



AVAILABLE IMMEDIATELY – 2,628 SQ FT HIGH-QUALITY FITTED SUITE

- Open plan suite with high-quality fit-out installed in 2022 to include meeting rooms, kitchen facilities, bleacher seating and phone booths
- Potential to retain furniture subject to negotiation
- Existing lease expiring April 2027 with tenant break option in April 2025
- Low passing rent of **£21.00 per sq ft**
- Prestigious business address in the heart of Edinburgh city centre
- Attractive building entrance with reception concierge
- Basement cycle storage and shower facilities

For more information, contact:

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Location

39 George Street is located in the heart of Edinburgh's business district linking Charlotte Square to the west with St Andrew Square to the east. The property is situated on the north side of George Street, between Hanover Street and Frederick Street, and benefits from an outstanding range of hotels, bars, restaurants and cafés in the immediate surrounds.

The building is in close proximity to excellent transport links with both Edinburgh Bus Station on St Andrew Square and Waverley Railway Station within a short walking distance.

Description

The subjects comprise a 2,628 sq ft high-quality suite with existing fit-out which was installed in 2022. The fit-out includes a ten person boardroom, six person meeting room, two private offices, phone booths, bleacher seating, kitchen facilities and open plan office space. There is potential to retain the furniture in the suite as part of negotiations.

39 George Street provides an attractive arrival experience with refurbished common areas, reception concierge and lift access to all levels.

There are WC facilities on all levels and a shower in the building basement. Secure bicycle storage is also provided in the basement car park.

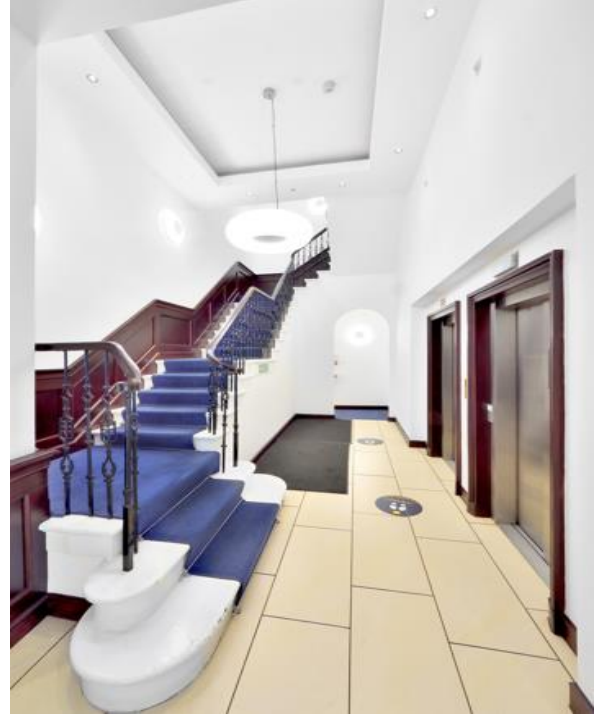


TO LET

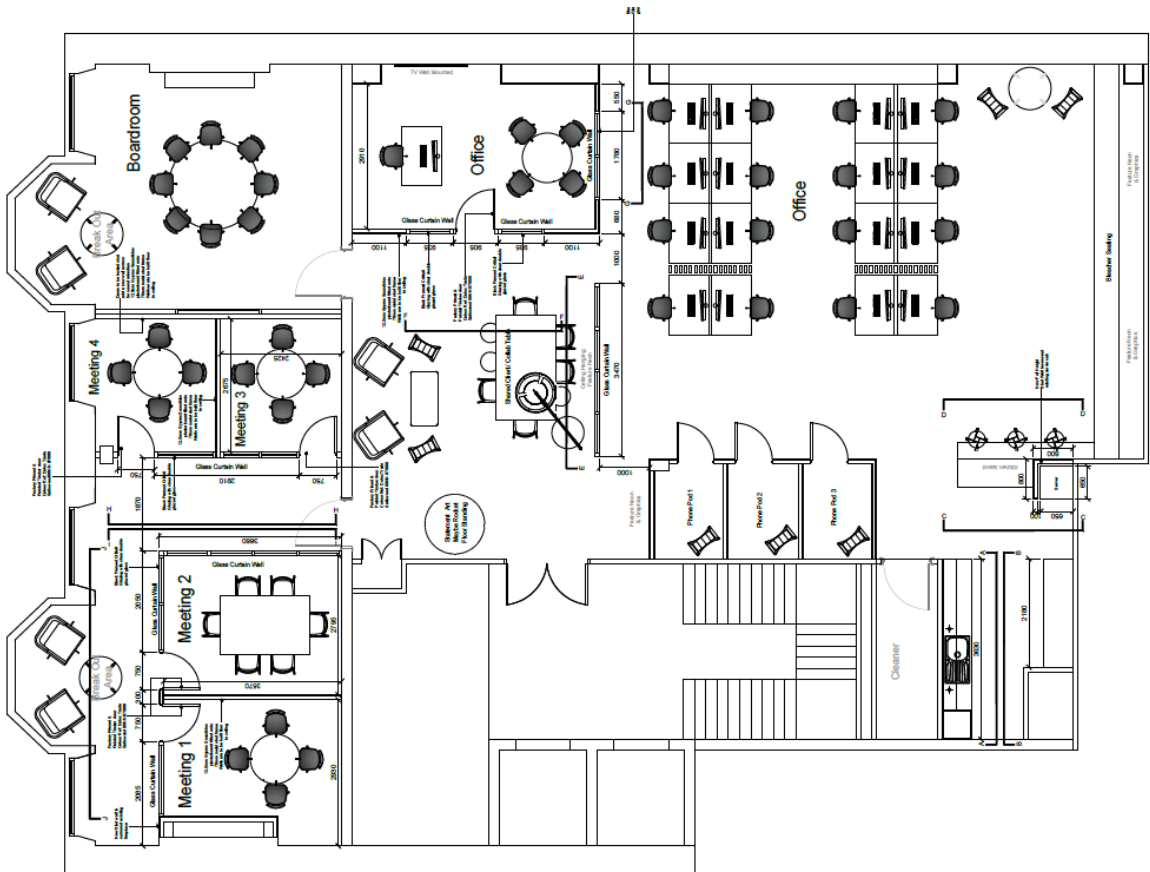
First Floor

39 George Street

Edinburgh, EH2 2HN



Indicative Floorplan:



TO LET

First Floor

39 George Street

Edinburgh, EH2 2HN



Lease Terms

We are seeking to dispose of our client's remaining lease term by way of a sub-lease or assignation. The existing lease expires in April 2027 with a tenant break option in April 2025.

EPC

The subjects have an EPC rating of 'E'. A copy of the certificate is available upon request.

Legal Expenses

Each party will bear their own legal expenses in connection with any transaction.

Business Rates

The incoming occupier will be responsible for the payment of all local authority rates.

The subjects have a rateable value of £61,300 and we advise interested parties to satisfy themselves on rates payable.

Value Added Tax

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