

# CLARENCE HOUSE

131-135 GEORGE STREET  
EH2 4JS



**TO LET**

**HIGH QUALITY OFFICE SPACE IN A PRIME CITY CENTRE LOCATION**

**FIRST FLOOR 2,010 sq ft**

# CLARENCE HOUSE

## LOCATION

Clarence House is situated within a prime City Centre location on the North side of George Street between Castle Street and Charlotte Square in Edinburgh's golden rectangle area.

The location is highly desirable with occupiers benefiting from a prestigious address coupled with the City's best retail and leisure amenities and transport links.

The property offers outstanding connectivity with both the recently redeveloped Waverley and Haymarket Railway Stations a short walk away. Edinburgh Bus station is also nearby and the new tram system is in close proximity, providing a direct connection to and from Edinburgh Airport.

With the retail and leisure amenities of George Street and Princes Street on its doorstep, Clarence House provides occupiers with access to a wide range of shops as well as top class restaurants, bars and boutique hotels. Some of the local occupiers include Starbucks, Tigerlilly, Browns and Thomas Pink.

Clarence House is both extremely well connected and a vibrant and exciting place to work.

## DESCRIPTION

Clarence House, formerly three separate Georgian townhouses has been combined to provide high quality office accommodation behind a Category B listed facade.

The accommodation is arranged over the first floor and retains many of its period features.

Comfort cooling

Iconic glass conservatory area

New efficient LED light fittings

Cat 5E Cabling

Semi open plan

Entry phone system

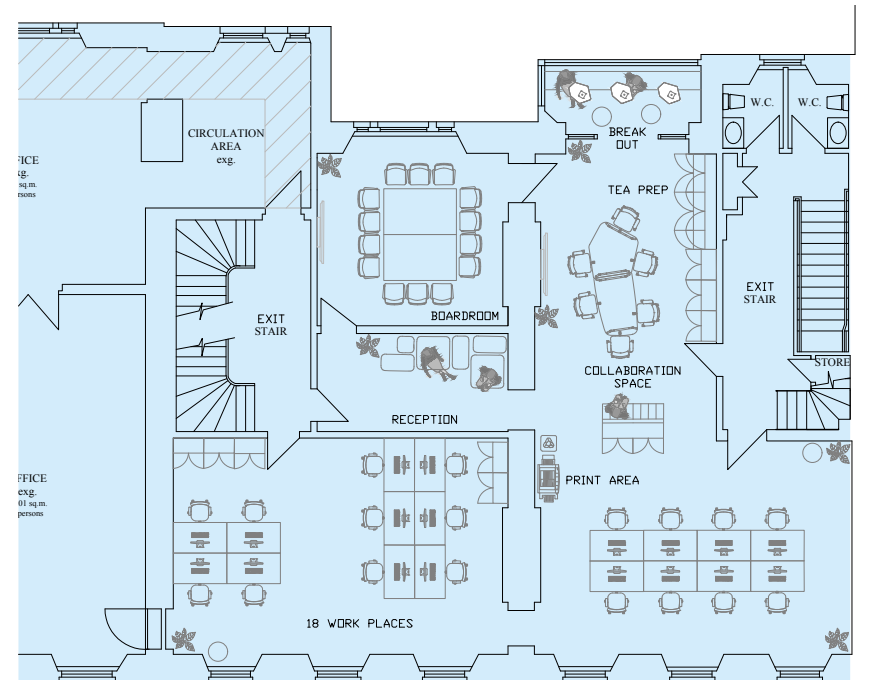
Combination of underfloor and perimeter trunking

Ceiling height in excess of 4 metres

Male and female toilet facilities

Secure bicycle storage

3 car space available subject to terms



FULL SUITE: 2,010 sq ft (187 sq m)



TENANCY BOARD



MAIN ENTRANCE



OFFICE SUITE



NEW LED LIGHTING



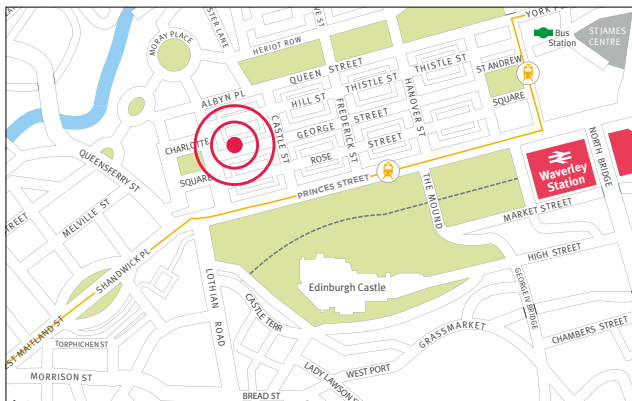
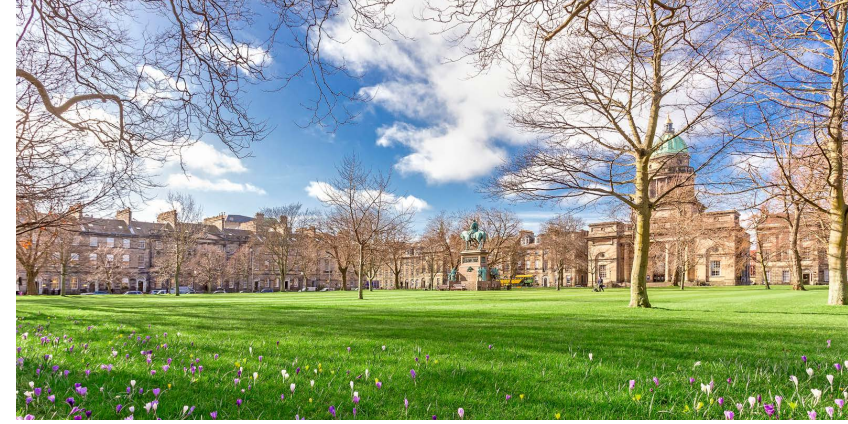
OFFICE SUITE



GLASS CONSERVATORY



OFFICE SUITE



## LEASE TERMS

The property is available on a full repairing and insuring lease for a term to be agreed.

## RATING

According to [www.saa.gov.uk](http://www.saa.gov.uk) the premises have a rateable value of £34,800. Based on the current rate poundage of 48.0p this will result in an estimated rates liability of £16,704 per annum.

## EPC

The property has an EPC rating of E.

## VIEWING ARRANGEMENTS

Strictly by appointment with the joint letting agents.



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Managed by Larkwell Property Group