



139 George Street,
Edinburgh EH2 4JY

First and Third Floor Offices - To Let

TO LET

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

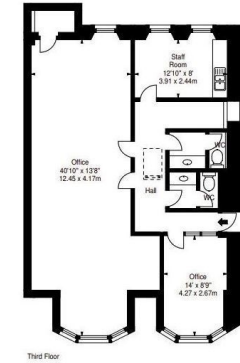
DESCRIPTION

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

Gross Internal Areas	sq ft	sq m
Third Floor	852	79
First Floor	1,034	96
Total	1,886	175

LEGAL COSTS

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

BUSINESS RATES

Prospective tenants should make their own enquiries on Rateable Value at www.saa.gov.uk.

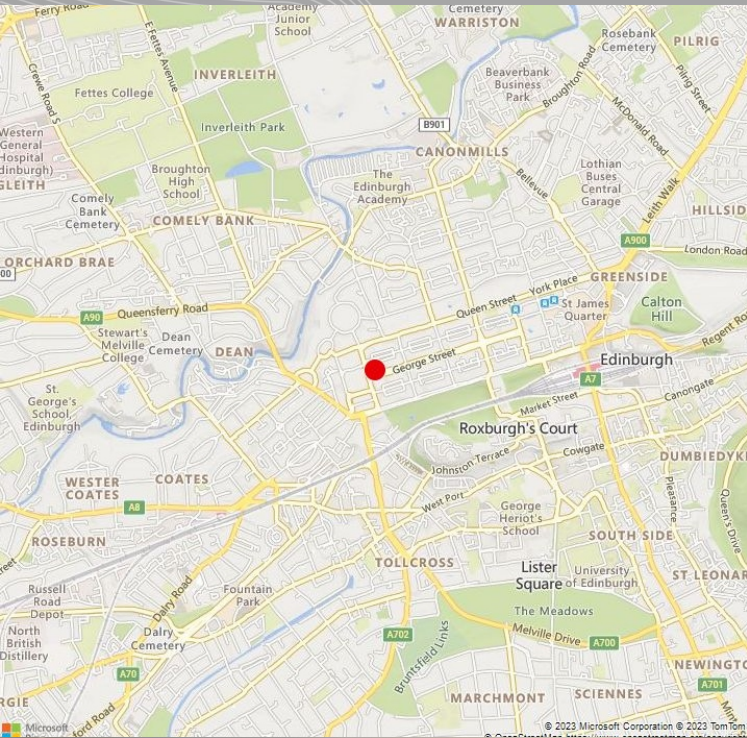
TERMS

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
gscott@lsh.co.uk

lsh.co.uk

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