LAST SUITE REMAINING

562 SQ FT
Striking Contemporary

Grade A office space

- Prime office location
- Within 5 minutes walk of Haymarket transport hub offering rail and tram connections
- Over 15 bus routes on the doorstep
- Surrounded by excellent staff amenities including restaurants, coffee shops, sandwich bars and convenience shopping
- Efficient open plan space
- Value for money
- Flexible lease terms

...ticking all the boxes
DESCRIPTION

Excel House is situated on Semple Street, within the Exchange District, Edinburgh’s financial heart. The location offers superb transport facilities for staff and is surrounded by ample local facilities and amenities.

Edinburgh’s Haymarket transport hub is only 5 minutes walk away, offering access to both rail and the new tram service which offers fast and easy access to Edinburgh Airport. There are multiple bus routes on Lothian Road and Morrison Street serving the whole city.

GRADE A SPECIFICATION

• Generous manned reception (07:15 to 20:15)
• CCTV covering all external areas
• Full lift access (2 x 10 person lifts)
• Metal raised access floor with 200mm clear void
• 4 pipe fan coil air conditioning system
• Metal suspended ceiling with recessed lighting
• Full height glazing
• Recently refurbished and available for immediate entry
• 1 parking space available
• NCP car park with 203 spaces across the road
• Secure cycle storage

ACCOMMODATION

The following office accommodation is available:

Suite A 562 sq ft (52 sq m)

OCCUPIERS IN THE BUILDING

Begbies Traynor Group plc

Lion Trust Asset Management

MacRoberts
Exceptional Connectivity
first class amenities & superb neighbours
LEASE TERMS

The suite is available to lease on a new Full Repairing and Insuring (FRI) sub-lease until 28th May 2021 from MacRoberts LLP who are the head tenant. Subject to agreement from the landlord we are able to explore longer leases.

ENERGY PERFORMANCE CERTIFICATE

This building has an Energy Performance Rating of E+.

VIEWING & FURTHER INFORMATION

Further information and viewing arrangements can be obtained by contacting the joint letting agents:

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