9,147 SQFT

OF OPEN-PLAN, CONTEMPORARY OFFICE SPACE

ARGYLE HOUSE



WWW.ARGYLEHOUSEEDINBURGH.CO.UK

A PERFECT CITY CENTRE LOCATION

Argyle House lies at the heart of Edinburgh city centre, surrounded by fantastic services and amenities. It is highly accessible for staff and visitors, just a few minutes walk from Princes Street. It is situated halfway between Waverley and Haymarket railway stations and is well served by the local bus and tram network.







OCCUPIERS

- A Standard Aberdeen HQ
- B Moody's, Grant Thornton, Shepherd & Wedderburn, JLL, Logic Now, Ryden, Colliers
- C Cairn Energy, Clydesdale Bank, Burness Paull LLP
- D Brewin Dolphin, Green Investment Bank, PwC, AON
- E Standard Aberdeen
- F The Bank of New York Mellon, Edinburgh Chamber of Commerce
- G CMS Cameron McKenna, Martin Currie, Deloitte, KPMG
- H Franklin Templeton Investments
- I Scottish Widows
- J MacRoberts, Lloyds Banking Group
- K Lloyds Banking Group
- L Watson Wyatt, DWF
- M Saffery Champness, Bloomberg, BTO, C&W
- N Baker Tilly, Barclays, Lloyds, Companies House
- O Financial Conduct Authority
- P Lloyds Banking Group, Turcan Connell, Pinsent Masons LLP
- Q NHS, Senergy, Broadcom

AMENITIES

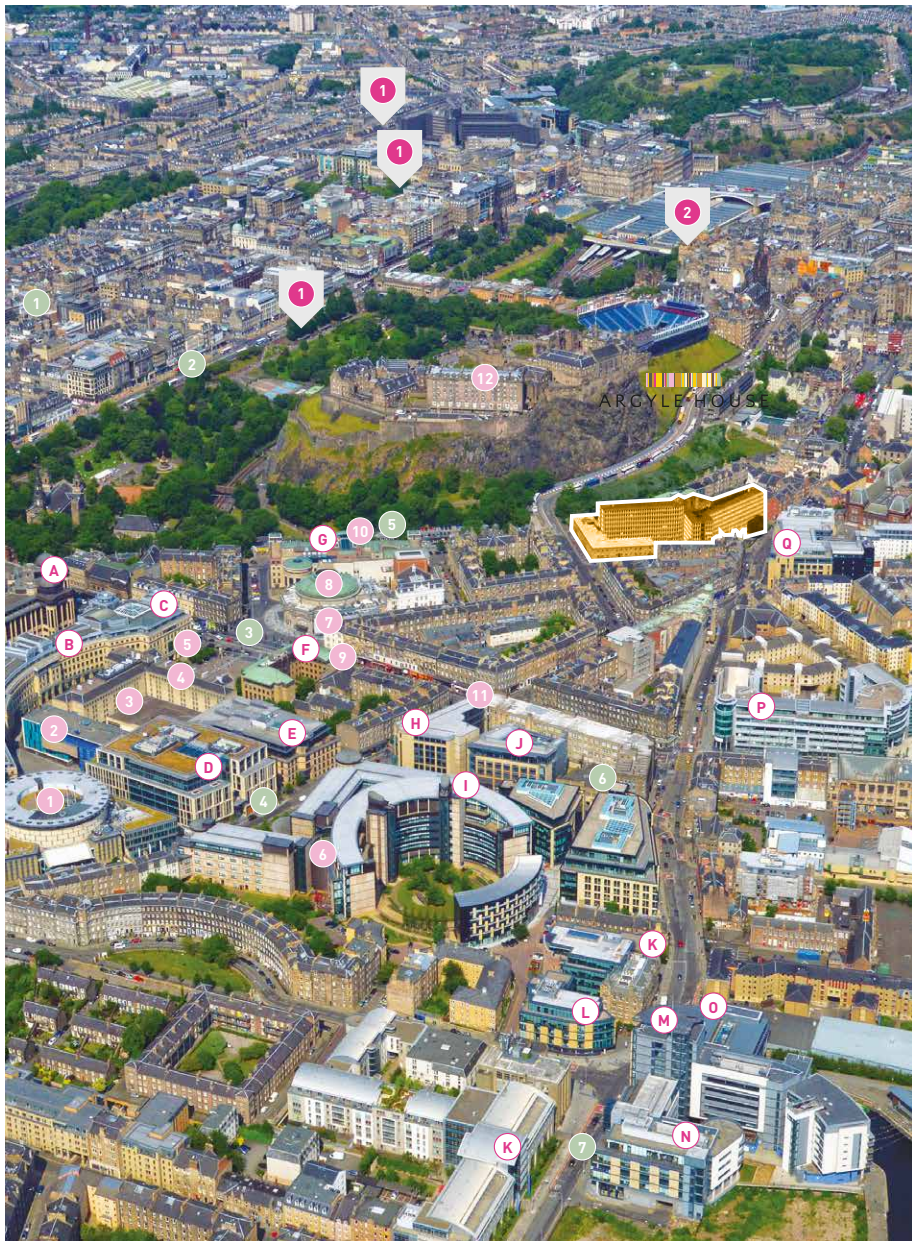
1. EICC
2. One Spa
3. One Square Restaurant
4. Sheraton Grand Hotel
5. All Bar One
6. Careshare Nursery
7. Lyceum Theatre
8. Usher Hall
9. Filmhouse
10. NCP Castle Terrace
11. Odeon Cinema
12. Edinburgh Castle

STREETS

1. George Street
2. Princes Street
3. Lothian Road
4. Morrison Street
5. Castle Terrace
6. Semple Street
7. Fountainbridge

TRANSPORT

1. Tram Stop
2. Waverley Station



WELCOME TO ARGYLE HOUSE

ALL THE TOYS YOU NEED

New heating and air cooling system.

New Cat 6 compatible perimeter trunking including power cabling and outlets

New LED suspended lighting

New fire alarm system

Fully carpeted

Generous floor to ceiling heights

Exposed concrete finishes

Car parking spaces available under the building at additional cost



main reception area

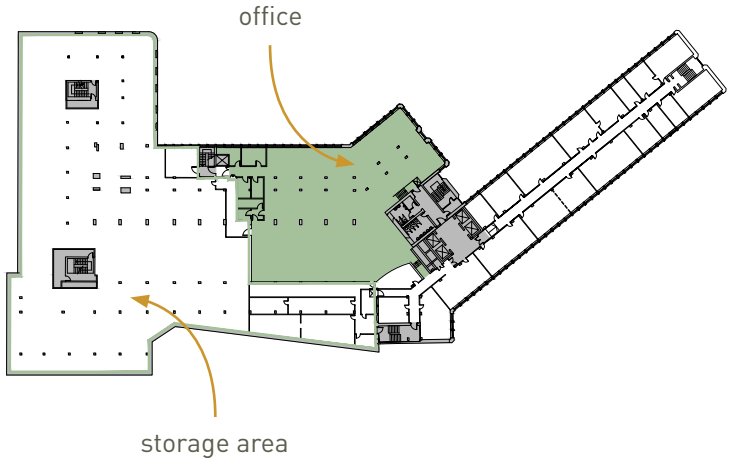


indicative finished suite

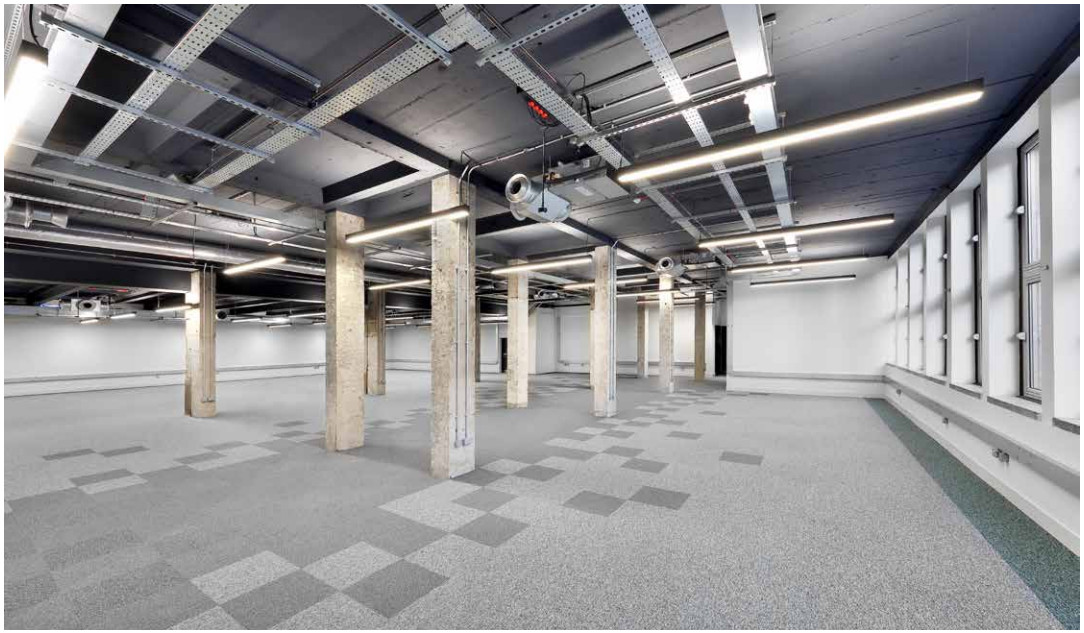
REDEFINING SPACE

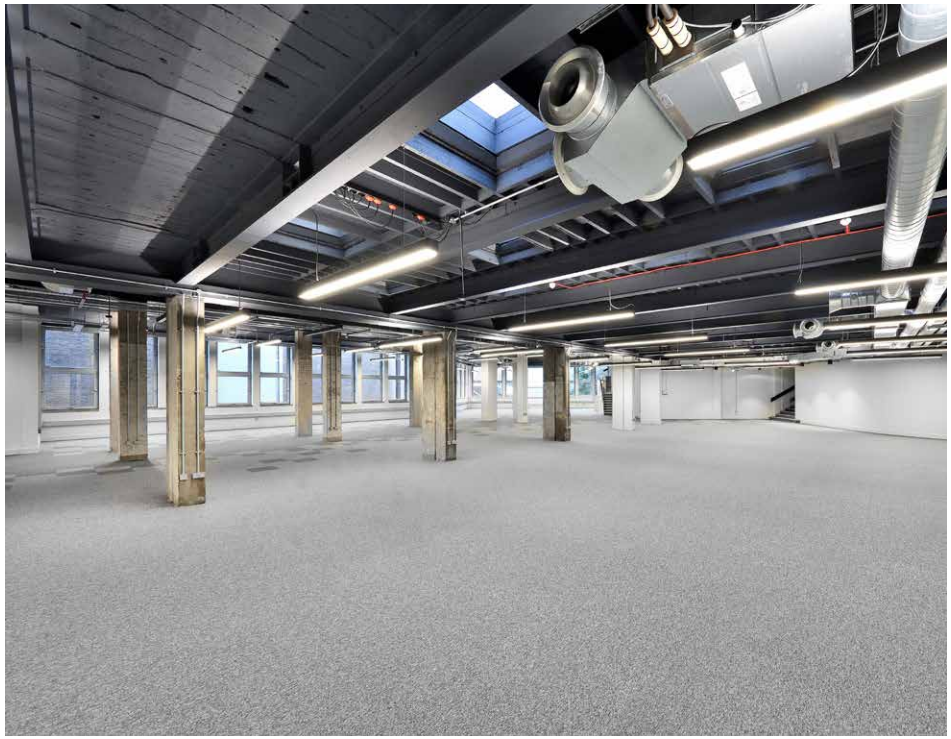
9,147 sqft of stripped back contemporary office design in Edinburgh's most vibrant business community.

FLOOR PLAN











AFFORDABLE SPACE IN THE HEART OF THE CITY

EPC

The building has an EPC rating of C.

LEASE TERMS

The premises are available on internal repairing and insuring sub-lease terms. Further information is available from the joint letting agents.

RATEABLE VALUE

The premises will require to be reassessed on completion of the refurbishment.

LEGAL COSTS

Each party will be responsible for payment of their own legal costs incurred in any transaction together with any additional Landlord costs as appropriate. In the normal manner, the sub-tenant will be responsible for LBTT, registration dues and subsequent memoranda and VAT.

TAKE A WALK AROUND

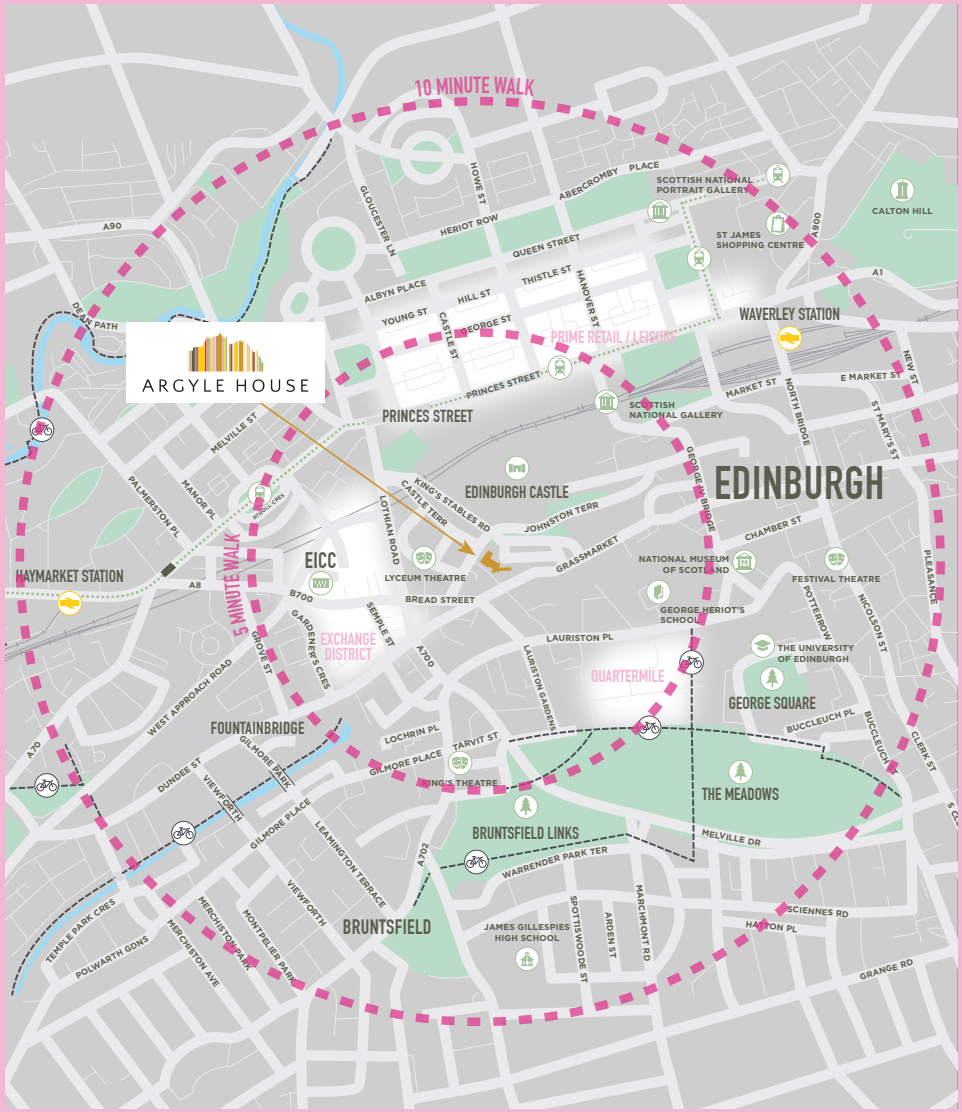
Contact the agents to appreciate this unique space and experience the energy of the building and its workforce:

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