



**Lambert  
Smith  
Hampton**

**0131 226 0333**

# To Let

## Office Premises

# 3rd Floor Office Suite

139 George Street, Edinburgh, EH2 4JY



- 79.13 Sq M (852 Sq Ft)
- Attractive 3rd floor office suite
- Excellent views
- Immediate entry available

**Lambert Smith Hampton**

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# 139 George Street, Edinburgh, EH2 4JY

## Location



George Street is located in the heart of Edinburgh and is one of the city's most prestigious office and retail locations, linking St Andrew Square and Charlotte Square. The street is home to a variety of high quality retail operators, restaurants, bars, hotels and professional offices. The subjects are positioned on the north side of George Street close to its junction with Charlotte Square.

## Description

The subjects comprise the 3rd floor of an attractive townhouse building fronting George Street finished to the following specification:

- 4 cellular rooms
- Capable of reconfiguration to open plan
- Tea preparation area
- Male and female toilet facilities
- Attic storage area

## Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the following approximate Net Internal Area has been calculated:-

Total	Sq M	Sq Ft
Total	79.13	852

## Legal Costs

Each party will be responsible for their own legal costs incurred in any transaction with the tenant being responsible for the payment of Land and Buildings Transaction Tax, Registration Dues and VAT incurred thereon.

## Business Rates

The subjects are currently listed on the Scottish Assessors Website as follows:-

Rateable Value: £6,900

## Terms

The 3rd floor suite is available on a new Full Repairing & Insuring lease for a period to be agreed.

## Energy Performance Certificate

The subjects have an Energy Performance Rating of G.

A copy of the EPC is available on request.

## Entry

Entry upon conclusion of formal legal missives.

## Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

**Ian Davidson**  
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March 2018

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