

# Ryden

## TO LET

FIRST FLOOR OFFICE PREMISES  
72 SQ M (776 SQ FT)



36 GEORGE STREET  
EDINBURGH  
EH2 2LE

SELF-CONTAINED  
PROMINENT LOCATION  
AVAILABLE IMMEDIATELY  
NEWLY REFURBISHED  
OPEN PLAN WITH  
8-10 DESKS  
2 MEETING ROOMS

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## LOCATION

The property is located on the south side of George Street close to its intersection with Hanover Street in the heart of the 'Golden Rectangle' business district. The property has excellent city centre amenities and transport facilities on its doorstep.

## DESCRIPTION

36 George Street is a category B listed self-contained office comprising a reception area, 2 meeting rooms, dedicated male and female WCs, large kitchen/break-out space and a large open plan working area. The property also benefits from:

- Recent refurbishment
- mixture of open plan and cellular accommodation
- Excellent outlook over George Street

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## ACCOMMODATION

The subjects have the following approximate areas:-

DESCRIPTION	SQ M	SQ FT
FIRST FLOOR	72	776

## LEGAL COSTS

Each party will be responsible for their own legal costs in any transaction.

## BUSINESS RATES

The RV is £10,400. The property qualifies for 100% rates relief under the Small Business Bonus Scheme. <https://www.saa.gov.uk/>

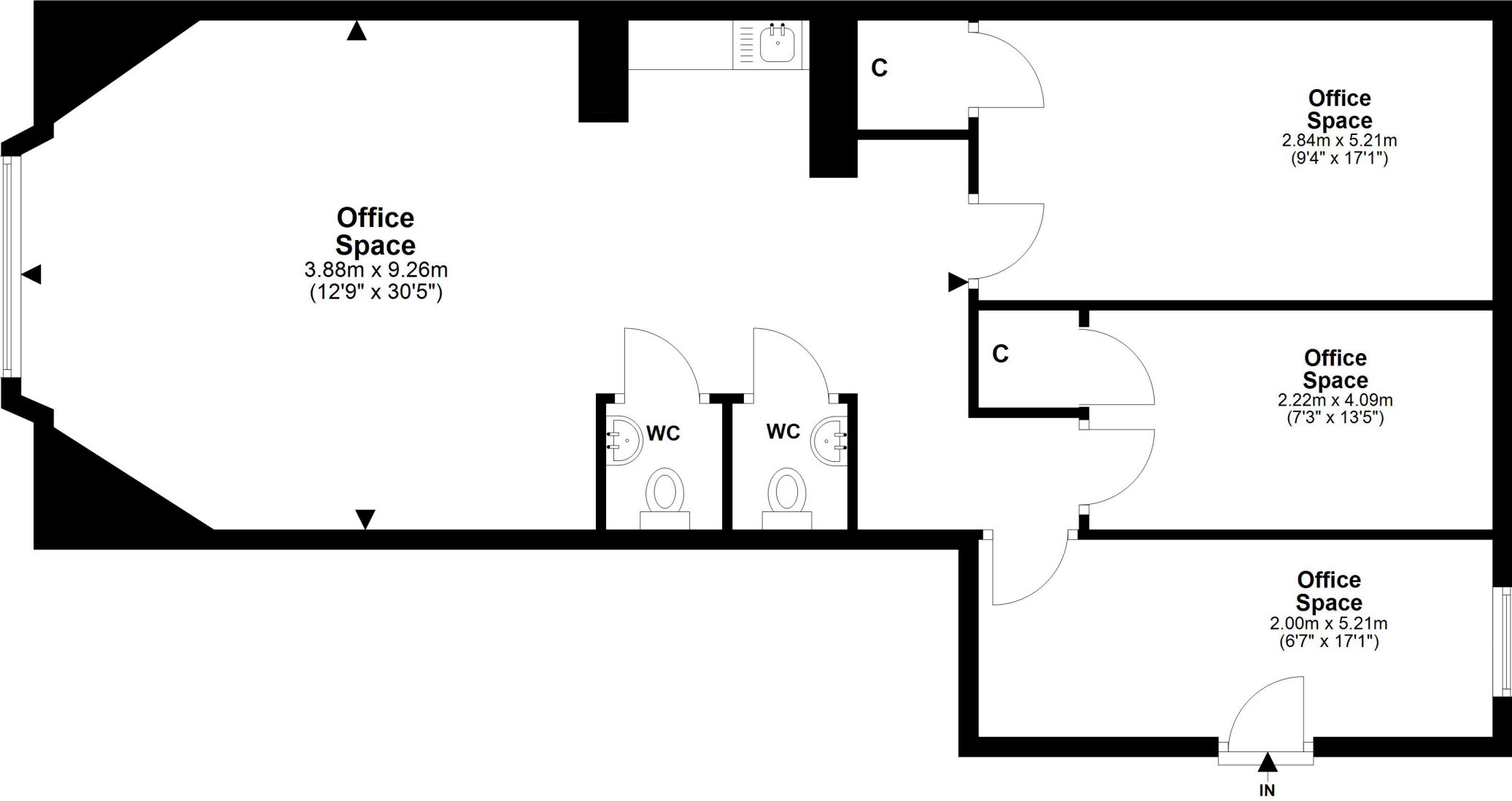
## TERMS

New lease for a term to be agreed. The quoting rent is £21,000 per annum

## EPC

The property has an EPC D rating.

# First Floor





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OFFICE PREMIESE  
72 SQ M  
(776 SQ FT)**

# GET IN TOUCH

Please get in touch with our letting agent for more details.

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## Ryden

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