

**TO LET**

**OPEN PLAN OFFICES**

**2,319 SQ FT - 5,264 SQ FT**

**(215.44 - 489.03 SQ M)**

**Ardmore House**

40/42 George Street, Edinburgh, EH2 2LE

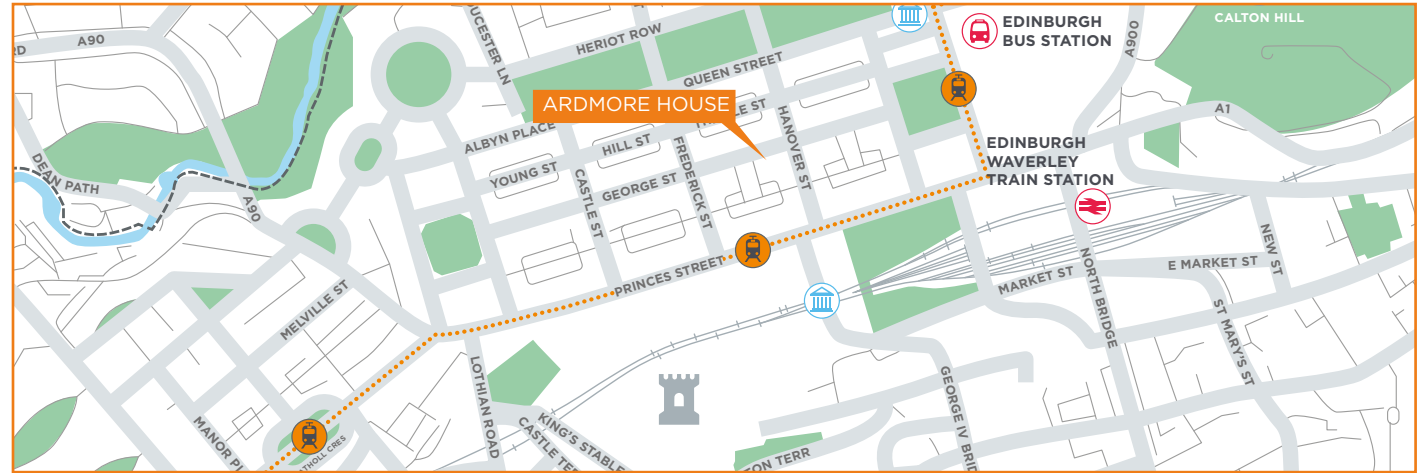
[galbraithgroup.com](http://galbraithgroup.com)

**0131 240 6960**

# LOCATION

Ardmore House sits on the south side of George Street, in the heart of Edinburgh's central business district. The location is highly desirable providing a prestigious city centre address, alongside unrivalled leisure and retail amenities.

The building is highly accessible and is situated close to Edinburgh's Waverley Railway Station and Edinburgh Bus Station. St Andrew Square and Princes Street tram stops are within walking distance and provide convenient access west to Edinburgh Airport and north east to Leith.



# DESCRIPTION

Ardmore House is a contemporary office building set behind a Georgian category 'C' listed facade. The building is split over 6 floors and provides open plan office accommodation on the ground and upper floors. The whole building benefits from a brand new VRF air-conditioning system.

Specification:



Perimeter trunking system



Male & female toilet facilities on every level



Full lift access serving all floors



EV charging points within secure basement car park



EPC



Changing rooms with shower, lockers, drying facilities and WC's



Secure bike storage



Brand new VRF air-conditioning system



Modern LED lighting



Door entry security system



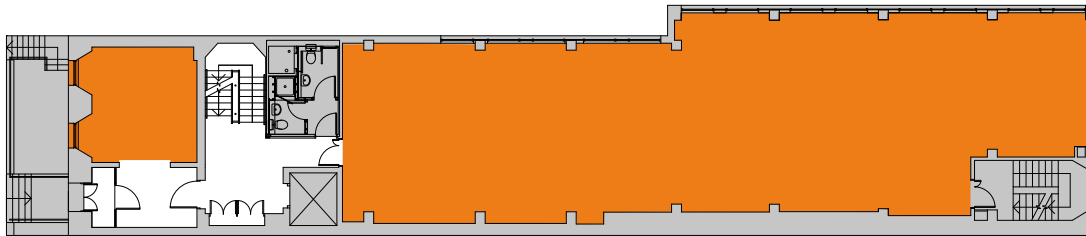
Shower facilities on various levels



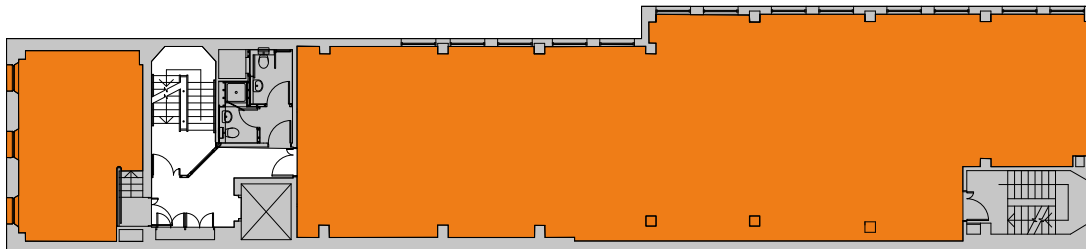
# ACCOMMODATION

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
Ground Floor	2,548	236.71
Second Floor	2,727	253.34



Ground Floor



Second Floor



Indicative Ground Floor Space Plan



Secure car parking



Upgraded shower facilities



Boardroom

Indicative Only

## CAR PARKING

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

## 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:

Ground floor - £55,000    Second floor - £57,700

## ENERGY PERFORMANCE CERTIFICATE

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A-12.

## VAT

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VAT will be applicable.

## LEGAL COSTS

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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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pamela.gray@galbraithgroup.com

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# Galbraith

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