
Fully refurbished 3rd floor
2nd floor let to InterGen
9,529 sq ft (885.2 sq m)
4 car spaces
Grade A open plan office with
outstanding views across the city

81GEORGESTREET.CO.UK

81
GEORGE
ST. EDINBURGH EH2 3ES

Location

81 George Street is situated within a prime City Centre location on the North side of George Street, between North Castle Street and Frederick Street in Edinburgh's golden rectangle area.

81 George Street is in a highly desirable location with occupiers benefitting from a prestigious address coupled with the city's best retail and leisure amenities and transport links.

The premises benefits from outstanding connectivity with both the recently redeveloped Waverley and Haymarket Railway Stations a short walk away. Edinburgh Bus Station is also nearby and the tram network is in close proximity, providing a direct connection to and from Edinburgh International Airport.

George Street is a key business location within the city, connecting Charlotte Square and St Andrew Square. Some of the office occupiers benefitting from the prestigious address include Aberdeen Standard Investments, Lloyds TSB and InterGen.

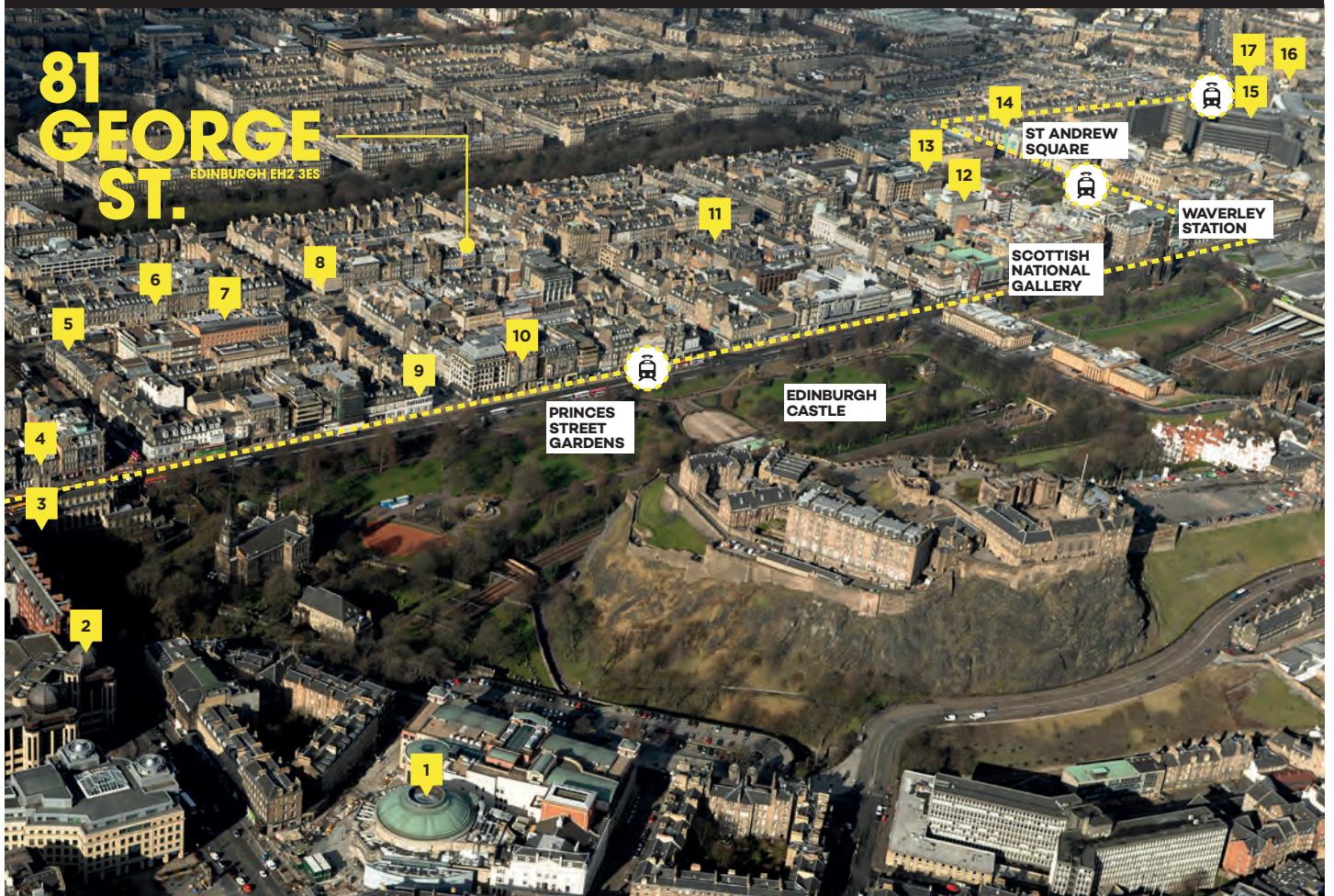
With the retail and leisure amenities of George Street and Princes Street on its doorstep, 81 George Street provides occupiers with access to a wide range of shops as well as top class bars, restaurants and boutique hotels.

Some of the nearby occupiers include; Tigerlily, Gusto, Pret A Manger, Contini, The Principal Charlotte Square and Candy Bar.

Occupiers seeking a vibrant working environment that will excite staff and clients alike should look no further than 81 George Street.

KEY

- | | | |
|----------------------------------|-------------------|----------------------------------|
| 1 Usher Hall | 7 Lloyds TSB | 13 Aberdeen Standard Investments |
| 2 Standard Aberdeen | 8 Starbucks | 14 Edinburgh Bus Station |
| 3 The Caledonian Hotel | 9 HSBC | 15 St James Quarter |
| 4 House of Fraser | 10 Debenhams | 16 Omni Centre |
| 5 The Principal Charlotte Square | 11 Assembly Rooms | 17 Edinburgh Playhouse |
| 6 Tigerlily Hotel | 12 Natwest | |

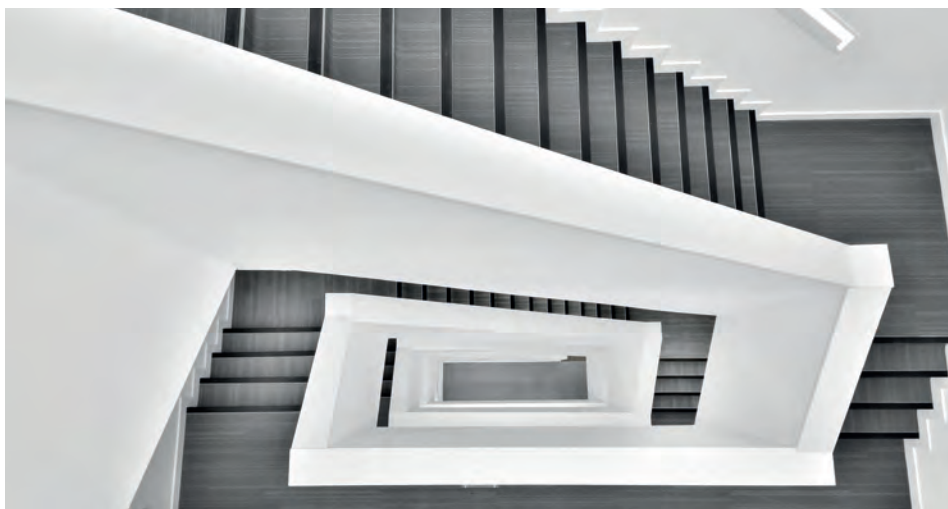




Description

81 George Street is a prominent Grade B listed landmark building within Edinburgh city centre. Built in 1775 the property is one of the most recognisable buildings on Edinburgh's iconic George Street.

The premises have just benefitted from a comprehensive refurbishment with the 3rd floor now offering high quality Grade A office accommodation. The refurbishment included an overhaul of the common parts including a new entrance, reception area, ladies and gents toilets, shower and changing room facilities as well as the office accommodation.



The premises benefit from the following features:

Newly refurbished reception area and common parts

Modern open plan office accommodation

Metal suspended ceiling incorporating LED lighting

Raised access flooring

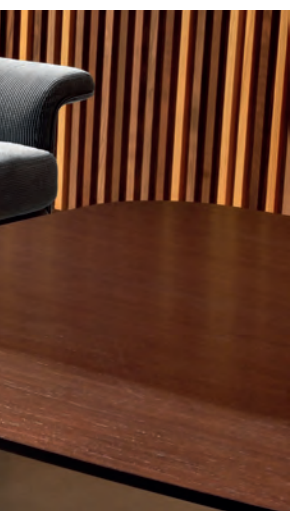
Newly refurbished dedicated male and female WC's

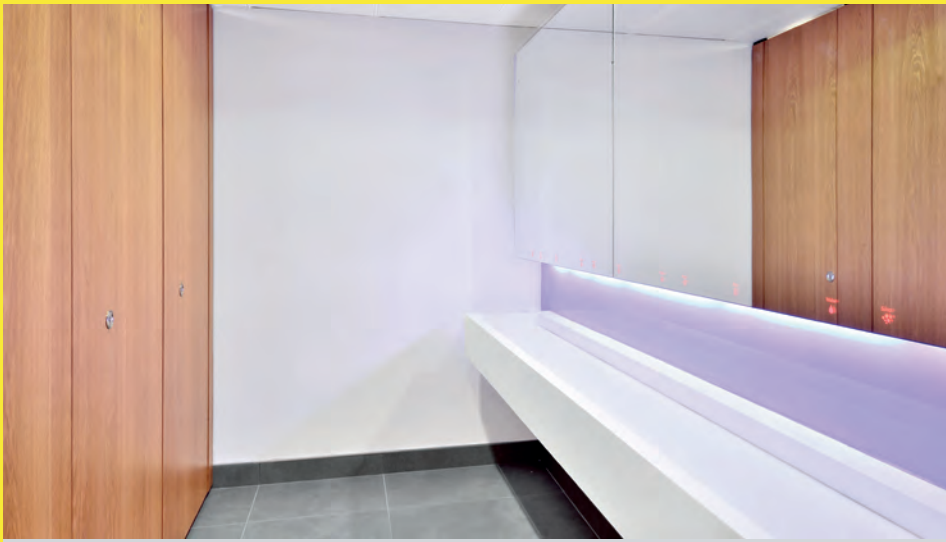
Secure bike storage and new shower and changing facilities

New air-conditioning system

2 new 8 person passenger lifts

Secure basement car parking



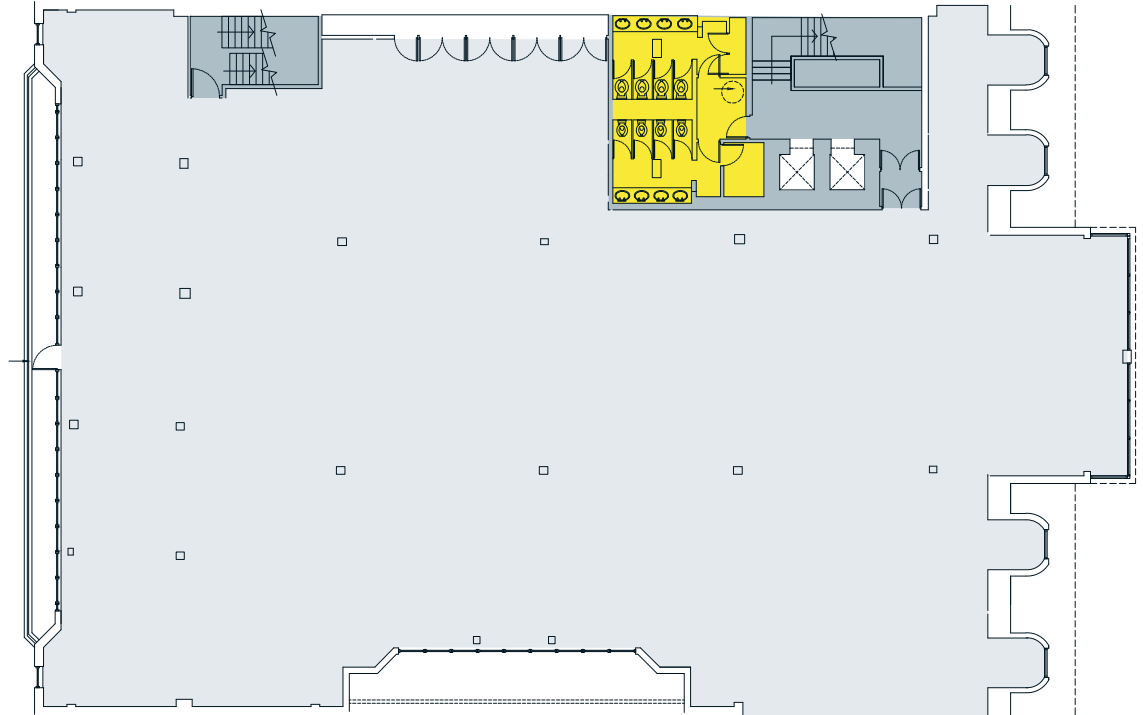


Accommodation

The available third floor accommodation extends to **9,529 sq ft (885.2 sq m)**.

Key

- Office space
- Toilets
- Lift
- Core



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.

Rateable Value

The rateable value will require to be reassessed now the refurbishment works have been completed. Information on the current rates payable is available from the letting agents.

Legal Costs

Each party will be responsible for their own legal costs incurred in any transaction with the incoming tenant being responsible for the payments of Land & Buildings Transaction Tax, Registration Dues and VAT incurred thereon.

EPC

Following the refurbishment, the premises have secured an EPC B rating.



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ST.



Viewing

For further information or to arrange a viewing please contact:



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