



GREENSIDE HOUSE

25 GREENSIDE PLACE
EDINBURGH | EH1 3AA

COMING SOON TO LET:
700 – 11,000 SQ FT OF HIGH QUALITY,
REFURBISHED OFFICE SPACE OVER 1ST
TO 4TH FLOORS

OVERVIEW:

Greenside House is prominently located in Edinburgh city centre's vibrant east end, with unparalleled surrounding amenities and exceptional transport links right on the doorstep.


The property benefits from generous floor to ceiling heights and fantastic levels of natural daylight, as well as stunning views towards Fife from the upper floors. Refurbishment of the suites and common areas will commence shortly to provide modern open-plan office accommodation available either in part or whole floors to suit.

SPECIFICATION:

- Attractive, Grade B listed building
- Exposed ceilings, giving a contemporary defurbished look
- New shower & changing facilities
- Secure "in building" bicycle storage
- New LED lighting throughout
- Refurbished WCs
- New cabling
- Raised access floors
- New carpets throughout

SCHEDULE OF AREAS (SQ FT):

	East Suite	West Suite	Whole Floor
4 th Floor	862	702	1,564
3 rd Floor	1,232	1,512	2,744
2 nd Floor	1,523	1,796	3,319
1 st Floor	2,117	1,482	3,599
			11,226



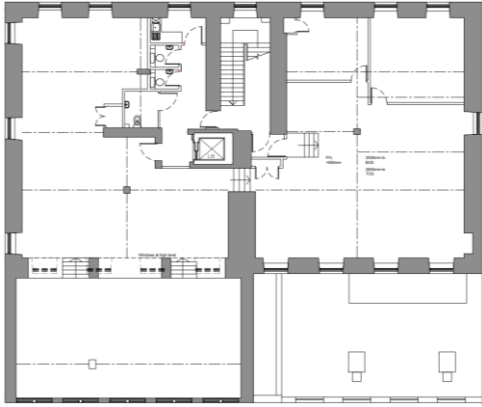
St James Quarter
(Over 850,000 sq ft of retail,
food and leisure space)

Picardy Place
Tram Stop

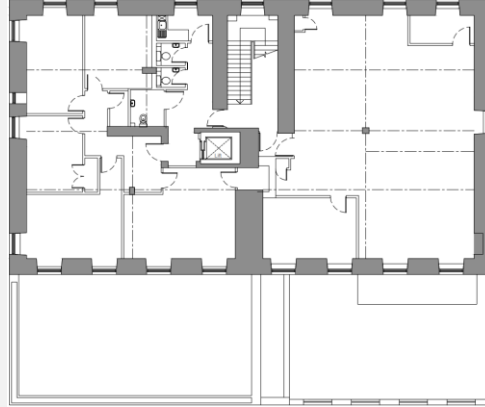
TRAVEL TIME BY TRAM:

- West End – 9 minutes
- Edinburgh Park – 25 minutes
- Edinburgh Airport – 40 minutes
- The Shore – 10 minutes

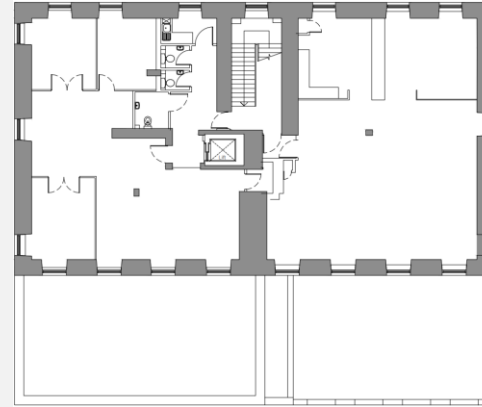
INDICATIVE FLOORPLANS:



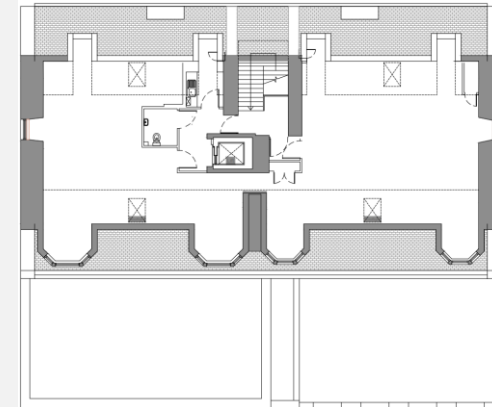
Existing 1st Floor



Existing 2nd Floor



Existing 3rd Floor



Existing 4th Floor



VIEWING & FURTHER INFORMATION:

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