



## TO LET SECOND FLOOR OFFICE

**53 George Street**  
Edinburgh EH2 2HT

- Second floor office suite
- Exceptional local amenities
- Located in heart of Edinburgh City Centre
- Net internal area 598 sq.ft (55.56 sq.m)

[galbraithgroup.com](http://galbraithgroup.com)

0131 240 6960



## LOCATION

53 George Street is located in the heart of Edinburgh's business district. The property is situated to the north side of George Street, between Hanover Street and Frederick Street, and benefits from an outstanding range of hotels, bars, restaurants and cafes in the immediate surrounds.

The building is in close proximity to excellent transport links with both Edinburgh Bus Station in St Andrew Square and Waverley Railway Station within short walking distance. There is also easy access to tram and bus services on Princes Street, providing transport to Edinburgh Airport and the wider city.

## DESCRIPTION

The office suite occupies part of the second floor and benefits from original features, cornicing and sash and case windows providing excellent natural lighting. The property is accessed through a main pedestrian door on George Street and is serviced by a communal stairwell.

The suite further benefits from access to a boardroom which can be used upon request. The toilet facilities and kitchenette are part of the common parts and would be shared with the landlord.

## ACCOMMODATION

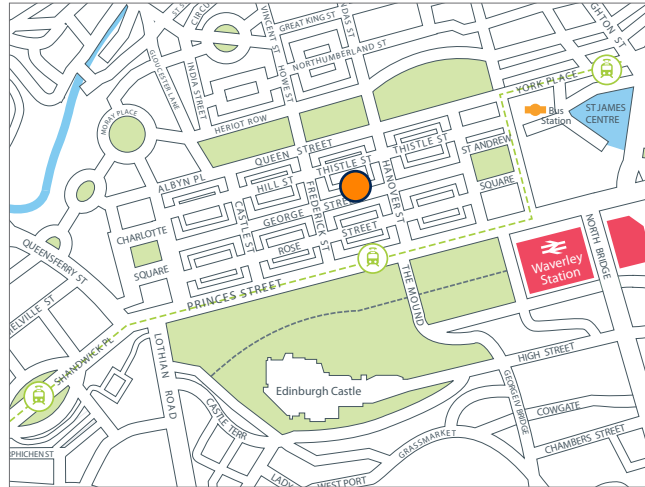
The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following net internal areas:

Accommodation	Size (sq.ft)	Size (sq.m)
Second Floor Suite	598	55
<b>Total</b>	<b>598</b>	<b>55</b>

## RATING

The subjects have a rateable value (2023) of £9,300 per annum.

For enquiries regarding exemptions and grants please contact the Lothian Valuation Joint Board.



View from suite



## ENERGY PERFORMANCE CERTIFICATE

An EPC is available on request.

## LEASE TERMS

Please contact the letting agents for further details.

## LEGAL COSTS

In the normal manner, each party will be responsible for their own legal costs incurred.

## FURTHER INFORMATION

Interested parties are advised to note interest with the letting agents. Viewings are by appointment only. For additional information please contact:

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### Galbraith

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# Galbraith

The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that:

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