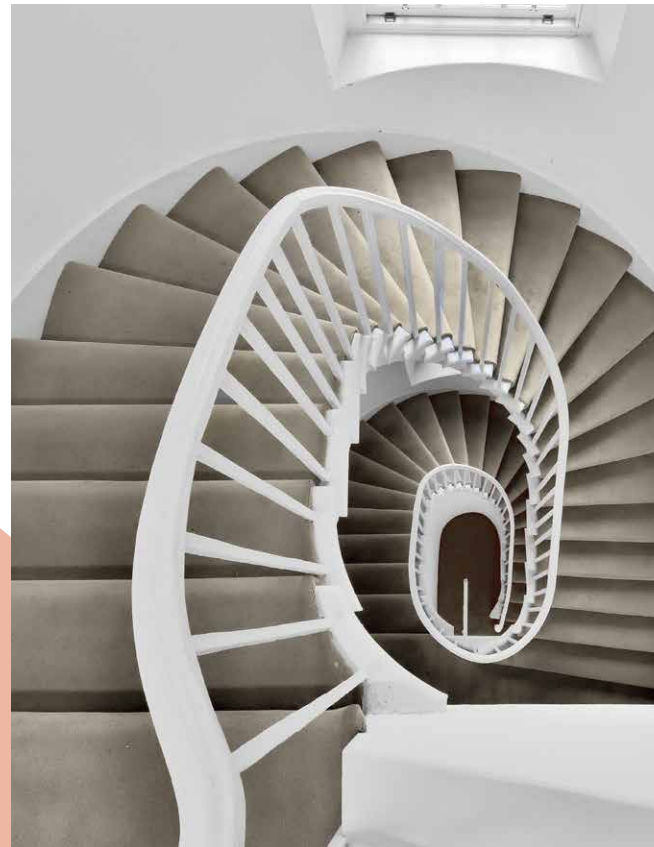
Each townhouse is accessed via a common entrance off George Street with 115 George Street featuring a lift. Internally, the properties retain several period features and offer attractive views to the north and south of the city.

# ACCOMMODATION

OFFICE SUITE	SIZE (SQ FT)
111 1st Floor	775
111 2nd Floor	718
111 3rd Floor North West	185
111 3rd Floor South East	138
111 3rd Floor North East	95
113/115 1st Floor North	735
111/115 3rd Floor South	577
113/115 4th Floor South	466



111 GEORGE STREET - 1ST FLOOR OFFICE



111 GEORGE STREET - STAIRWELL



115 GEORGE STREET - SHOWER/TOILET



115 GEORGE STREET - COMMUNAL KITCHEN

## RATES

The incoming occupier will be responsible for the payment of Local Authority Rates. Occupiers may be eligible for up to 100% rates relief under the Small Business Bonus Scheme.

It is recommended that interested parties contact Lothian Valuation Joint Board directly for rating information (0131 344 2500).

## ENERGY PERFORMANCE CERTIFICATE

EPC ratings vary between suites. Copies of the certificates can be made available upon request.

## LEGAL EXPENSES

Each party to bear their own costs in the documentation of this transaction with the ingoing occupier liable for any registration dues, LBTT and VAT incurred thereon.

## VALUE ADDED TAX

VAT will be charged on the rent and all other obligations associated with the property.

## LEASE TERMS

The subjects are available immediately on Full Repairing and Insuring terms for a period to be agreed.

# 111-115

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## VIEWINGS & FURTHER INFORMATION

For further information or viewing arrangements please contact:

**Geoff Scott**  
T 07872 822 314  
E gscott@lsh.co.uk

**Lambert  
Smith  
Hampton**



115 GEORGE STREET - 4TH FLOOR OFFICE

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