

TO LET

2ND FLOOR OFFICE

Prime position within the heart of Edinburgh's Golden Rectangle

Competitive quoting rent of £25 psf

Building combines modern functionality with exceptional interior appeal

Inviting reception area, two passenger lifts & shower facilities

Premises extend to 239.13 sqm (2,574 sqft)

Secure covered bike storage & single car garage available



WHAT 3 WORDS



2ND FLOOR, 18 GEORGE STREET, EDINBURGH, EH2 2PF

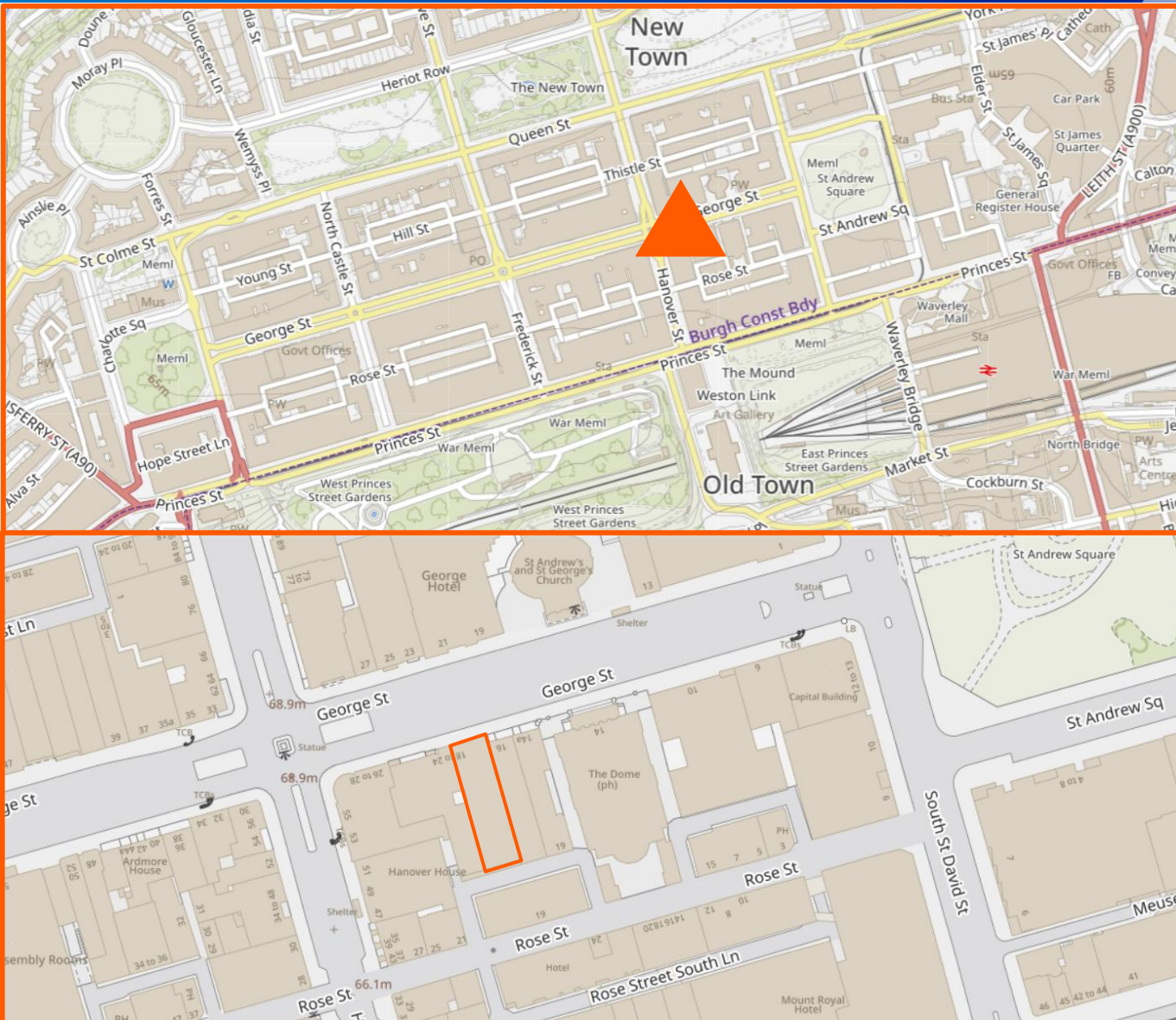
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Location

SECOND FLOOR, REAR SUITE, 18 GEORGE STREET,
EDINBURGH, EH2 2PF



Location

Situated in the heart of Edinburgh's renowned Golden Rectangle, this exceptional property enjoys a prominent position on the south side of George Street in the block bound by Hanover Street to the west and St Andrew Square to the east.

The property is superbly connected, with Edinburgh Waverley Station, St Andrew Square Bus Station, and the city's tram network all within a short walking distance. This unrivalled accessibility ensures seamless travel for both employees and visitors, including a direct connection to Edinburgh Airport & Leith.

Occupiers at Miller House enjoy a prestigious address in one of Edinburgh's most desirable locations, surrounded by the city's finest retail, dining, and leisure amenities, including the St James Quarter, only 400 meters away.

**2ND FLOOR SUITE IN PRIME
CITY CENTRE LOCATION**



VIRTUAL TOUR



Description

SECOND FLOOR, REAR SUITE, 18 GEORGE STREET,
EDINBURGH, EH2 2PF



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 second-floor suite offers an open-plan design, supporting a flexible and collaborative working environment. It includes a dedicated staff breakout space, kitchen area and a glazed, partitioned office suitable as a boardroom, directors' office, or meeting room.

The adaptable layout allows occupiers to tailor the space to meet their specific operational needs.

Accommodation

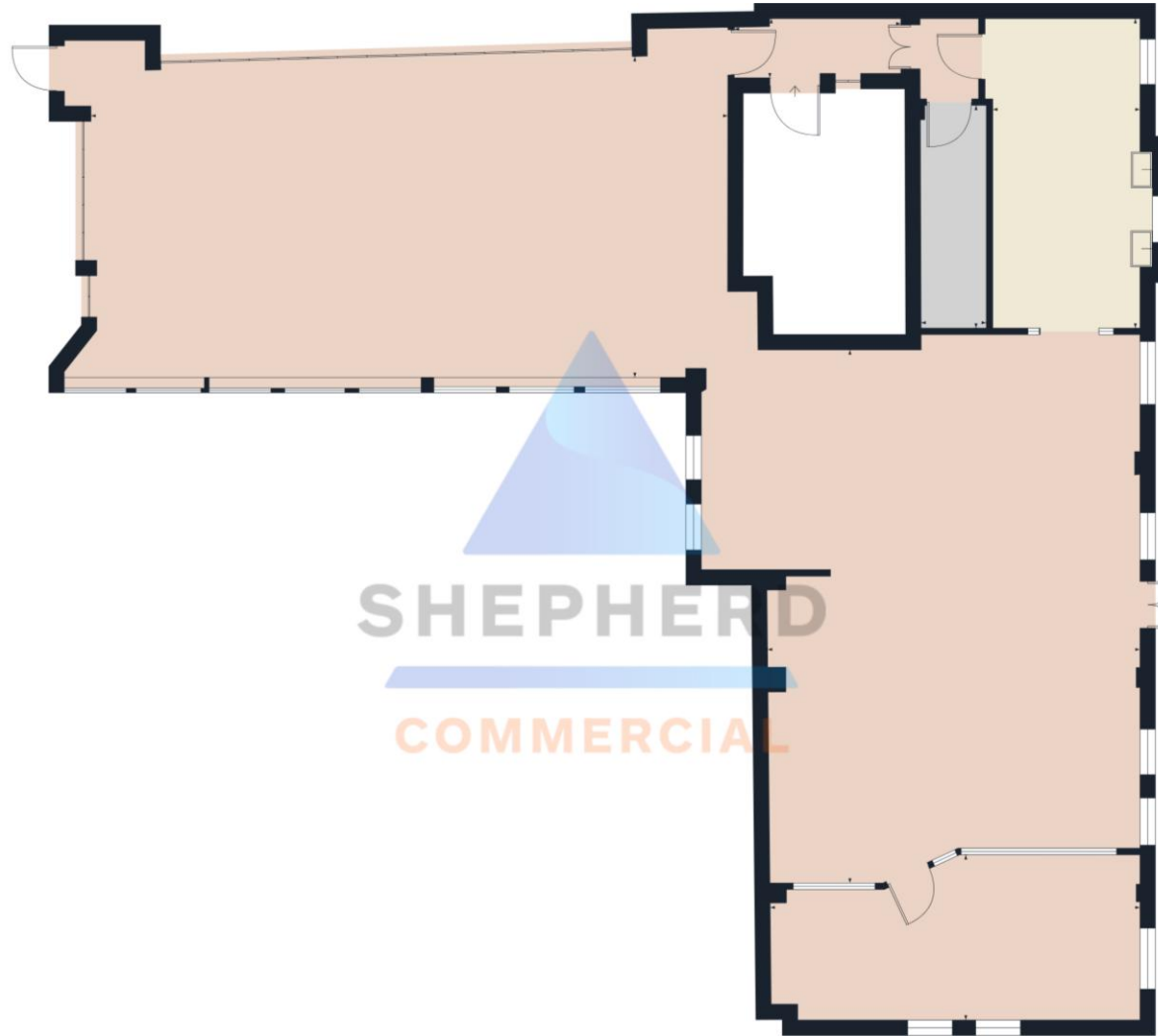
Description	m ²	ft ²
Second Floor	239.13	2,574
TOTAL	239.13	2,574

The areas above 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.



FLOOR PLAN

SECOND FLOOR, REAR SUITE, 18 GEORGE STREET,
EDINBURGH, EH2 2PF





Price

Quoting rent of £25 per sqft.

Price

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

Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £63,000 which results in net annual payable rates of approximately £33,705.

Please note that a new owner or occupier of a commercial property has the right to appeal this rateable value within 4 months of the beginning of the tenancy.

Energy Performance Certificate

An Energy Performance Certificate is available upon request.

VAT

The property is not elected for VAT.

Legal Costs

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

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. **May 2026**



Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING 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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