



CAPITAL HOUSE

TO LET:

High quality open plan office suites
in a prime Exchange location

2 Festival Square, Edinburgh

Suites from 4,695 sq ft
(436.2 sq m)

Generous car parking

capitalhouse-edinburgh.co.uk



LOCAL OCCUPIERS

- 01** Capital House
- 02** Cairn Energy, Burness, Brodies, Clydesdale Bank
- 03** Aberdeen Asset Management
- 04** Brewin Dolphin, IBM, GIB, Law Society of Scotland, PwC, AON
- 05** Scottish Widows
- 06** Franklin Templeton
- 07** Scott Moncrieff, Valad Property Group
- 08** Wood Mackenzie, i2 Office
- 09** Blackrock, Hymans Robertson
- 10** Lloyds Banking Group
- 11** CMS Cameron McKenna, Martin Currie, KPMG, Deloitte
- 12** Standard Life
- 13** Anderson Strathern
- 14** EICC
- 15** Regus
- 16** Lindsays, Mott Macdonald, Hudson
- 17** Begbies Traynor, Marks & Clerk LLP
- 18** Atkins Faithful & Gould
- 19** HBJ Gateley Waring, Melrose Resources plc, RBC
- 20** DLA Piper

HOTELS

- 21** Travelodge
- 22** The Caledonian - A Waldorf Astoria Hotel
- 23** Sheraton Hotel

RESTAURANTS

- 24** Galvin Brasserie de luxe
- 25** Pompadour Restaurant
- 26** Wagamama
- 27** Nandos
- 28** Bread Meats Bread
- 29** One Square Restaurant

CHILDCARE

- 30** Rutland Nursery
- 31** Careshare Nursery

LEISURE & WELLNESS

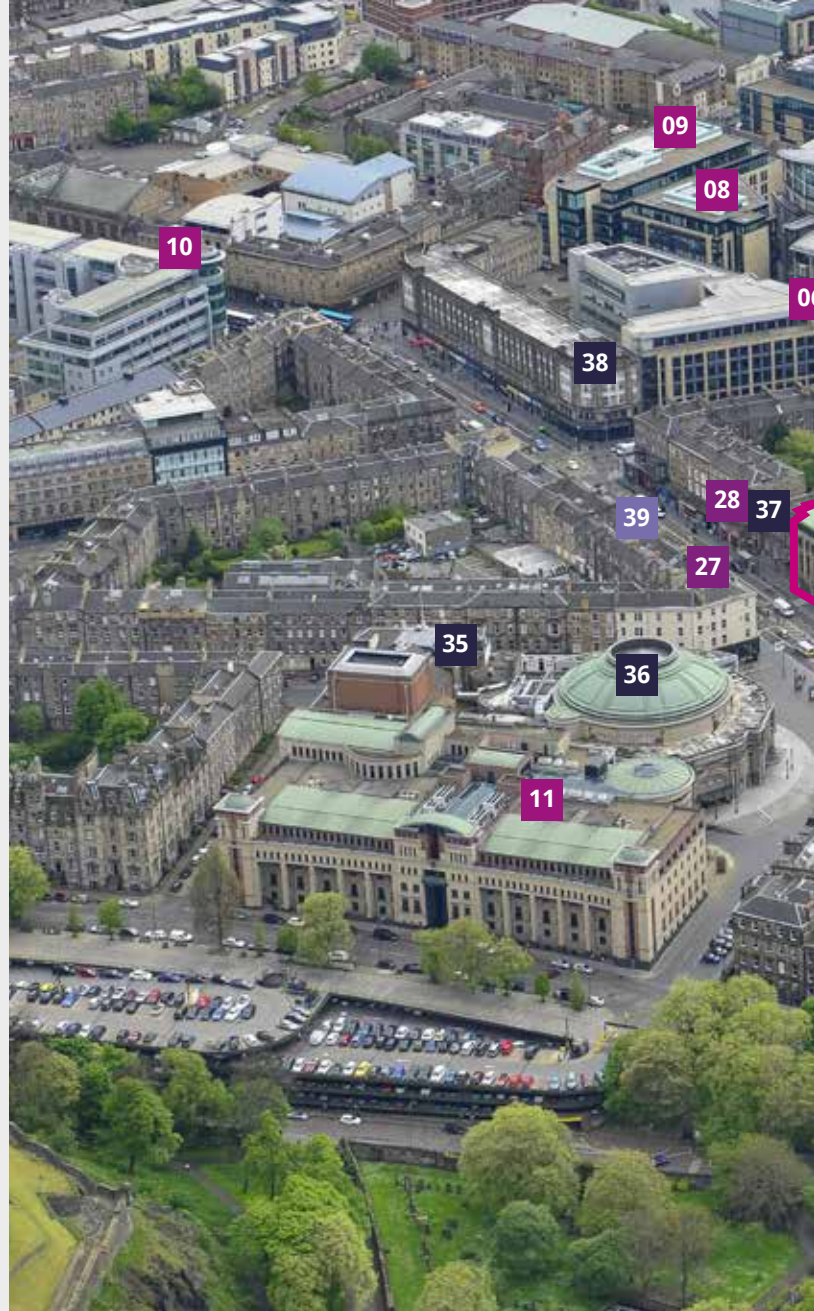
- 32** Living Well
- 33** One Spa
- 34** Pure Gym

ENTERTAINMENT

- 35** Lyceum Theatre
- 36** Usher Hall
- 37** Filmhouse
- 38** Odeon Cinema

BARS

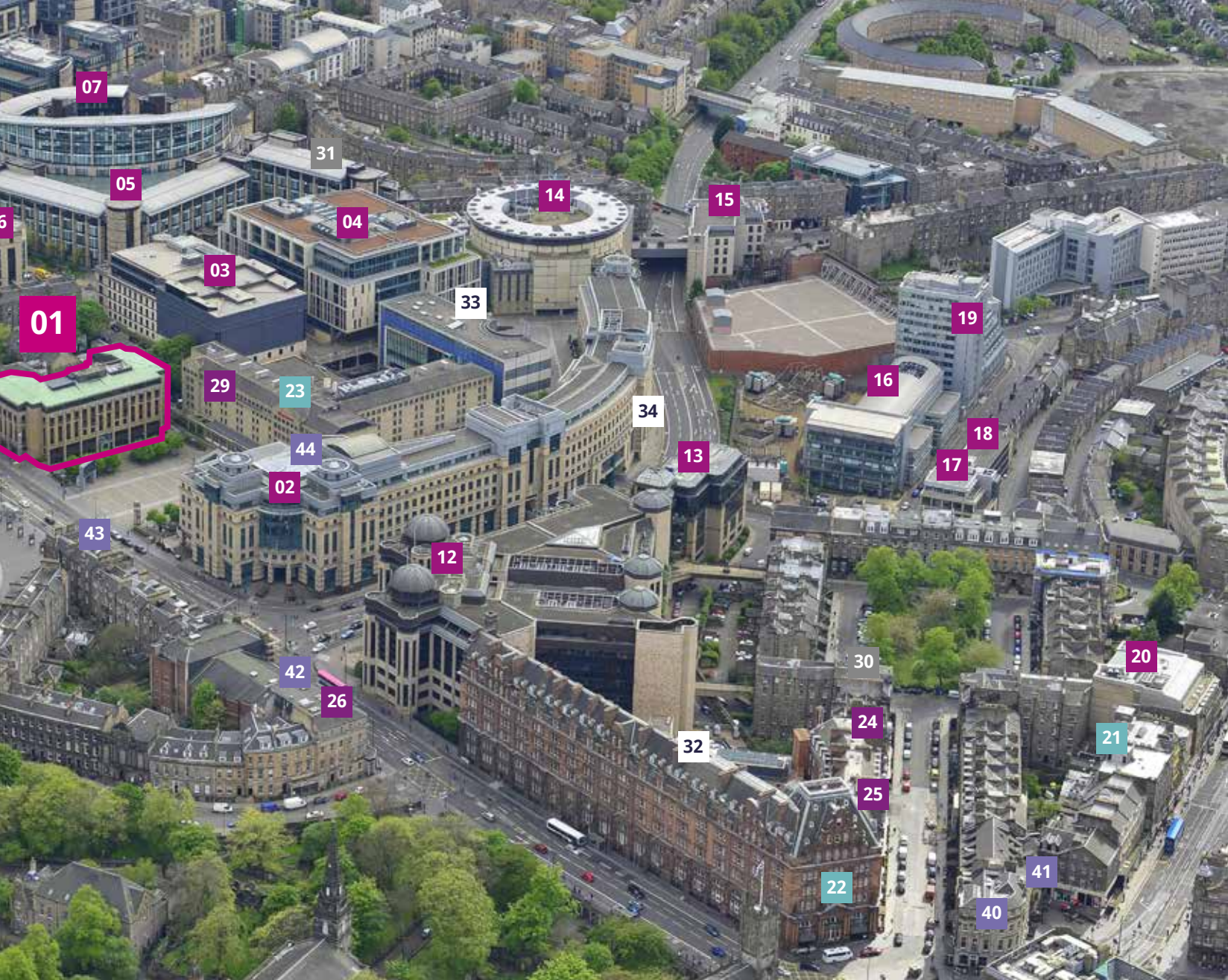
- 39** The Beer Kitchen
- 40** The Huxley/Kyloe
- 41** Ghillie Dhu
- 42** Red Squirrel Bar
- 43** Shakespeare Bar
- 44** All Bar One



LOCATION

Capital House is a highly prominent office building situated in Festival Square, immediately adjacent to Lothian Road. The location is within the heart of Edinburgh's Exchange District, immediately adjacent to The Sheraton Hotel and opposite Clydesdale Bank Plaza. The immediate vicinity is home to a number of Edinburgh's major corporate occupiers, and offers unrivalled, convenient access to a full range of restaurants, bars, cafés and shops. The principal retail streets of Princes Street and George Street are within five minutes walk.

Lothian Road is one of the city's principal public transport links, with numerous bus routes, and Shandwick Place tram stop within five minutes' walk. Both mainline rail stations are easily accessed, Haymarket being approximately 10 minutes' walk.



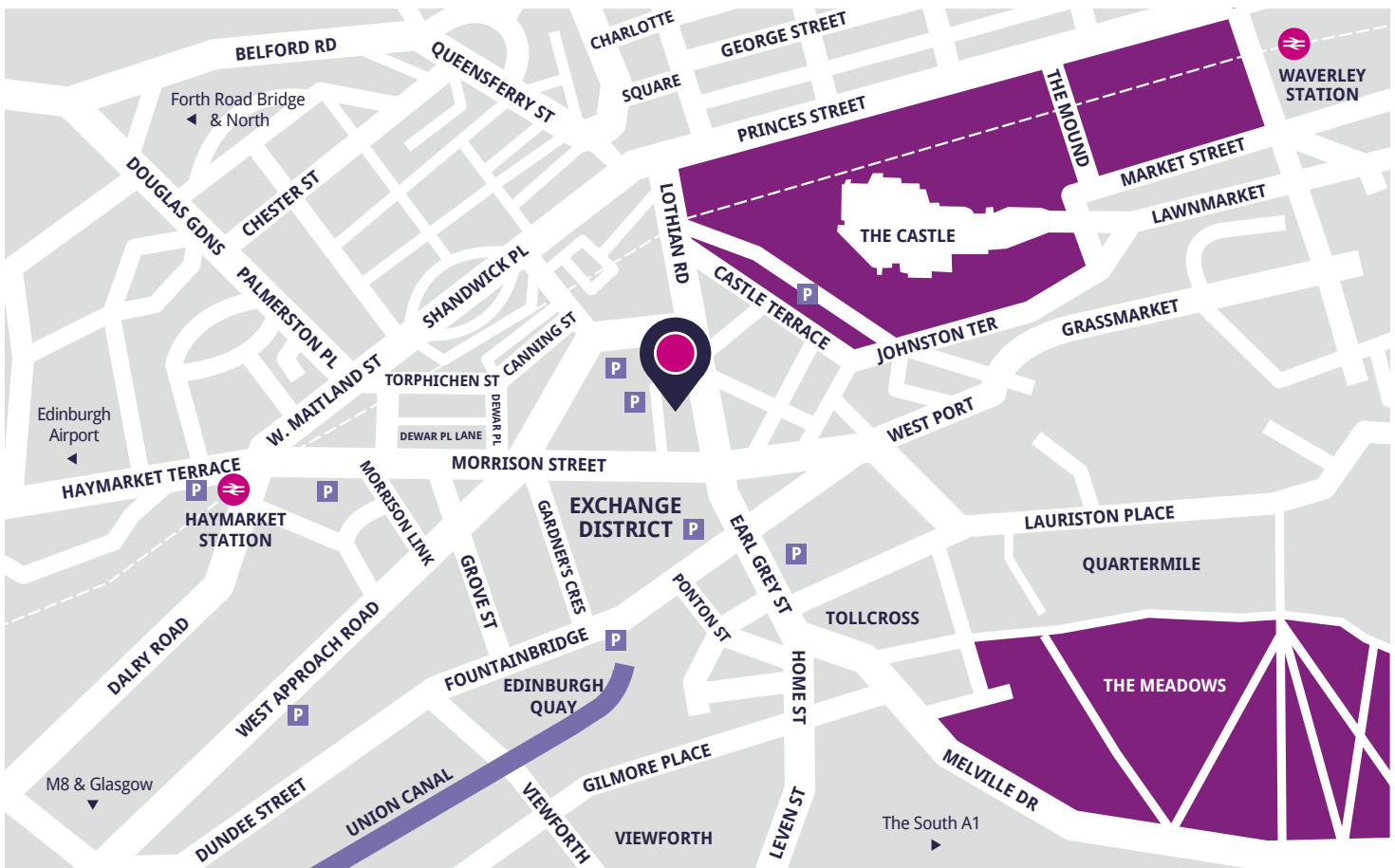


DESCRIPTION

Capital House is an attractive, modern office building which provides high quality open plan accommodation over ground and five upper levels. The accommodation has recently been refurbished, providing the following specification:-

- **Light and spacious ground floor manned reception area**
- **Comfort cooling throughout**
- **Full raised access floors to all office areas**
- **New metal tiled suspended ceilings with recessed modern LG7 light fittings**
- **Three 13 person passenger lifts serving all floors**
- **Attractive, private landscaped courtyard to the rear**
- **Male and female toilets at all levels**
- **Shower facilities on alternate floors**
- **Extremely generous car parking (Ratio of 1 space: 1,475 sq ft)**





AVAILABILITY

It is the current intention to undertake a phased release of accommodation on a floor by floor basis, and consideration will be given to individual floor sub-lettings. However if an occupier has an immediate requirement for more than one floor, the existing tenant will seek to accommodate this. While the current strategy is to retain two floors within the property, consideration will be given to a sub-letting of the entire property if this should be of interest.

For information relating to specific floors currently available, please refer to the individual insert sheets.

LEASE TERMS

The accommodation can be made available on flexible sub-leases, further information is available from the letting agent.

ENERGY PERFORMANCE

The building has an EPC rating of E. A copy of the certificate can be made available on request.

RATEABLE VALUE

The building is currently assessed as a single entity and each floor will require to be assessed individually on successful sub-letting. An indication of likely rates payable can be provided by the letting agent.

VAT

All figures quoted are exclusive of VAT.

VIEWING AND FURTHER INFORMATION

For additional information or to arrange a viewing please contact the letting agent.



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