



To Let | High Quality Office Space  
in a Prime City Centre Location

## 101 George Street Edinburgh | EH2 3ES

High quality open plan and  
cellular office accommodation

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Excellent Amenities

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Basement Car Parking

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Fully refurbished to a high standard

103 - 3,553 sq ft (9.6 - 330 sq m)



## Location

101 George Street is situated within a prime location on the North side of George Street between North Castle Street and Fredrick Street in Edinburgh's golden rectangle area. Such a location remains highly desirable with many occupiers offering both a prestigious business address with superb retail and amenity facilities in the immediate area.

In addition, the property also offers exceptional connectivity with both Waverley Rail Station and St Andrews Bus Station a short walk away. With Princes Street being in close proximity to George Street the tram line further improves the transport credentials of the property.

With both the retail facilities of Princes Street and George Street on its doorstep and exclusive Multrees Walk a short distance away, 101 George Street provides occupiers with a wide range of shops as well as top class bars, restaurants and boutique hotels, making 101 George Street not only well connected but also a vibrant and exciting place to work.



Reception

## Description

101 George Street was a former banking hall before being redeveloped as an office, offering a mix of good quality traditional accommodation behind a retained façade to the front with a modern open plan extension to the rear.

The available accommodation currently under refurbishment can accommodate a wide range of requirements from 103 – 3,553 sq m (9.6 – 3.330 sq ft)



Example refurbished suite



Toilets

# Specification

The property benefits from the following specification:-

- Perimeter trunking
- Air cooling
- Entry phone system
- Two passenger lifts
- DDA compliant access
- Reception area incorporating high quality finishes
- Generous provision of toilet and tea prep facilities
- Commissionaire throughout normal working hours
- 1 Car parking space

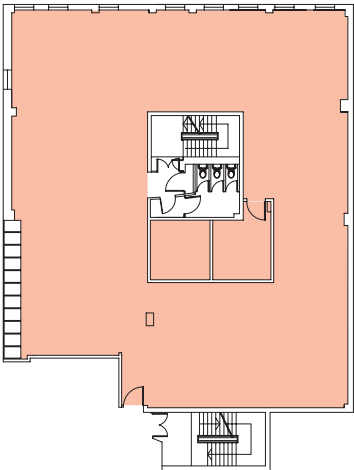


Example refurbished suite

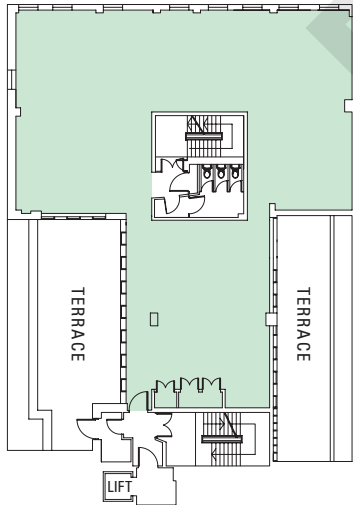
# Accommodation

The vacant accommodation is available separately or may be combined. The areas are as follows:

Ground floor



Level 1

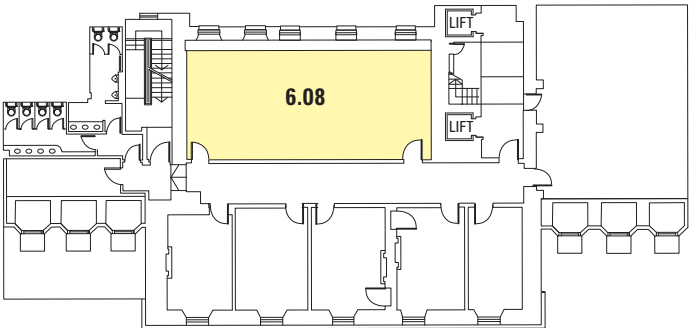


Hill Street Lane South  
Ground Floor & Level 1 situated at rear of building

Level 4



Level 6



George Street  
Levels 4 & 6 situated at front of building

		sqm	sqft
Ground	-	330.1	3,553
Level 1	-	238.7	2,569
Level 4	-	289.8	3,119
4.01		66.6	717
Conference Room		45.8	493
4.02		17.3	186
4.03		17.3	186
4.04		76.1	819
4.06		21.6	233
4.08		9.6	103
4.09		35.5	382
Level 6	-		
6.08		80.6	868
Total	-	939.2	10,109

Ground and level 1 are to the rear and levels 4 and 6 are to the front of the building.

Levels 4 and 6 run as continuous floors.



# Energy Performance Certificate

The property has an EPC rating of E+.

## Legal Costs

Each party will be responsible for their own legal cost incurred in any transaction.

## Lease Terms

Full Repairing and Insuring leases are available for a lease term to be agreed.



## Viewing and Further Information

Further information and viewing arrangements can be obtained by contacting the joint letting agents.

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