

# TO LET

160 DUNDEE STREET  
EDINBURGH EH11 1DQ

246 - 1,107.3 sq m  
(2,648 - 11,919 sq ft)

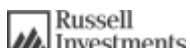
# ONE SIXTY

[www.onesixty.biz](http://www.onesixty.biz)



- ◆ High quality refurbished open plan space
- ◆ Shower and changing room facilities
- ◆ Excellent parking ratio
- ◆ Overhauled air conditioning and building management system
- ◆ Cycle racks
- ◆ 24/7 Access
- ◆ Attractive spacious common areas
- ◆ Building Manager

#### Occupiers include:





## DESCRIPTION

ONESIXTY comprises a landmark Grade A building, constructed to a "Head Office" specification incorporating high quality glazed, stainless steel and cherry wood fittings, and a central atrium allowing for high levels of natural light.

The property comprises 4 levels of high quality office space and accommodates a variety of occupiers including Jacobs Engineering, Experian and Bell Geospace. The property benefits from a comprehensive overhaul of the air-conditioning and Building Management System in mid 2011.



The property has undergone an annual Health & Safety audit by S2, who are independent external auditors and passed with no recommendations or actions required – this is an exceptional result.

David Pestell, JLL





## LOCATION

ONESIXTY is located in the Fountainbridge area of Edinburgh city centre and overlooks the West Approach Road, one of Edinburgh's main arterial routes.

The property is ideally located for access to the city centre, west of the city and the motorway network beyond. Haymarket Train Station and Tram Stop is only 10 minutes walk away.

The property is approximately 10 miles from Edinburgh Airport and 15 minutes by car.

## AVAILABILITY

The available space within the building comprises 1 suite on level 3, 1 suite at Level 2 on the ground floor and another at Level 4 on the top floor.

## SPECIFICATION

- ◆ Central atrium allowing high levels of natural light
- ◆ Concierge manned reception desk on ground floor
- ◆ 2 x DDA compliant 8 person lifts
- ◆ WC and disabled WC facilities on all levels
- ◆ Shower facilities and changing
- ◆ Fully refurbished Four Pipe Fan Coil air conditioning system
- ◆ 200mm raised access floor
- ◆ Suspended ceiling
- ◆ VDU compliant lighting
- ◆ Cycle racks and motor cycle parking
- ◆ BMS control unit within each suite
- ◆ Goods / Service Lift

Parking spaces available plus 2 additional disabled spaces (ratio of 1:713 sq ft compared to standard city centre ratio of 1:5,000 sq ft)





15

Princes St.

13

approx. 10min walk

2 

3

8 

W. Approach Rd.

Dundee St.

9 

7 

4

5 

**ONE SIXTY**

6  

17

10 



11 

12












16

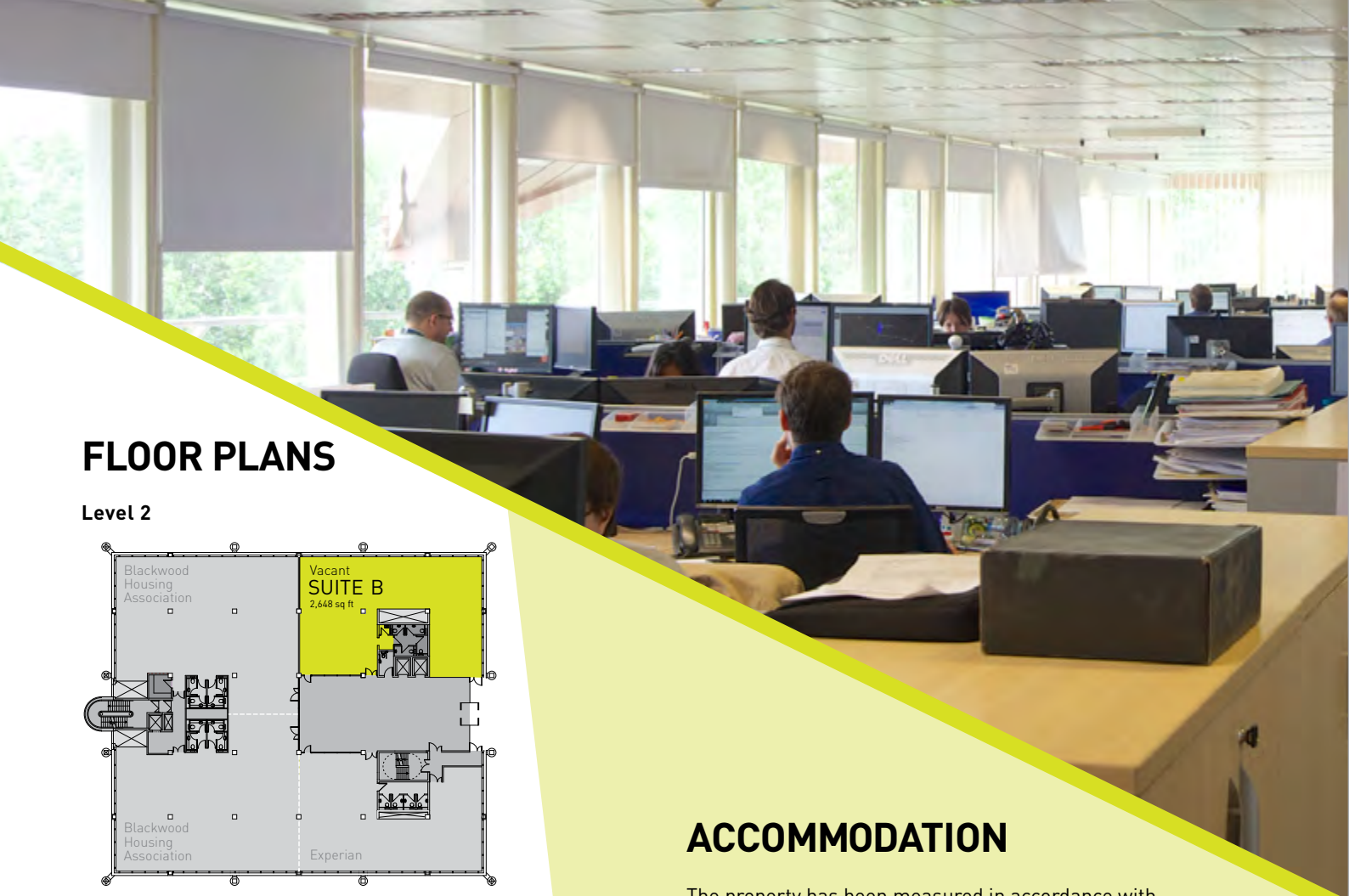
approx. 20min walk

Lothian Rd.

14

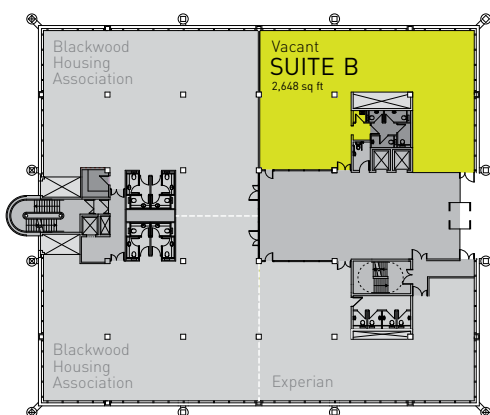
### Key

- 1 ONESIXTY
- 2 Haymarket Station 
- 3 Tram Stop 
- 4 Fountain Park  
Cineworld  
Nandos  
Genting Casino  
Tenpin Bowling  
Virgin Active Gym
- 5 Sainsbury's 
- 6 Fountain Bar  
- 7 First Coast 
- 8 Sushiya 
- 9 Locanda De Gusti 
- 10 Tugas Amor 
- 11 Waverley Station 
- 12 Edinburgh Castle
- 13 Princes St Gardens
- 14 The Meadows
- 15 Leith
- 16 The Craggs
- 17 Underpass
-  Tramline

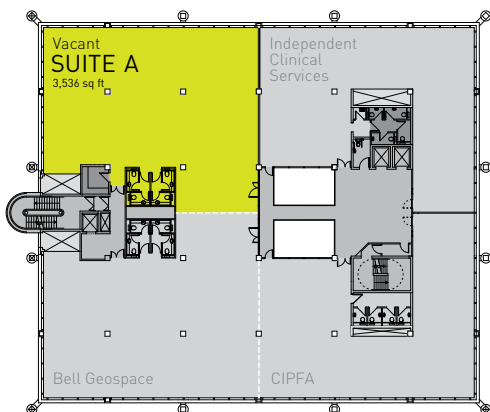


## FLOOR PLANS

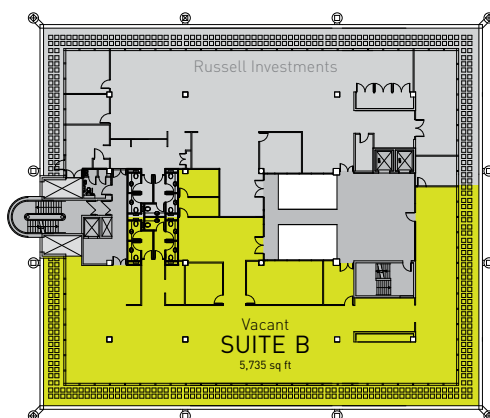
Level 2



Level 3



Level 4



## ACCOMMODATION

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

Suite	Size sq m	sq ft	Available from
Level 2, Suite B	246	2,648	immediately
Level 3, Suite A	328.5	3,536	immediately
Level 4, Suite B	532.8	5,735	immediately
<b>Total</b>	<b>1,107.3</b>	<b>11,919</b>	
Basement Store	54.3	584	

## RATEABLE VALUE

We have been advised by Lothian Valuation Joint Board that the rateable values for the suites are:

Suite	RV	Rates Payable 2014/2015
Level 2, Suite B	£48,800	£23,521
Level 3, Suite A	£61,932	£29,851
Level 4, Suite B	£100,919	£48,643

For 2014/15 this equates to approximately £8.45 per sq ft payable.



## LEASE TERMS

The Suites are available on standard new Full Repairing and Insuring (FRI) terms for a term to be agreed. Further information and quoting terms are available from the joint letting agents.

## EQUALITY ACT 2010

The building is highly accessible and benefits from lift access to all floors, disabled toilet facilities, dedicated disabled parking bays and level access into the building.

## HEALTH & SAFETY

The building is fully compliant in the management of Fire, Asbestos, Water Hygiene and Health & Safety. Demised offices have also had success with compliance audits, with assistance of Facilities Management.

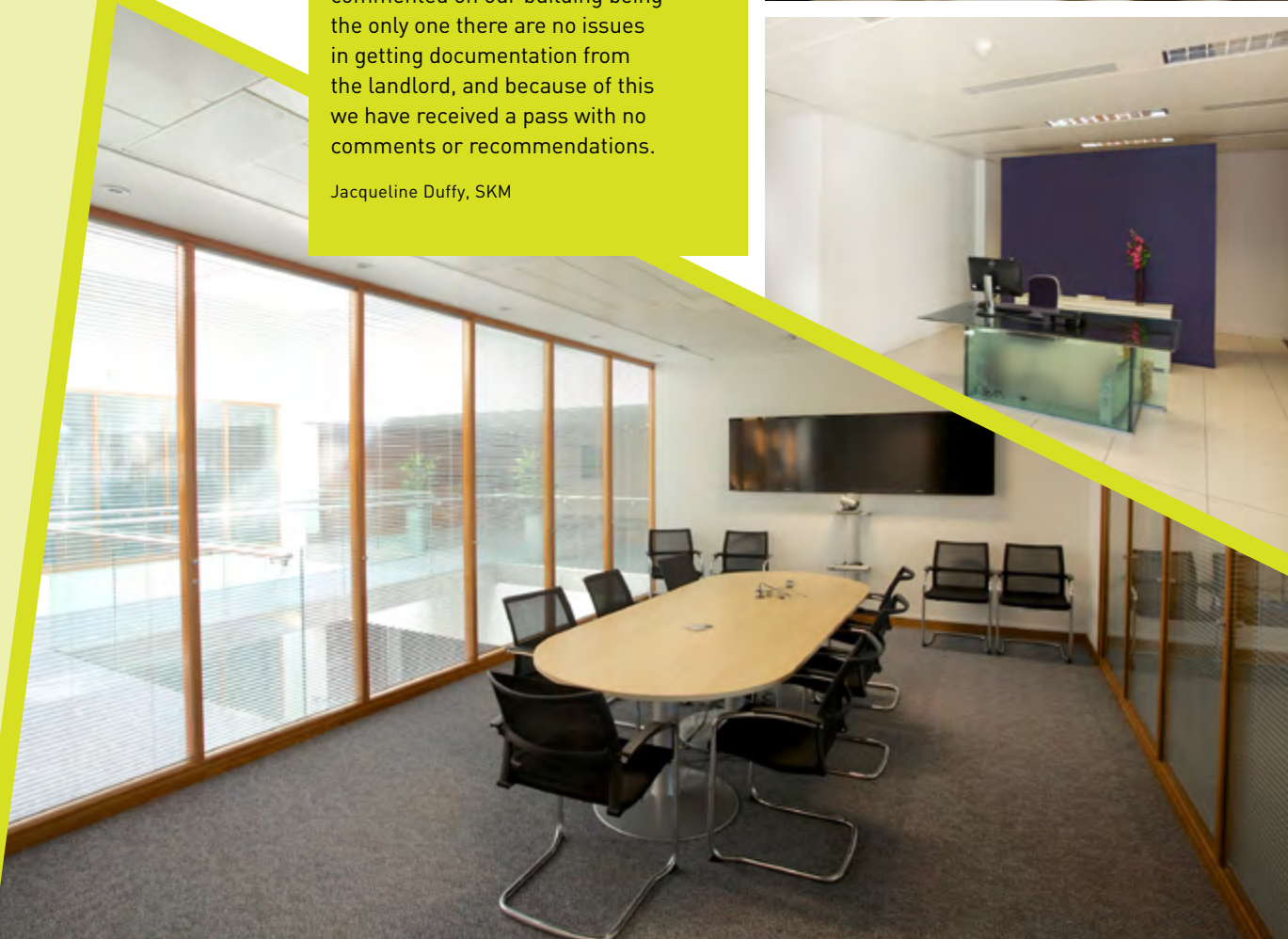
## ENERGY PERFORMANCE

The building has an EPC rating of E. Further information can be provided from the joint agents.



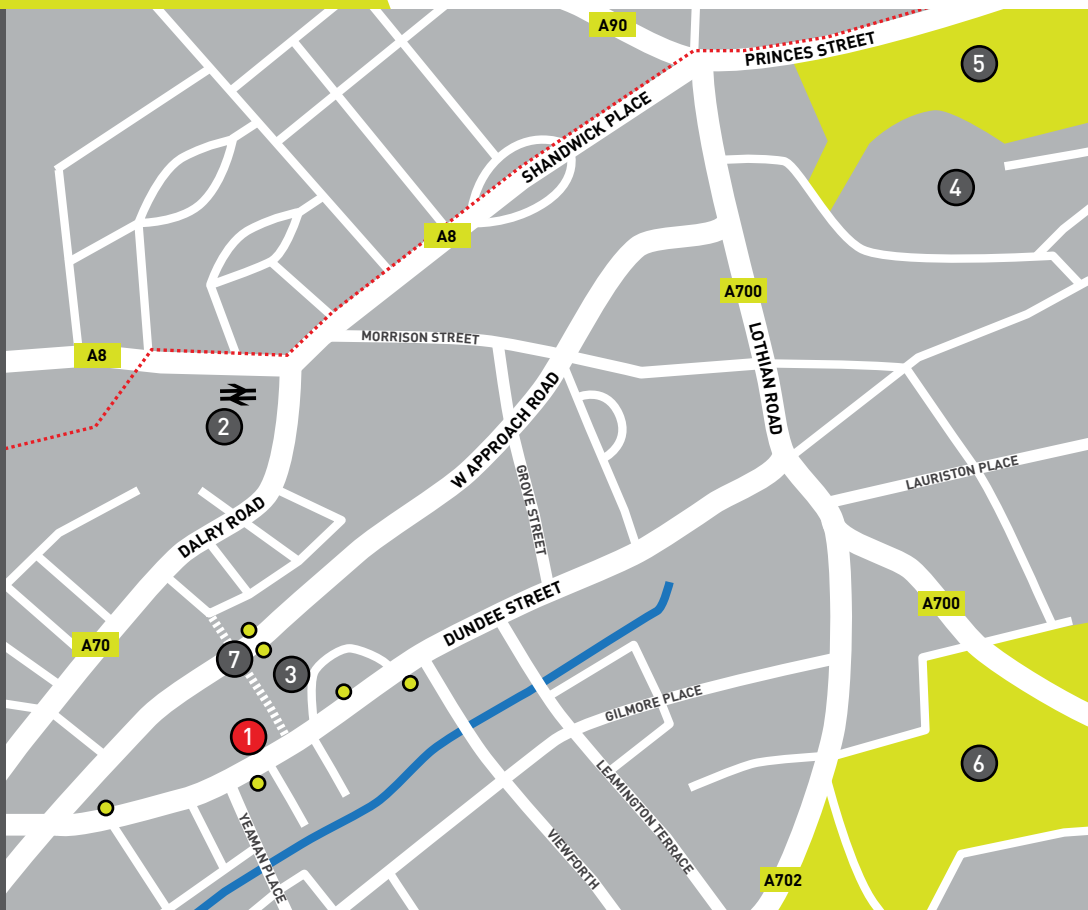
We have recently had our DNV external audit and the auditors commented on how good the information was, they also commented on our building being the only one there are no issues in getting documentation from the landlord, and because of this we have received a pass with no comments or recommendations.

Jacqueline Duffy, SKM



## Key

- 1 ONESIXTY
- 2 Haymarket Station
- 3 Cineworld
- 4 Edinburgh Castle
- 5 Princes St Gardens
- 6 The Meadows
- 7 Underpass
-  Tramline
-  Bus Stop
-  Union Canal



## VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing, please contact:



**Geoffrey Scott**  
T 0131 301 6756  
F 0131 225 2147  
E [geoffrey.scott@eu.jll.com](mailto:geoffrey.scott@eu.jll.com)

**Cameron Stott**  
T 0131 301 6715  
F 0131 225 2147  
E [cameron.stott@eu.jll.com](mailto:cameron.stott@eu.jll.com)



**Katie Gibson**  
T 0131 240 6981  
F 0131 240 6961  
E [katie.gibson@ckdgalbraith.co.uk](mailto:katie.gibson@ckdgalbraith.co.uk)

Jones Lang LaSalle Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Jones Lang LaSalle Limited has any authority to make or give representation or warranty whatever in relation to this property. JANUARY 2015