

TO LET

OPEN PLAN OFFICES

2,319 SQ FT - 5,264 SQ FT

(215.44 - 489.03 SQ M)

Ardmore House

40/42 George Street, Edinburgh, EH2 2LE

galbraithgroup.com

0131 240 6960



LOCATION

Ardmore House sits on the south side of George Street, in the heart of Edinburgh's central business district. The location is highly desirable providing a prestigious city centre address, alongside unrivalled leisure and retail amenities.

The building is highly accessible and is situated close to Edinburgh's Waverley Railway Station and Edinburgh Bus Station. St Andrew Square and Princes Street tram stops are within walking distance and provide convenient access west to Edinburgh Airport and north east to Leith.

Nearby occupiers include Jigsaw, Anthropologie, The Alchemist, Lululemon, Starbucks and Mowgli Street Food.

DESCRIPTION

Ardmore House is a contemporary office building set behind a Georgian category 'C' listed facade. The building is split over 6 floors, and provides open plan office accommodation on the ground and upper floors.

The building offers newly refurbished common areas to include new changing facilities with secure lockers and drying lockers, new shower facilities with a hair dryer, and secure bike storage. The secure car park has also been upgraded with EV charging points.

The available accommodation on the ground and second floor is to be refurbished. The building benefits from the following specification:



Perimeter trunking system



Male & female toilet facilities on every level



Full lift access serving all floors



EV charging points within secure basement car park



Comfort cooling



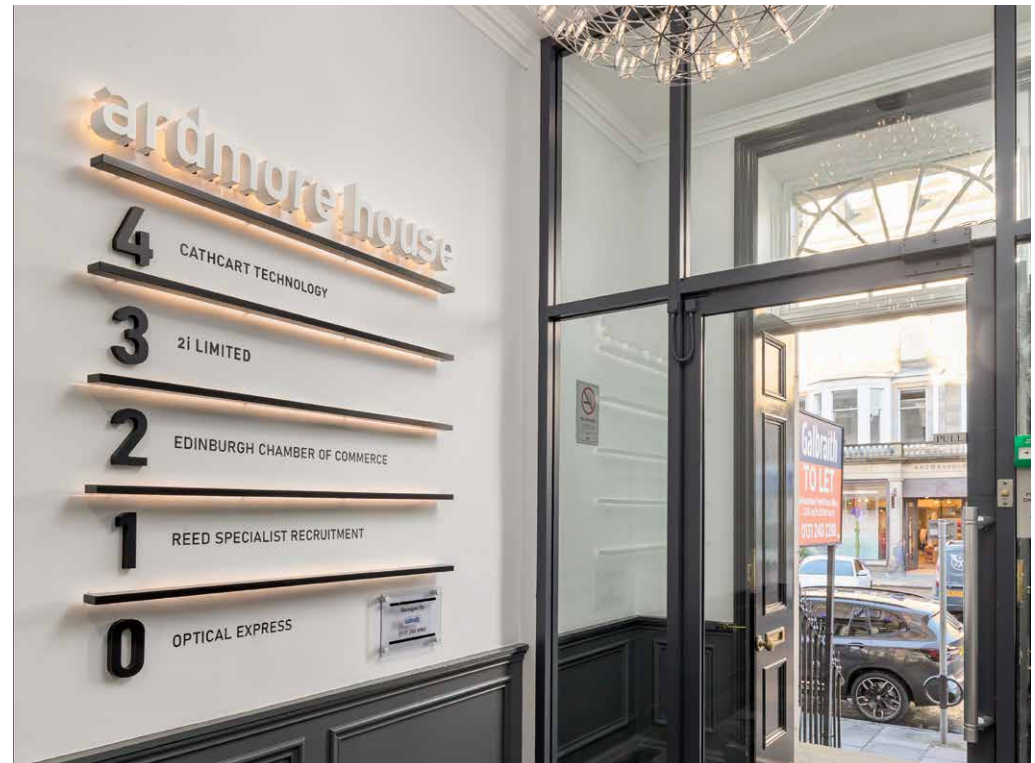
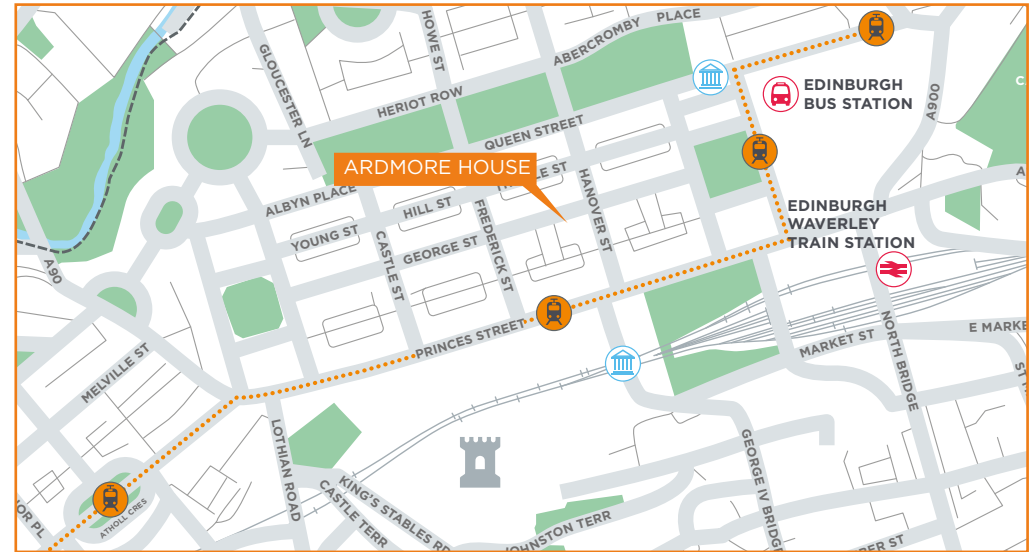
Modern LED lighting



Door entry security system



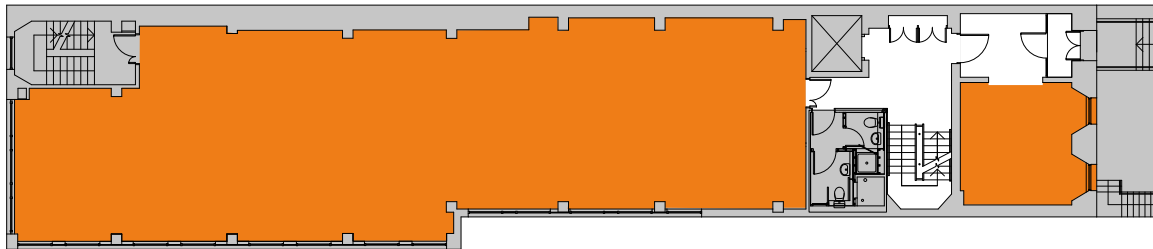
Shower facilities on various levels



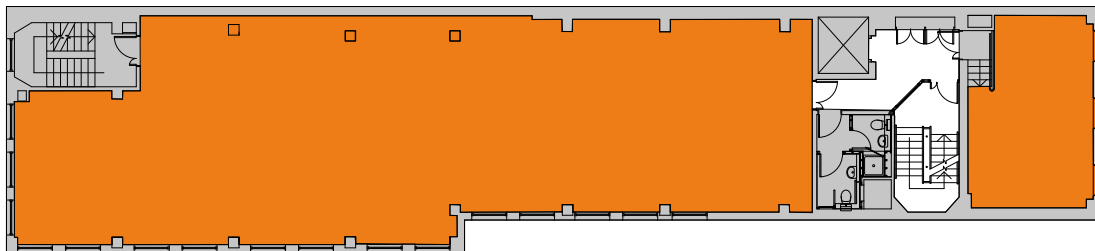
ACCOMMODATION

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) with the net internal area calculated as follows:

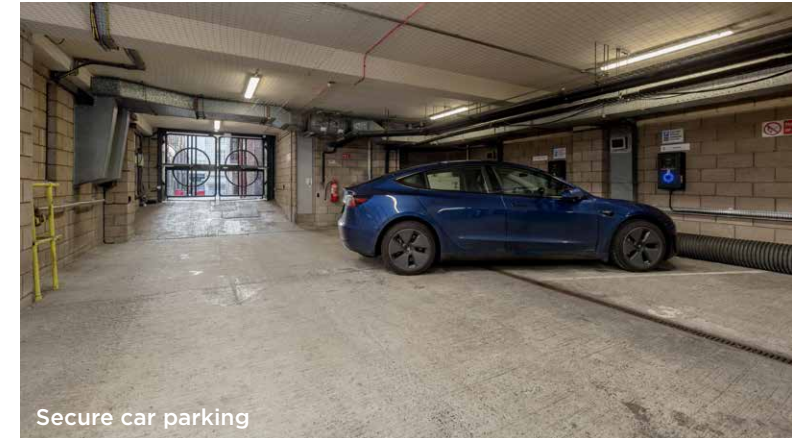
Description	SQ FT	SQ M
Ground Floor	2,548	236.71
Second Floor	2,727	253.34



Ground Floor



Second Floor



Secure car parking



New locker room with drying facilities



Upgraded shower facilities



CAR PARKING

Car parking space is available by separate negotiation and is located within the secure basement car park.

LEASE TERMS

The premises will be offered on Full Repairing and Insuring terms. For further information, please contact the sole letting agents.

RATEABLE VALUE

In the usual way it will be the ingoing tenant's responsibility for paying the rates liability. We have been advised by the local authority that the premises have a current rateable value of:

Ground floor - £49,800 Second floor - £50,700

ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate is available upon request.

VAT

VAT will be applicable.

LEGAL COSTS

In the normal manner, each party will be responsible for their own legal costs incurred. The tenant will be responsible for stamp duty/LBTT, registration dues.

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

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

(i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Agents has any authority to make or give any representation or warranty whatever in relation to this property.

Galbraith is a trading name of CKD Galbraith LLP registered in Scotland number SO300208 with registered address 4th Floor, 18 George Street, Edinburgh, EH2 2PF

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