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To Let

Clarence House, 131-135 George Street, Edinburgh, EH2 4JS

3,058 sq ft (284.10 sq m)

- Refurbishment to complete October 2020
- Excellent natural daylight
- Exceptional local amenities
- Superb views
- Secure garage car parking available

Location

Clarence House is situated within a prime city centre location on the north side of George Street between Castle Street and Charlotte Street in Edinburgh's golden rectangle area.

The location is highly desirable with occupiers benefiting from a prestigious address coupled with the City's best retail and leisure amenities and transport links. The property offers outstanding connectivity with both Waverley and Haymarket Railway Stations a short walk away. Edinburgh Bus station is also nearby and the new tram system is in close proximity, providing a direct connection to and from Edinburgh Airport.

With the retail and leisure amenities of George Street and Princes Street on its doorstep, Clarence House provides occupiers with access to a wide range of shops as well as top class restaurants, bars and boutique hotels. Some of the local occupiers include Starbucks, Tigerlilly and Thomas Pink.

Clarence House is both extremely well connected and a vibrant and exciting place to work.

Description

Clarence House, formerly three separate Georgian townhouses has been combined to provide high quality office accommodation behind a Category B listed facade.
The available accommodation is arranged over the third floor and extends to 3,058 sq ft. The office retains many of its period features, and boasts superb views to both the north and south of the city centre. Upon completion of refurbishment the property will benefit from;

- New Air conditioning system
- New efficient LED light fittings
- Semi open plan space
- Entry phone system
- Self contained male and female toilet facilities
- Shower
- Lift access
- Secure bicycle storage
- Secure Garage car spaces available subject to terms

Accommodation

Description	Size	Rent	Rates Payable	Service Charge
Whole Floor	3,058 sq ft	roa	£7.74 per sq ft	£2.74 per sq ft

Lease Terms

The accommodation is available to lease on new Full Repairing and Insuring (FRI) terms.

EPC

This property has been graded as E (72).

Rent

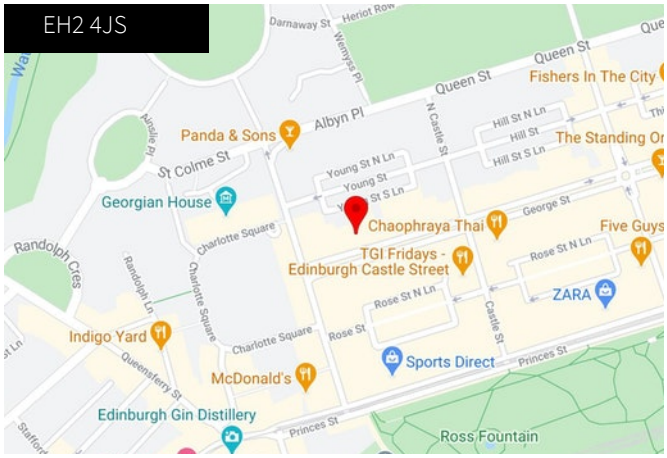
Rent on Application

Business Rates

Rates payable: £23,275 per annum
(based upon Rateable Value: £47,500)

Service Charge

£2.74 per sq ft



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Clarence House, 3rd Floor Proposed General Arrangement Plan 1:100 @ A3