

18 GEORGE STREET

EDINBURGH | EH2 2PF



FOR LEASE

Two First Floor
Office Suites:

- Front Suite: 1,581 Sq Ft
- Rear Suite: 2,567 Sq Ft

LOCATION

Nestled in the heart of Edinburgh's prestigious city centre, this exceptional property occupies a prime position on the south side of George Street, between Hanover Street to the west and St Andrew Square to the east.

George Street offers outstanding connectivity, with Edinburgh Waverley Station, St Andrew Square Bus Station, and the city's tram network all located within a short walking distance.

Occupiers at 18 George Street benefit from being just 400 meters from the St James Quarter, immersed in a dynamic blend of high-end retail, commended restaurants, and premium leisure facilities with the very best of the city on your doorstep.

DESCRIPTION

18 George Street is arranged over six floors and has been extensively refurbished to provide a high-quality & contemporary open-plan office accommodation. Designed to meet the needs of a wide range of reputable occupiers, the building combines modern functionality with exceptional interior appeal. The property is accessed from George Street, which leads into an inviting entrance area.

The property benefits from two passenger lifts, male and female WCs, shower facilities, bike storage and a secure 24-hour access system.

The first-floor front suite is arranged over a split level, with large glazed windows to the front elevation flooding the premises with natural light. The office suite is an open plan configuration, enhancing collaborative working, with three well-proportioned breakout spaces, suitable as a meeting room, boardroom or directors' office.

The first-floor rear suite offers an open-plan design, supporting a flexible and collaborative working environment. It includes a dedicated staff kitchen area and a glazed, partitioned office. The adaptable layout allows occupiers to tailor the space to meet their specific operational needs.

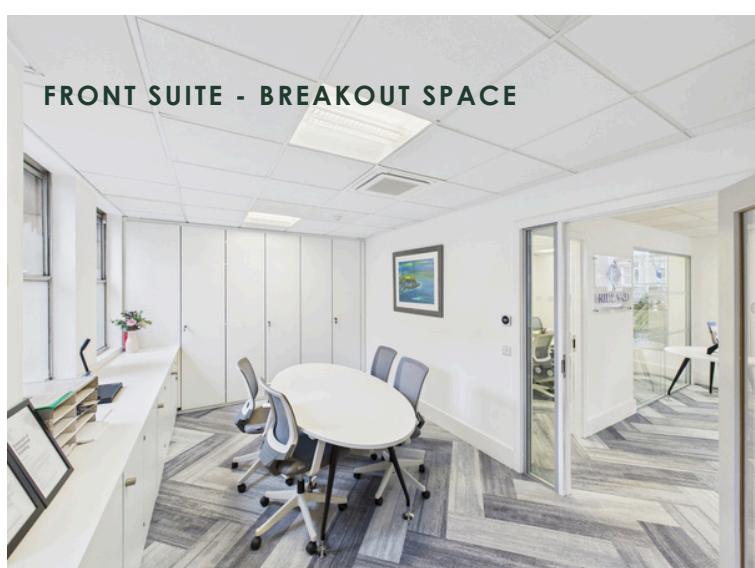
ENTRANCE



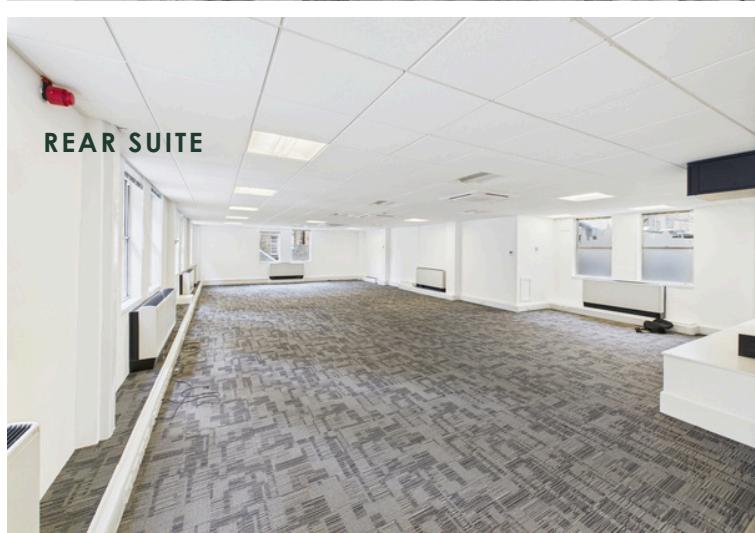
FRONT SUITE



FRONT SUITE - BREAKOUT SPACE



REAR SUITE

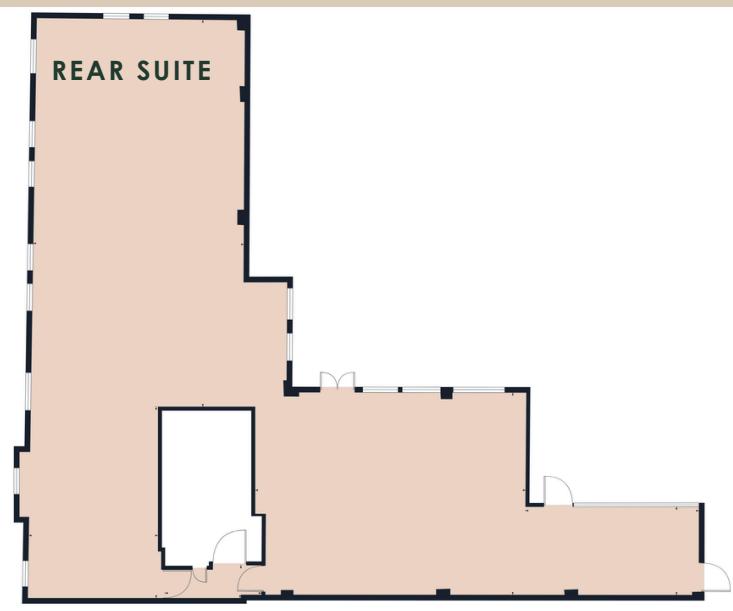
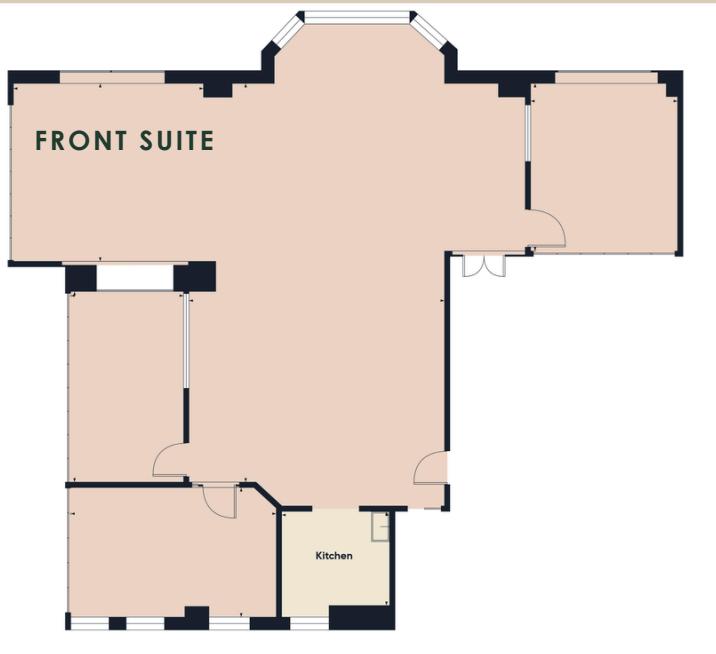




ACCOMMODATION

The areas below have been provided on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition) and are subject to site measurements.

DEMISE	SQ FT	SQ M
Front Suite	1,581	146.88
Rear Suite	2,567	238.48





RENT

Available on request.

BUSINESS RATES

The incoming occupier will be responsible for the payment of Local Authority Rates.

It is recommended that interested parties contact Lothian Valuation Joint Board directly for rating information. The rates are to be reassessed on both suites upon occupation.

SERVICE CHARGE

A service charge is applicable and details are available on request.

CONTACT



PARKING

A single car parking space is available in a secure garage to the rear of the property.

VAT

The property is not elected for VAT.

ENTRY

Available immediately.

LEGAL COSTS

Each party to bear their own legal costs in the documentation of this transaction; however the incoming tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

EPC

Available on request.

AML REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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