### **OFFICE SPACE**

- > LOCATED IN THE HEART OF EDINBURGH'S CITY CENTRE
- > PREMISES EXTENDS TO 79.71 SQM/ 858 SQFT
- > RECENTLY REFURBISHED TO HIGH STANDARD
- > COMPETITIVE RENT OF £20,000 PER ANNUM
- PRIME POSITION WITHIN THE HEART OF EDINBURGH'S GOLDEN RECTANGLE
- > LIFT ACCESS AND WAITING AREA FOR VISITORS
- > AVAILABLE IMMEDIATELY

George Street

# TO LET

## 2<sup>ND</sup> FLOOR, 18 GEORGE STREET, EDINBURGH, EH2 2PF

CONTACT: Emily Anderson, <a href="mailto:emily.anderson@shepherd.co.uk">emily.anderson@shepherd.co.uk</a>, 0131 225 1234 <a href="mailto:www.shepherd.co.uk">www.shepherd.co.uk</a> Hannah Barnett, <a href="mailto:hannah.barnett@shepherd.co.uk">hannah.barnett@shepherd.co.uk</a> , 0131 225 1234 <a href="mailto:www.shepherd.co.uk">www.shepherd.co.uk</a>



#### 2<sup>ND</sup> FLOOR, 18 GEORGE STREET, EDINBURGH, EH2 2PF

#### **LOCATION**

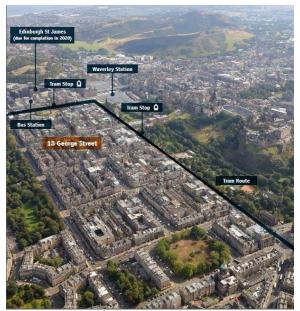
18 George Street occupies a prime position within the heart of Edinburgh's Golden Rectangle, situated on the south side of George Street between Hanover Street and St Andrew Square. The building is highly accessible and is situated close to Waverley Station, Edinburgh's main railway station, St Andrew Square bus station, and the St Andrew Square tram halt. George Street remains the most popular location for office occupiers principally due to the large number of amenities and facilities locally. The immediate vicinity provides an abundance of retail, pub, restaurant, and leisure facilities.

#### **DESCRIPTION**

18 George Street comprises a modern office building arranged over 6 floors behind a period façade. The office accommodation has undergone major refurbishment in recent years including a sleek entrance with level access directly onto George Street via a feature staircase, two passenger lifts, male and female toilets, a secure 24hr entrance access system, and shower facilities.

The 2<sup>nd</sup> Floor suite offers an open plan space suitable for up to 20 desks & benefits from a tea preparation area. The suite has recently been refurbished & fitted out to a high standard, limiting potential fit-out costs for an incoming tenant.











#### For further information or viewing arrangements please contact the joint agents:

**Shepherd Chartered Surveyors** 12 Atholl Crescent, Edinburgh, EH3 8HA. Tel: 0131 225 1234

Emily Anderson Emily.anderson@shepherd.co.uk & Hannah Barnett hannah.barnett@shepherd.co.uk





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, 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. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017.

ACCOMMODATION	SqM	SqFt
2 <sup>nd</sup> Floor	79.71	858
TOTAL	79.71	858

The areas above have been calculated on a net internal area basis in accordance with the RICS Property Measurement Professional Statement (Second Edition, January 2018) incorporating the International Property Measurement Standards.

#### **RATEABLE VALUE**

The subjects are entered in the current Valuation Roll at a rateable value of £16,300 which would result in net annual payable rates of £8,117. Please note, a new tenant or occupier of a property has a right to appeal this rateable value within 6 months of the beginning of the tenancy agreement and this property may also be applicable for small business rates relief.

#### **RENT**

The subjects are being offered on a new FRI lease on a rental of £20,000 per annum.

#### **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.

#### **EPC**

Released on application.

#### VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT









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