



36 George Street, Edinburgh EH2 2LE

TO LET

Self-Contained Office Premises

**776 Sq Ft
(72 Sq M)**

DESCRIPTION

36 George Street is a Category B Listed first floor self contained office comprising reception, 2 meeting rooms, dedicated male and female toilets, large kitchen/ break out area and open plan working area.

- ✓ Recently refurbished
- ✓ Mixture of open plan and cellular accommodation
- ✓ Excellent outlook over George Street
- ✓ Motion sensor LED Lighting
- ✓ 2 meeting rooms
- ✓ Large open plan working area

LOCATION

The property is located on the south side of George Street close to its intersection with Hanover Street in the heart of the 'Golden Rectangle' business district. The property has excellent city centre amenities and transport facilities on its doorstep.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
First Floor	776	72
Total	776	72

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

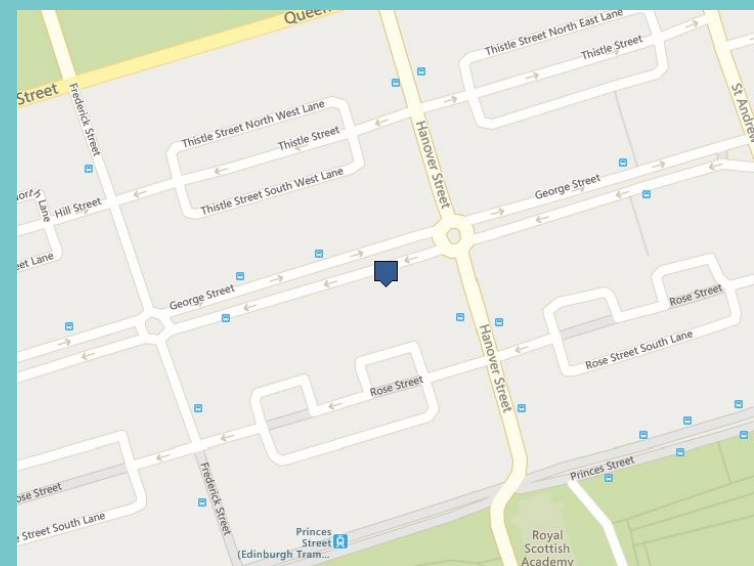
The is RV £8,500 p/a. The 2022/2023 Rate poundage is 49.8p in the pound. The property qualifies for Nil Rates relief.

TERMS

New lease available for a term to be agreed. Rent on application.

EPC

The property has an EPC D rating.



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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