

Ryden

TO LET

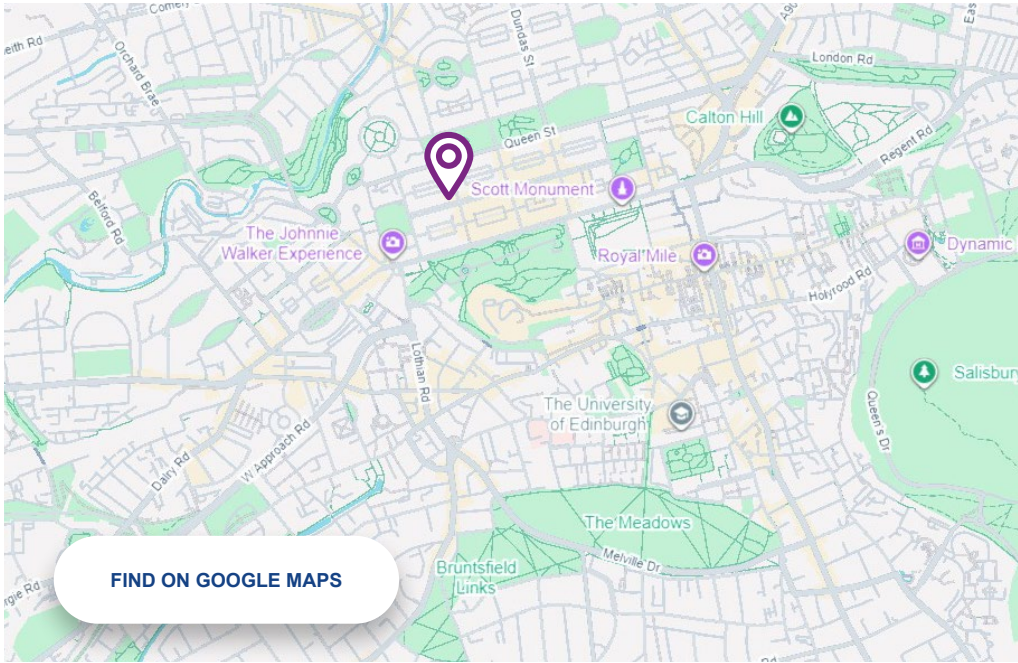
UNIQUE SELF CONTAINED OFFICE
195 SQ M (2,098 SQ FT)



111 GEORGE STREET
EDINBURGH
EH2 4JN

FLEXIBLE LEASE
ATTRACTIVE TERMS
REFURBISHMENT
AND ALTERNATIVE
USES CONSIDERED

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LOCATION

111 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, Browns, 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.

DESCRIPTION

111 George Street offers self contained office accommodation with direct access on George Street via its own front door.

The accommodation is arranged over first, second and third floors providing a mix of cellular offices and large interconnecting rooms with excellent natural light.

Toilets and tea prep facilities are located on the second and third floors.

An attractive and spacious ground floor entrance with a secure entry system leads to the upper floor offices.

ACCOMMODATION

The property extends to the following approximate Net Internal Area.

DESCRIPTION	SQ M	SQ FT
FIRST FLOOR	72	775
SECOND FLOOR	67	718
THIRD FLOOR	56	605
TOTAL	195	2,098

FEATURES

- Unique self contained office
- Flexible or longer term leases
- Large interconnecting rooms
- Excellent natural light
- Gas Central Heating
- Office refurbishment to suit
- Alternative uses considered

LEASE TERMS

The accommodation is available to let as a whole in its existing condition at an attractive rent and on a flexible shorter term lease.

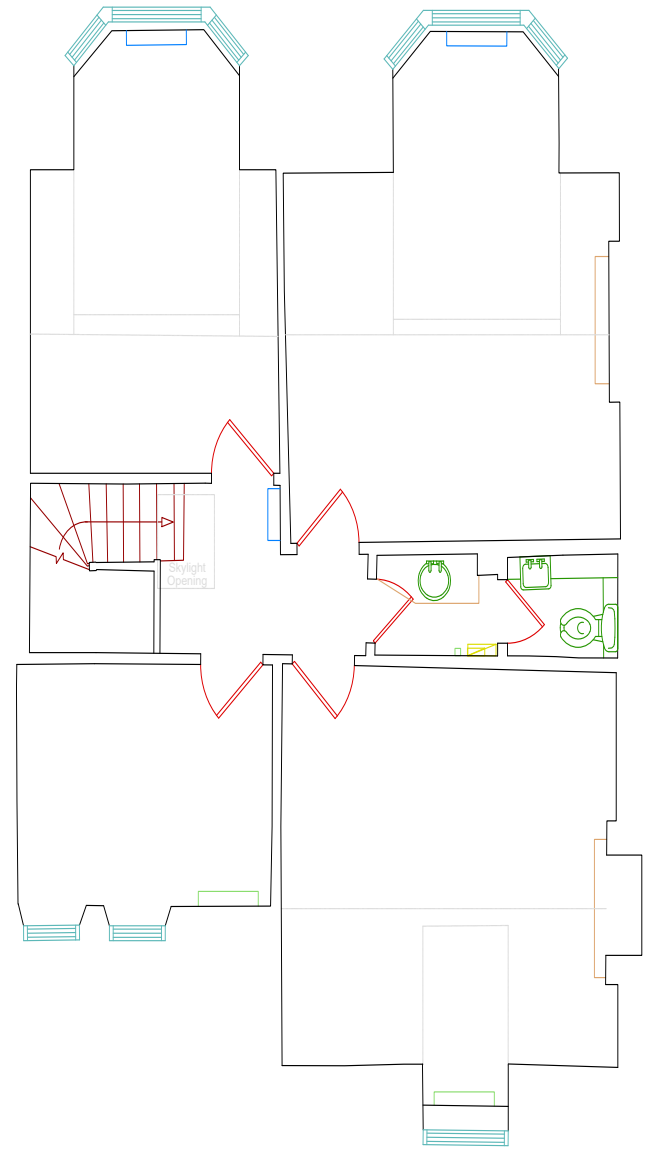
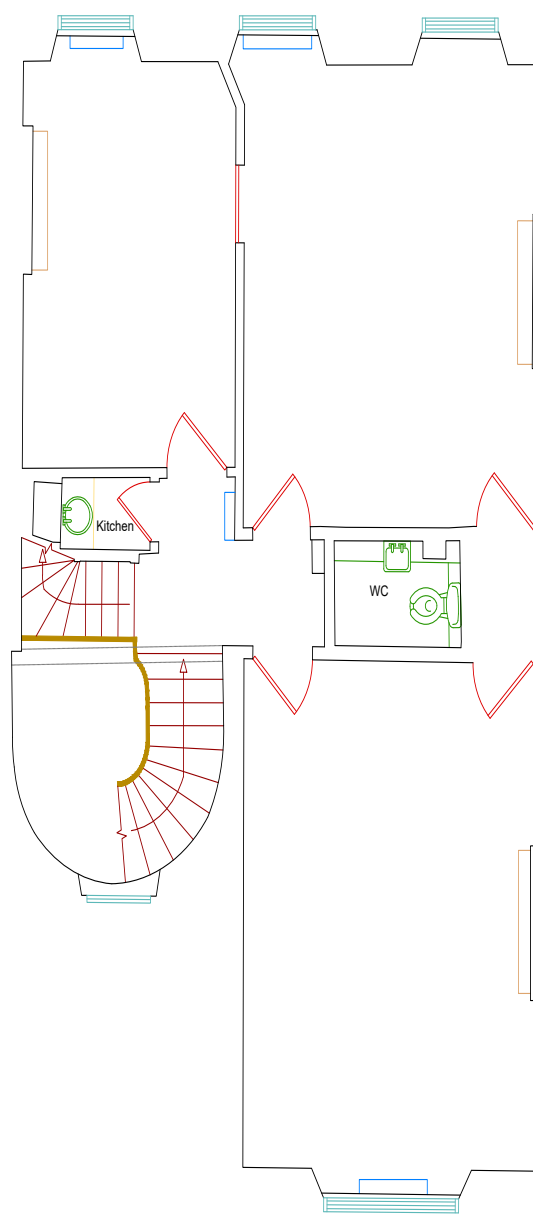
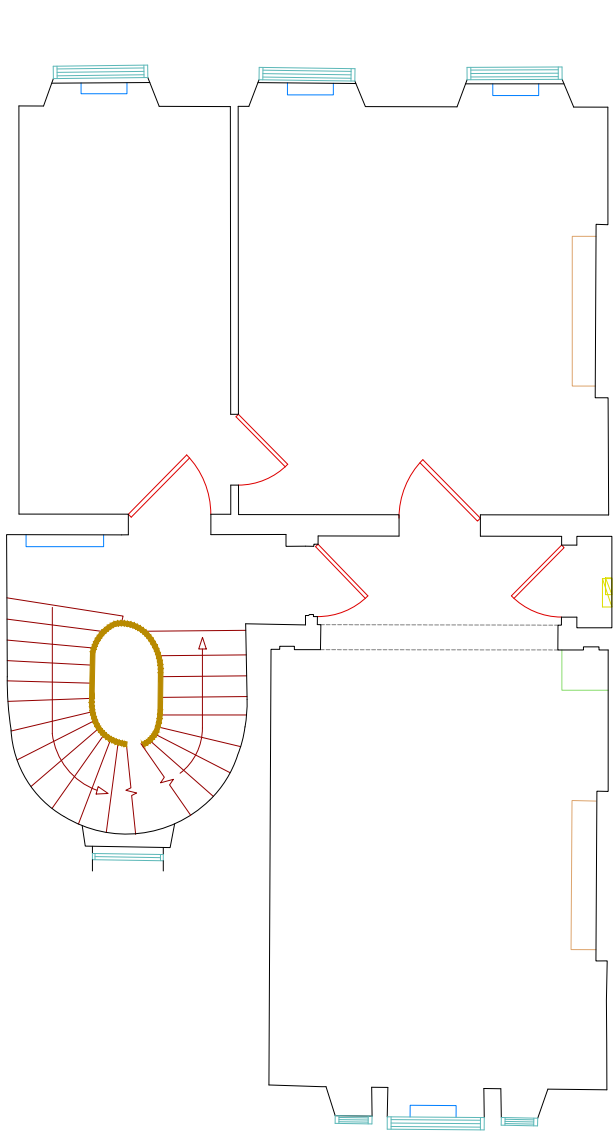
The property can also be refurbished to suit exacting occupier requirements for a longer term to be agreed.

ENERGY PERFORMANCE CERTIFICATE (EPC)

A copy of the EPC is available on request.







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GET IN TOUCH

Please get in touch with our letting agents for more details.

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