



**MAINPOINT**

102 Westport Edinburgh  
EH3 9DN

6,670 SQ FT OF HIGH QUALITY  
GRADE A 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 Ofcom / 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 'A' 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 and a drying room on the ground floor



2 secure car parking spaces available together with communal EV chargers

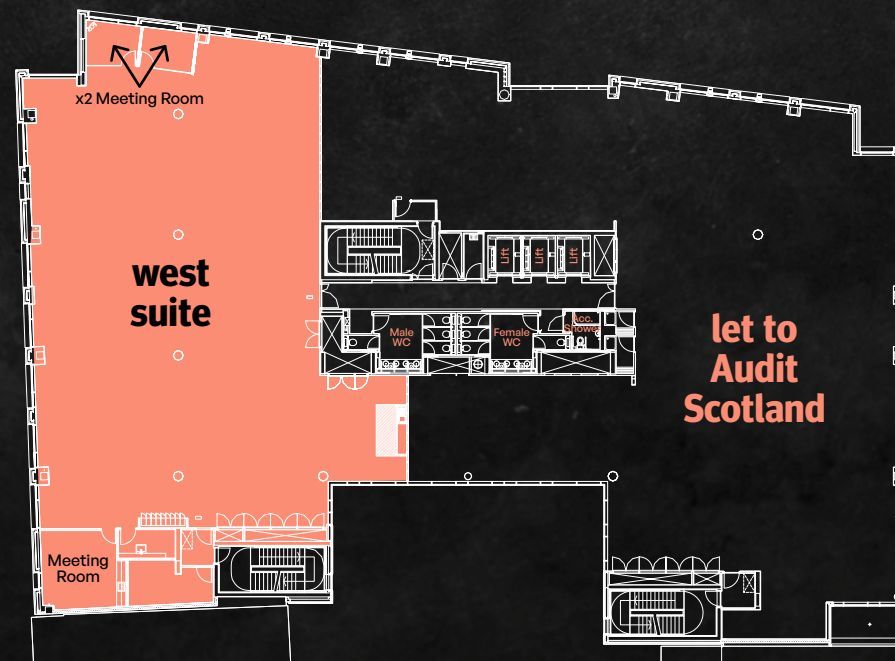


On site commissionaire/building manager



# accommodation

Floor	sq ft	sq m
4th – west wing	6,670	620



let to Audit Scotland

The 4th floor West Suite does benefit from some existing fit out to include three meeting rooms and a kitchen area.





# 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, Sempie 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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0131 202 1880

Nick White  
nick@cuthbertwhite.com  
07786 171 266

James Metcalfe  
james@cuthbertwhite.com  
07786 623 282

# EYCO

0131 226 2641

Amy Matteo  
amatteo@eyco.co.uk  
07873 116 816

Neil McConnachie  
nmconnachie@eyco.co.uk  
07818 062 736

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