



# TO LET

**76** **GEORGE STREET**  
EDINBURGH  
EH2 3BU

Unique Refurbished Townhouse in  
the heart of Edinburgh's core

1,363 - 8,034 sq ft  
4 Car Parking Spaces

# 76 GEORGE STREET

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## LOCATION

Located in central Edinburgh, George Street is considered the traditional core business district hosting corporate occupiers such as Standard Life, Lloyds Banking Group and InterGen. It also remains Edinburgh's prime retail pitch with a number of high end retailers, restaurants and bars such as Hollister, Jamie's Italian and Tiger Lilly in the locality.

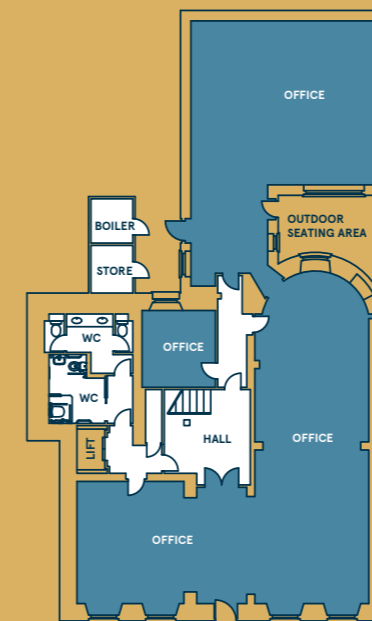
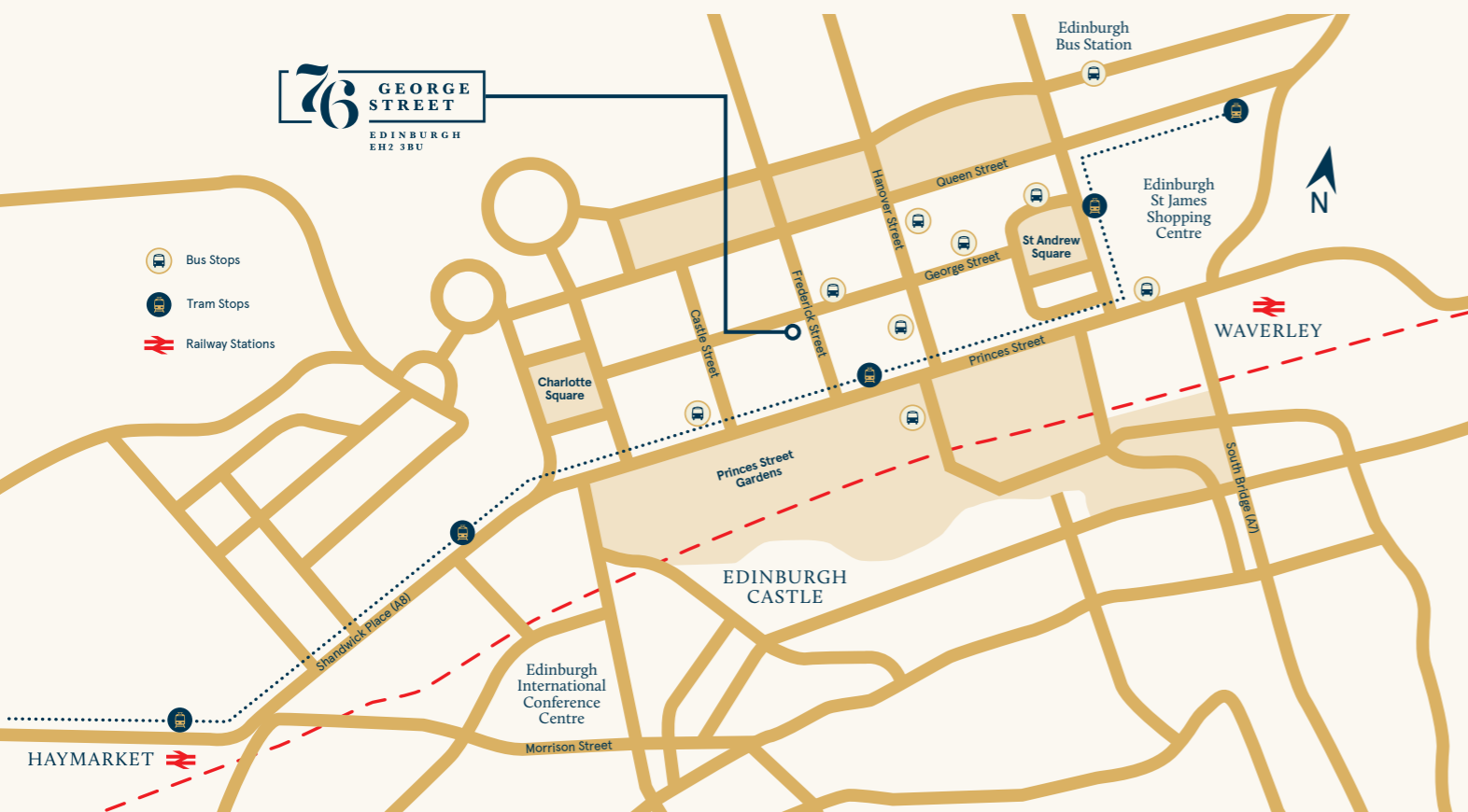
76 George Street is located on the southern side of George Street, between Castle Street and Frederick Street, and is situated in a prominent location on a mixed use office and retail pitch. Adjacent occupiers include White Company, Laing, Jack Wills and French Connection.

Public transport links to the building are excellent, Princes Street and the Princes Street Tram Stop being less than 2 minutes walk and Waverley Railway Station approximately 10 minutes walk.

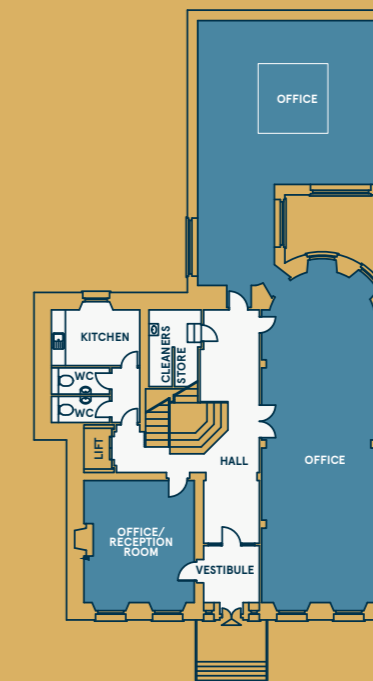
## DESCRIPTION

76 George Street comprises an entire Grade B listed, mid-terrace, townhouse office arranged over lower ground, ground and three upper floors accessible by a lift. The property is a traditional Georgian office of stone construction under a slate roof. The building is due to undergo a refurbishment programme which will incorporate the traditional features of the building with modern fittings and infrastructure, such as LED lighting and video control entry.

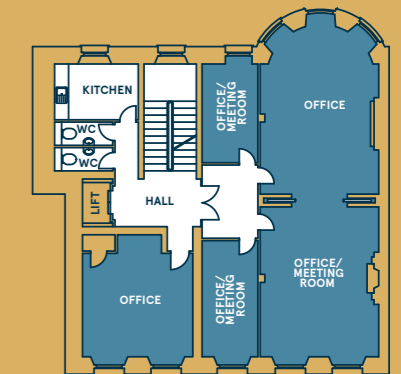
The office accommodation is a mixture of cellular and open plan space. The lower ground floor has a private entrance. The ground floor retains a number of period features, with a prestigious entrance, magnificent stairway and cellular office accommodation off a central hallway. The first and second floor are of a cellular nature. The third floor comprises open plan office accommodation with excellent castle views. The property benefits from gas fired heating and is partially air-conditioned.



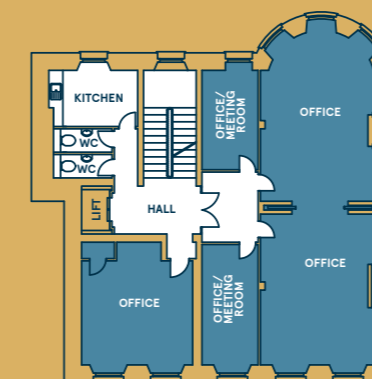
LOWER GROUND FLOOR



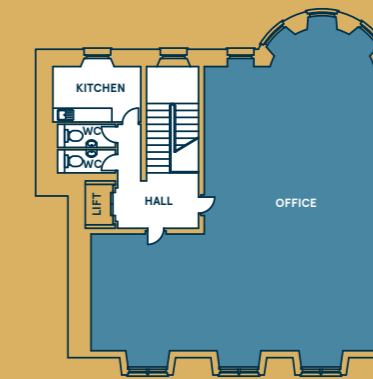
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

# 76 GEORGE STREET

## ACCOMMODATION

The property provides a mixture of cellular and open plan office accommodation extending to the following:

FLOOR	NIA	
	SQ FT	SQ M
Third	1,496	139
Second	1,377	128
First	1,363	127
Ground	1,830	170
Lower Ground	1,968	183
<b>TOTAL</b>	<b>8,034</b>	<b>747</b>

The property has been measured in accordance with the RICS Code of Measuring Practise (6th edition).



## LEASE TERMS

The subjects are available on Full Repairing and Insuring terms for a period to be agreed. Further information is available from the letting agents.

## EPC

The current EPC rating is E. A copy of the EPC Certificate can be provided upon request.

## RATEABLE VALUE

The rateable value will require to be assessed upon completion of the refurbishment works. Information on the current rates payable is available from the letting agents.

The current rateable value for the building is £126,383 per annum. This will be re-assessed upon completion of the refurbishment works.

## VIEWING & FURTHER INFORMATION

Viewing of the property and any further information can be provided from the joint letting agents:



**Kate Graham**  
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### IMPORTANT NOTICE:

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