

NO 2 | CASTLE
TERRACE



EDINBURGH EH1 2EL

www.no2castleterrace.co.uk



*High specification office accommodation at
a prestigious Edinburgh address offering
suites from 2,105 sq ft - 8,016 sq ft*





LOCATION

No 2 Castle Terrace lies between Edinburgh's Exchange District and the Golden Rectangle. It is both a focal point for the city's financial and professional services sectors and within close proximity to the outstanding amenities of Princes Street and George Street. The area is home to some of the country's largest and most prominent employers along with the Edinburgh International Conference Centre.

The property occupies a prominent position on the corner of Castle Terrace leading onto Lothian Road. The building is located in close proximity to Clydesdale Blank Plaza and Saltire Court. Local occupiers include Standard Life,

KPMG, Bank of New York Mellon and Bank of Scotland.

The property benefits from first class transport links. Nearby Princes Street provides access to the tram, and is a main route for a significant number of bus routes. The redeveloped Haymarket and Waverley Railway Stations are within a 10 minute walk.

The area benefits from a wide range of bars, restaurants, hotels and amenities, including the nearby Sheraton Grand Hotel & Spa and Pure Gym.



SECOND FLOOR



THIRD FLOOR

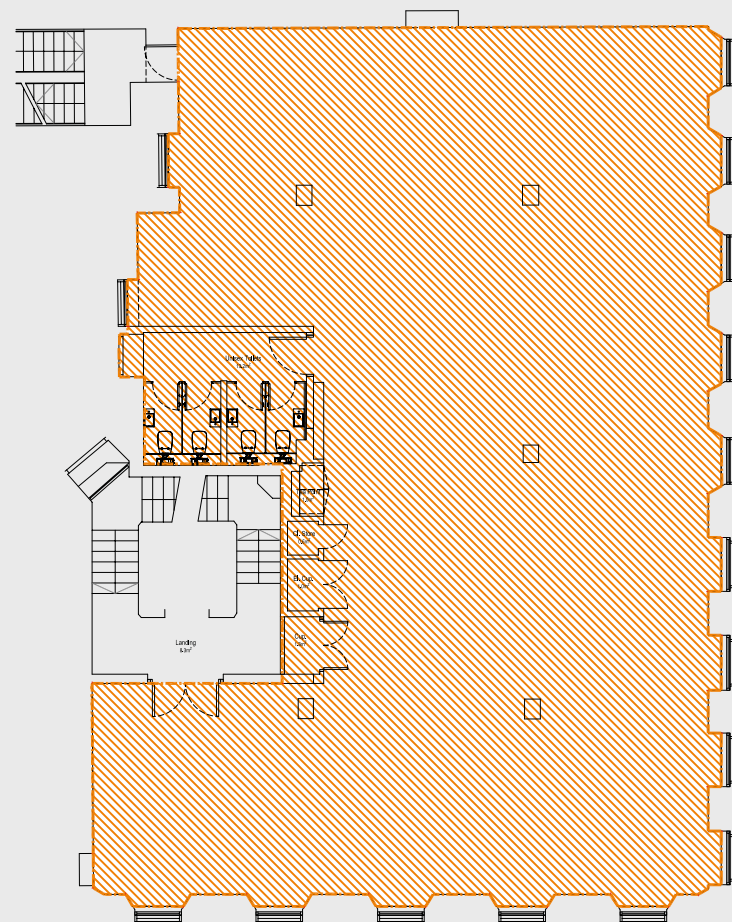


FOURTH FLOOR

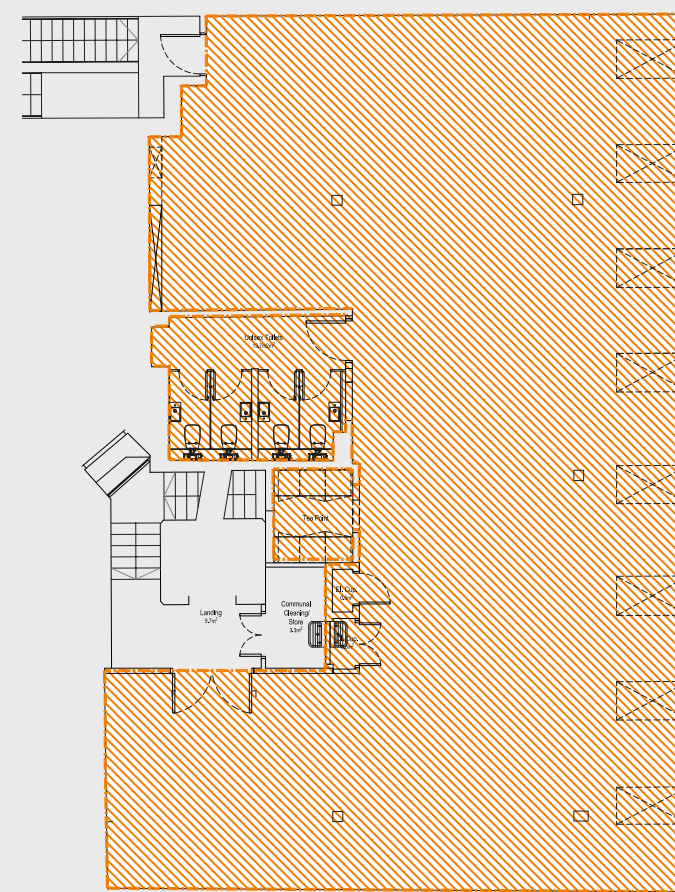
INDICATIVE FLOOR PLANS



SPACE PLAN



SECOND / THIRD FLOOR



FOURTH FLOOR

ACCOMMODATION

The building has been measured in accordance with the RICS Code of Measuring Practice (6th Edition). The available accommodation is arranged over four floors which are available separately or as a whole.

Floor	Area (Sq Ft)	Area (Sq M)
First	2,647	273.78
Second	2,958	274.81
Third	2,953	274.35
Fourth	2,105	195.52

DESCRIPTION

No 2 Castle Terrace offers four floors of exceptional, high specification office accommodation behind an attractive retained façade. The property has undergone a significant refurbishment which has enhanced the quality of internal space and common parts, whilst being sympathetic to the original nature of the property. The accommodation benefits from the following specification:

- Secure, stunning new entrance vestibule and common areas
- Efficient, open plan suites with exceptional floor to ceiling height
- Tall sash and case windows on floors 1-3 offering high levels of natural light
- Raised access floors and metal tiled suspended ceilings
- Modern LED lighting
- New air conditioning and ventilation system throughout
- Dedicated male & female WC's within each suite
- Shower facilities, lockers and secure bicycle storage
- 6 car spaces available subject to terms



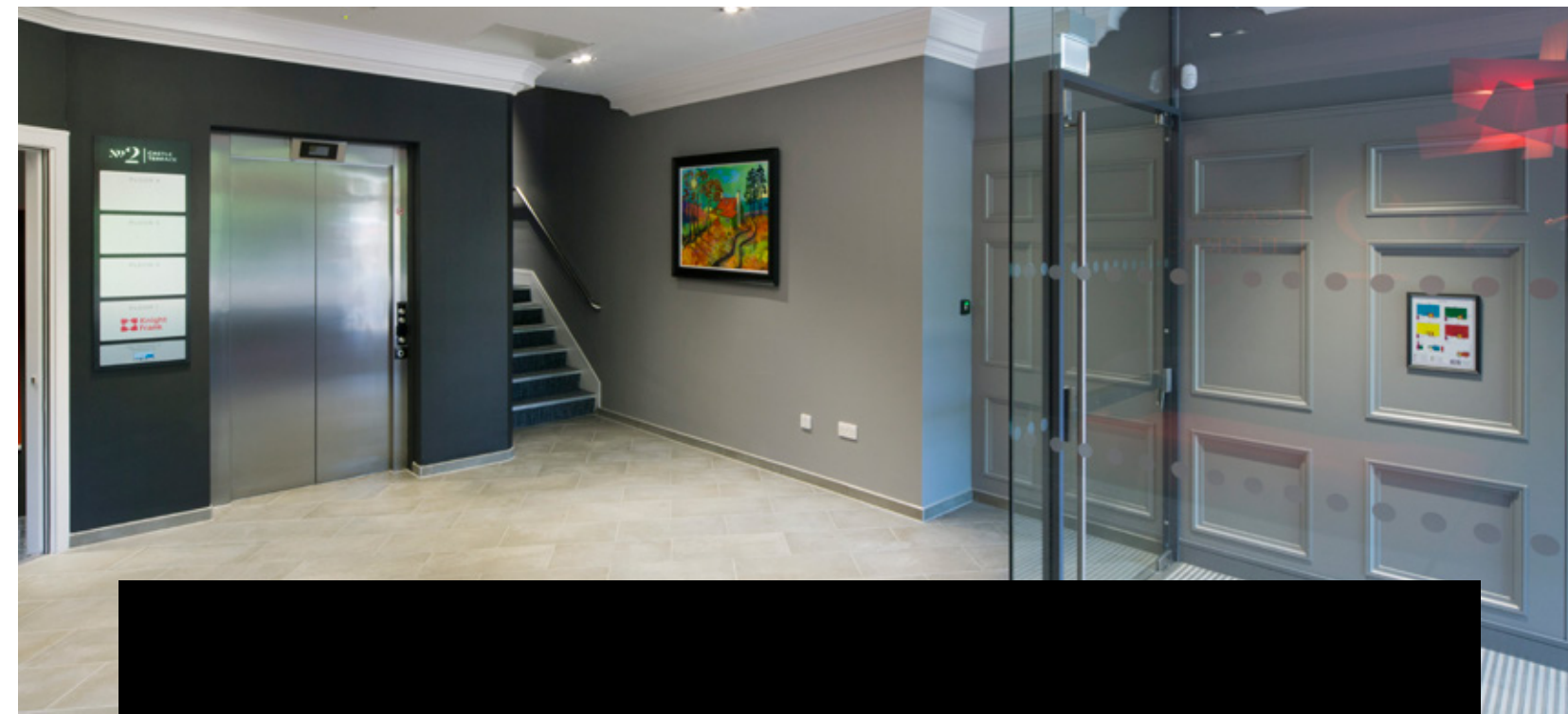
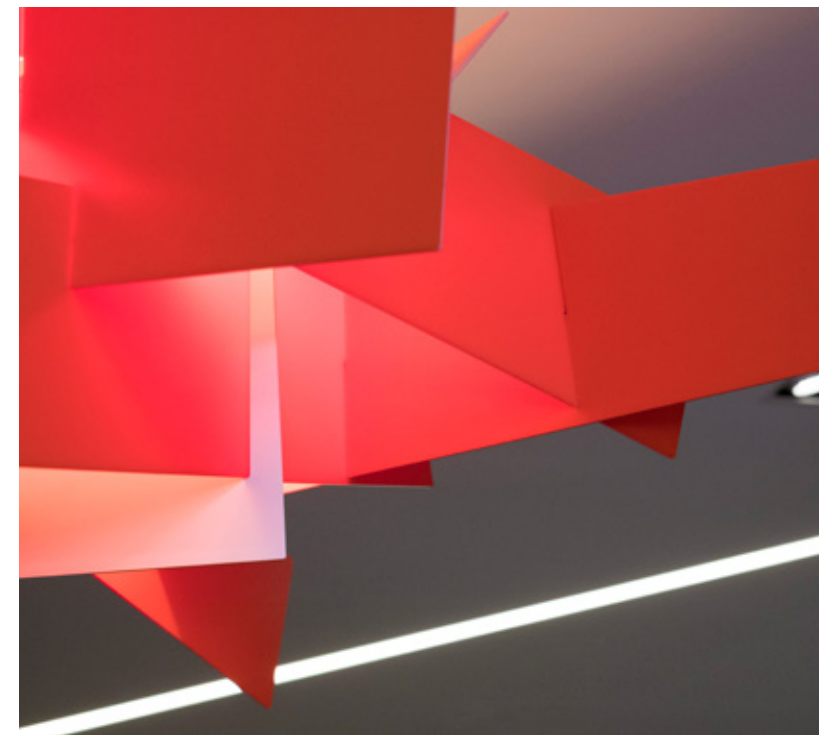
Internal bike storage



Lockers, showers and drying cabinet



External bike lift



LEASE TERMS

The subjects are available as a whole or on a floor by floor basis on. Full Repairing and Insuring terms for a period to be agreed. Further information is available from the joint letting agents.

RATEABLE VALUE

Information on the current rates payable on a per sq ft basis is available from the joint letting agents.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction with the ingoing tenant being responsible for the payments of Land & Buildings Transaction Tax, Registration Dues and VAT incurred thereon.

EPC

The property benefits from an EPC rating of 'B'.

NEIGHBOURING OCCUPIERS

- 1 Princes Street Gardens
- 2 House of Fraser
- 3 Galvin Brasserie De Luxe
- 4 LivingWell Health Club
- 5 Caledonian Waldorf Astoria
- 6 Standard Life
- 7 Traverse Theatre
- 8 Usher Hall
- 9 All Bar One
- 10 One Square Restaurant
- 11 Sheraton Hotel
- 12 One Spa
- 13 Pure Gym
- 14 Scottish Widows
- 15 EICC



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