



18 GEORGE STREET

FULLY
REFURBISHED
OPEN PLAN
OFFICES

1,500 TO
6,400 SQ FT

AT THE CENTRE OF EDINBURGH...

18 George Street occupies a prime position within the heart of Edinburgh's golden rectangle, situated on the south side of George Street between Hanover Street and St Andrew Square.

The building is highly accessible and is situated close to Waverley Station, Edinburgh's main railway station, St Andrew Square bus station, the St Andrew Square tram halt and there are ample bus routes along George Street and Princes Street. It is a 2 minute walk from tram stop, 3 minutes walk from Edinburgh Bus Station and 5 minutes walk from Waverley Station. The building is also surrounded by on-street metered car parking.

George Street remains the most popular location for office occupiers principally due to the large range of amenities and facilities in the locality. The immediate vicinity provides plenty retail, pub, restaurants and leisure facilities for staff.

Surrounding occupiers include Standard Life Investments, EY, RBS, Intergen, Regus, Virgin Money, People's Postcode Lottery, Church of Scotland, First State, Aberdeen Asset Management, Thomson Reuters, Dialog Semiconductor and Charles Stanley.



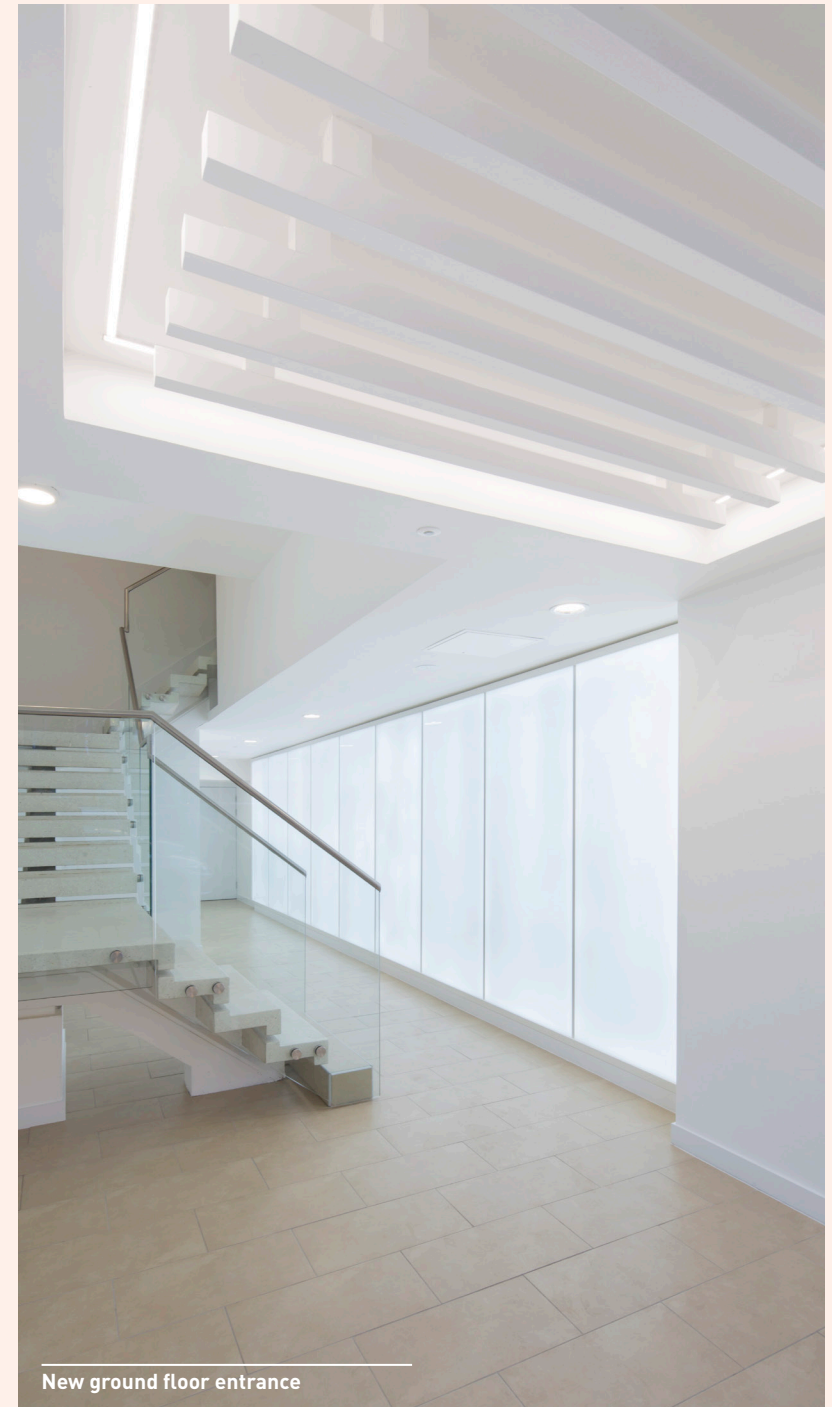
THE BUILDING

18 George Street comprises a modern open plan office building arranged over 6 floors behind a period façade. The office accommodation has undergone a major refurbishment and now provides a modern sleek entrance directly onto George Street.

All the upper floors provide quality open plan space.

18 George Street benefits from the following specification:-

- 2 passenger lifts
- Compliant with the Equality Act 2010
- New door entry security access system
- New male and female toilets, including accessible toilets throughout
- New shower facilities
- Comfort cooling
- Suspended ceiling with VDU lighting
- Perimeter trunking system
- Excellent natural daylight throughout
- EPC rating of "F"



New ground floor entrance

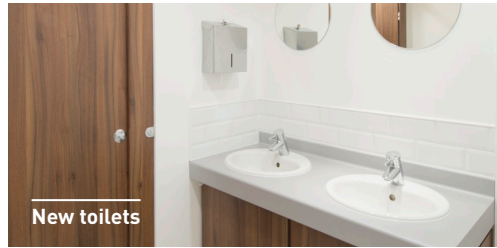
A WONDERFUL SENSE OF ARRIVAL

Key to the refurbishment has been the complete transformation of the ground floor entrance lobby. The modern and sleek finishes make the entrance highly prominent on George Street.

Occupiers now enjoy a level access into a spacious reception with feature stair and full lift access to all office levels.



Feature stair



New toilets



3rd Floor open plan office

ACCOMMODATION

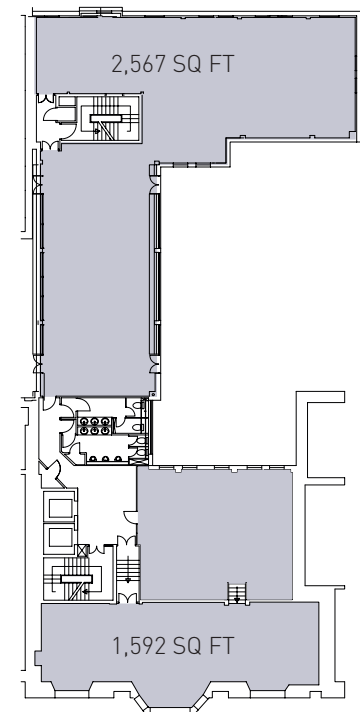
The existing tenants include Kiltane, SKO, BLM, Deliveroo and Christie & Co.

The available accommodation has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and extends to the following approximate net internal area:-

ACCOMMODATION	SQ FT	SQ M
6th	LET TO CHRISTIE & CO	
5th	LET TO DELIVEROO	
4th	LET TO BLM	
3rd	2,215	236
2nd	LET TO KILTANE	
1st	Up to 4,159	Up to 386
TOTAL	6,374	592

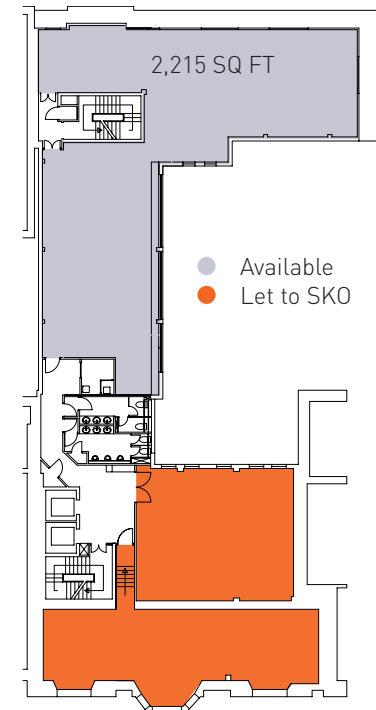
IPMS3 measurements are available on request.

FIRST FLOOR



1st floor suitable for a single tenant or can be split into two suites.

THIRD FLOOR



FURTHER INFORMATION & VIEWING ARRANGEMENTS

Viewing is highly recommended by appointment through the joint agents:

Steven Clarke

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Ian Hannon

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