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139 George Street, Edinburgh EH2 4JY

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**TO LET**

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First and Third Floor Offices - To Let

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852 - 1,886 Sq Ft  
(79 - 175 Sq M)

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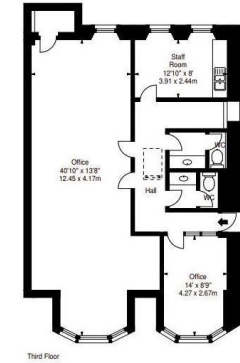
## DESCRIPTION

The third floor has recently been refurbished with modern kitchen, LED lights and laminate flooring. It benefits from an open plan working area, kitchen / break out area, separate meeting room and dedicated toilet facilities.

The first floor comprises a large open plan working area with separate meeting room, large kitchen/ break out area and dedicated toilet facilities.

General Specification includes:

- ✓ LED lighting on the third floor
- ✓ Dedicated toilets
- ✓ Kitchen/ break out area
- ✓ Existing tenant cabling
- ✓ Secure buzzer entry system
- ✓ Attractive views
- ✓ Good natural light



## ACCOMMODATION

Net Internal Areas	sq ft	sq m
Third Floor	852	79
First Floor	1,034	96
<b>Total</b>	<b>1,886</b>	<b>175</b>

## LEGAL COSTS

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

## BUSINESS RATES

The following Rateable Values are shown at [www.saa.gov.uk](http://www.saa.gov.uk)

First Floor - £15,200

Third Floor - £6,981

## TERMS

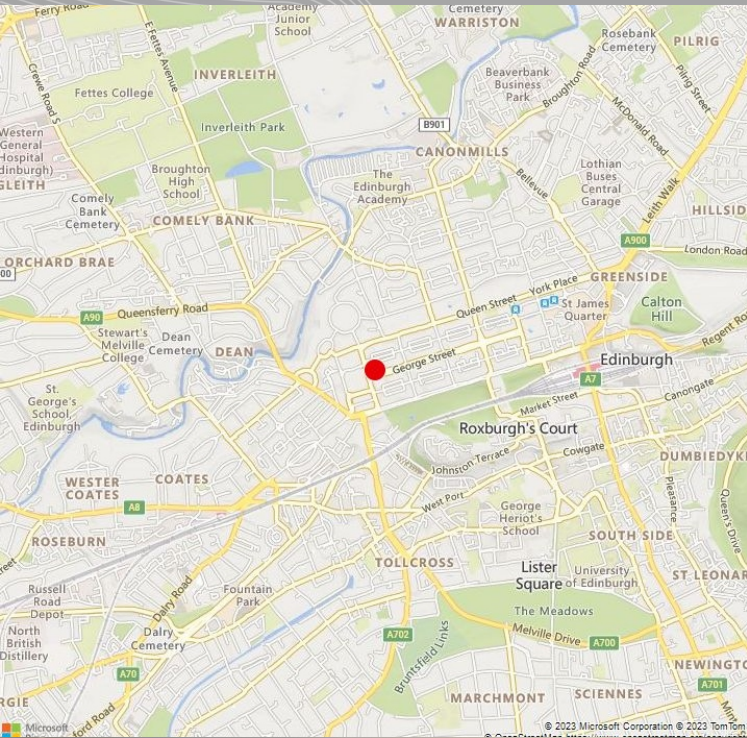
The subjects are available on a new lease for term to be agreed.

## EPC

The subjects have an Energy Performance Rating of D. A copy of the EPC is available on request.







## LOCATION

The subjects available comprise the first and third floors of an attractive townhouse building fronting George Street in the heart of Edinburgh's New Town. The location provides excellent staff amenity and transport options.



## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert  
Smith  
Hampton**

**Geoff Scott**  
07872 822 314  
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**lsh.co.uk**

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