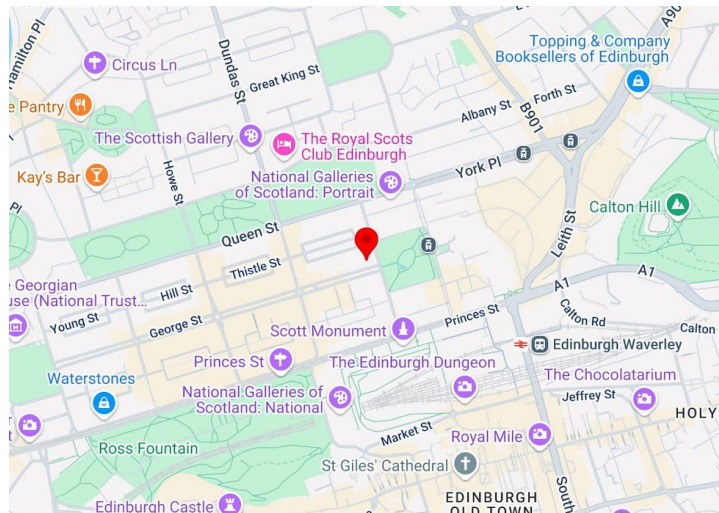


To Let

Prime city centre office with George Street facing reception.

39 George Street, 39 George Street, Edinburgh, EH2 2HN



Summary

EPC Upon enquiry

Description

The property is located in the centre of Edinburgh's premier retail and business street. Located on the north side of the street, the building gets great natural light throughout the year and boasts a number of local amenities. Some local restaurant occupiers include Fat Hippo, Ragu, Chaophraya, Rio Brazilian Steakhouse and Fazenda.

Some of the specification includes:

- o Manned Reception
- o LED lighting
- o Raised access flooring with floor boxes
- o 2 x call rooms
- o 3 x meeting rooms
- o WC's on each floor
- o Floor to ceiling windows at the front of the property.
- o Period features
- o Tea prep in situ

Location

The building sits nearby to Edinburgh's main transport hub, Waverley Railway Station, with it being a

10-minute walk. Additionally, given its central location it has excellent bus connectivity to the rest of the city and the airport. The Princes Street Tram Stop is also a 4 minute walk which offers transport across the city.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - 1st floor	2,443	226.96	Available
2nd - 2nd floor	5,178	481.05	Available
4th - 4th Floor	4,626	429.77	Occupied
Total	12,247	1,137.78	

Cameron Stott

0131 301 6715 | 07785 907096
cameron.stott@jll.com

Angus Fitzpatrick

07707 166966
Angus.Fitzpatrick@jll.com