



MAINPOINT

102 Westport Edinburgh
EH3 9DN

6,500 SQ FT OF HIGH
QUALITY OFFICE SPACE

SPECTACULAR CASTLE VIEWS

PROMINENT CENTRAL
EDINBURGH LOCATION



getting to the point

Mainpoint is located in an area that delivers every amenity you'll ever need. In the immediate vicinity lies the buzzing Grassmarket and Edinburgh Castle, helping to create one of the city's most vibrant destinations.

Home to quirky bars and restaurants, antiquarian bookshops and numerous theatres, cinemas and Edinburgh College of Art, it's an area that's not only perfect for business, it delivers a mean cultural punch.



Amenities

- 01 Greek Artisan Pastries
- 02 Lovecrumbs
- 03 Peppers Cafe & Sandwich Bar
- 04 Timberyard
- 05 Dragonfly
- 06 Kanpai Sushi
- 07 Filmhouse Cinema
- 08 Usher Hall
- 09 Traverse Theatre
- 10 One Spa
- 11 Edinburgh International Conference Centre
- 12 Bread Meats Bread

Your Neighbours

- 01 Mainpoint / ERM / Paypal / Flexitricity / Audit Scotland / NHS
- 02 Edinburgh College of Art
- 03 Codebase / Edinburgh University
- 04 BNY Mellon
- 05 KPMG / CMS Cameron McKenna
- 06 Burness Paull
- 07 Phoenix Insurance
- 08 FanDuel / Bute Energy / Skyscanner
- 09 Crown Estate / Scotch Whisky Association
- 10 Lloyds Banking Group
- 11 Turcan Connell
- 12 Scottish Widows HQ / Lloyds



specification



Impressive double height reception and waiting area



Stunning Edinburgh Castle views



150mm full access raised floor



2.75m floor to ceiling height



Metal tiled suspended ceiling



VRF heating and cooling system



BREEAM 'Very Good' rating and EPC 'B' rating



Secure bike racks available



3 x 13 person high speed passenger lifts



Open plan floor plates designed to a 1.5m space planning grid



Male and female toilets, disabled toilet facilities on all floors



Shower facilities on all office floors



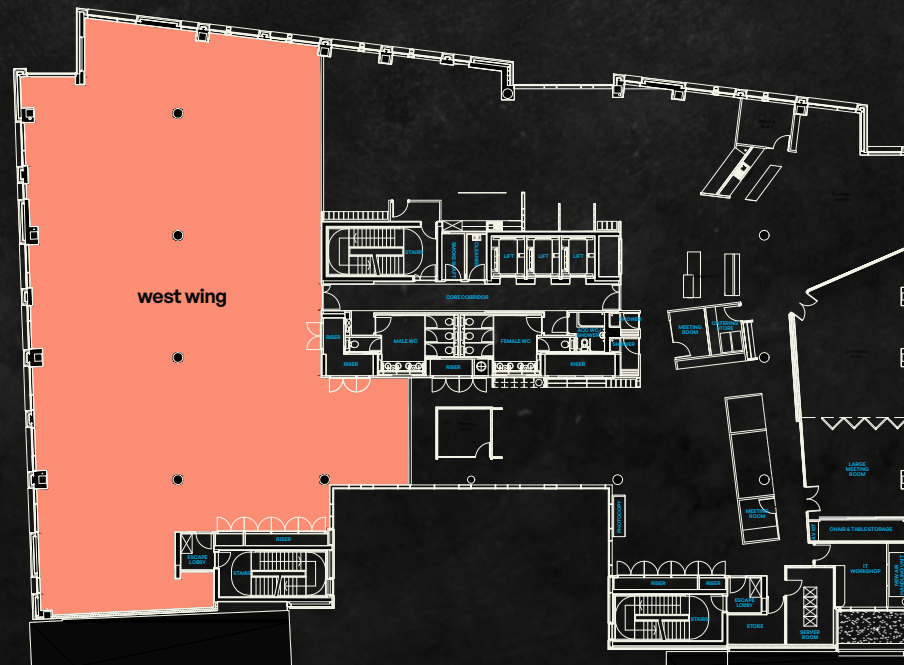
2 secure car parking spaces available



On site commissionaire/building manager

accommodation

Floor	Sq Ft	Sq M
4th – west wing	6,500	604



An example of the castle views from Mainpoint

travel times



Bike

Secure bike racks available onsite.



Train

Haymarket Train Station: 13 mins walk
Waverley Train Station: 16 mins walk

London King's Cross is accessible in just over 4 hours from Waverley Station.



Bus Stop

Mainpoint is served by numerous bus routes with stops located just outside the building.



Car

Along with the 2 private car parking spaces remaining at Mainpoint, there is excellent public car parking provision in the surrounding area.

Edinburgh Quay:	46 spaces
Scottish Windows, Semple Street:	198 spaces
Princes Exchange, Riego Street:	175 spaces
Castle Terrace:	750 spaces
Quartermile:	255 spaces
Sheraton Grand Hotel:	120 spaces



Tram

Princes Street Tram Stop:	13 mins walk
West End Tram Stop:	11 mins walk
Haymarket Tram Stop:	14 mins walk

Edinburgh Airport can be reached in 20 minutes by tram.



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