

# think big.



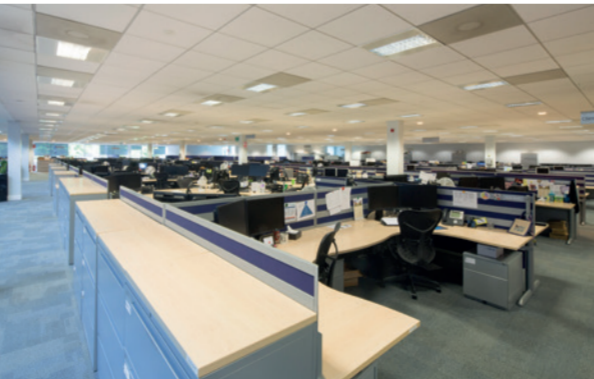
FIVE TWO FIVE  
FERRY ROAD  
EDINBURGH

# the largest available office space in Edinburgh

110,000 sq ft

Outstanding headquarters opportunity

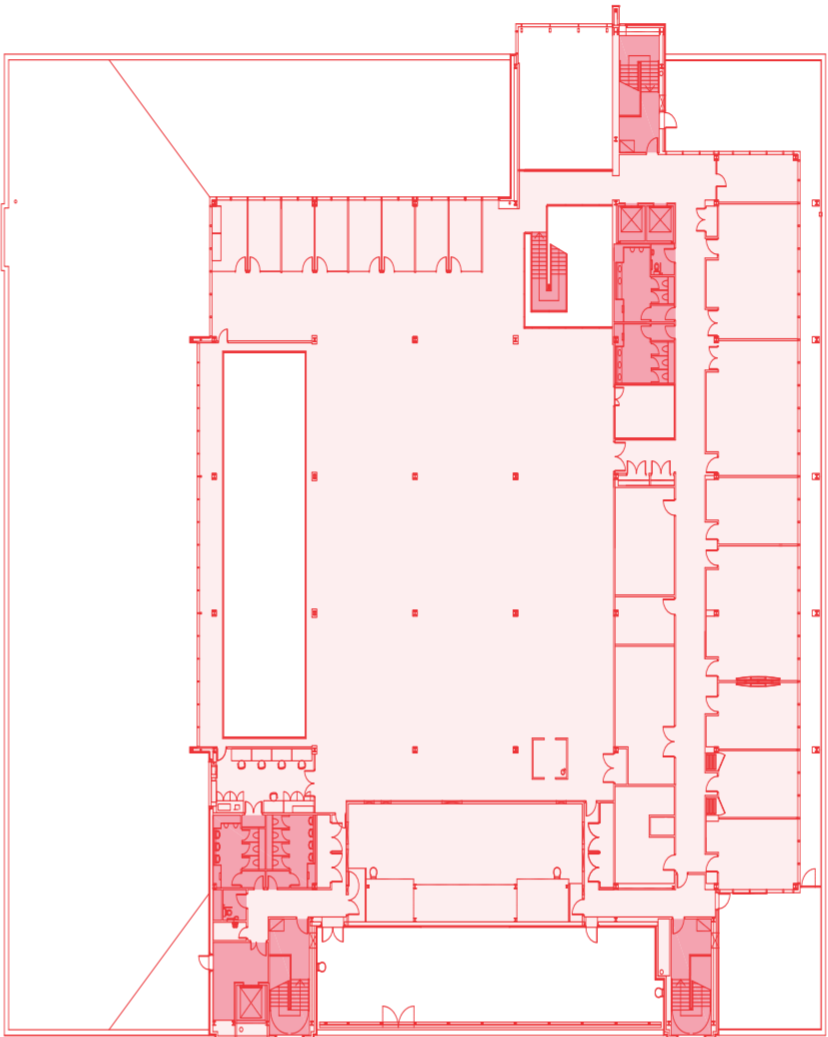
- Highly flexible large open plan floor plates – some of the largest in Edinburgh
- Existing occupier fit out could be made available including staff restaurant, meeting rooms etc.
- Panoramic views from upper floors
- Excellent car parking ratio (1:500 sq ft) 218 spaces (Basement 93 spaces and Surface 125 spaces)
- Cycle racks, showers and lockers
- High profile building
- Prominent position on main arterial route
- Option to secure 60,000 sq ft
- Competitive rent and incentive packages
- Basement storage
- Retail and leisure facilities close by
- Excellent bus links



## Accommodation

The accommodation is arranged over ground, 1st and 2nd floors and provides occupiers with a range of different floor combinations and sizes, together with generous on-site car parking.

### 2nd Floor

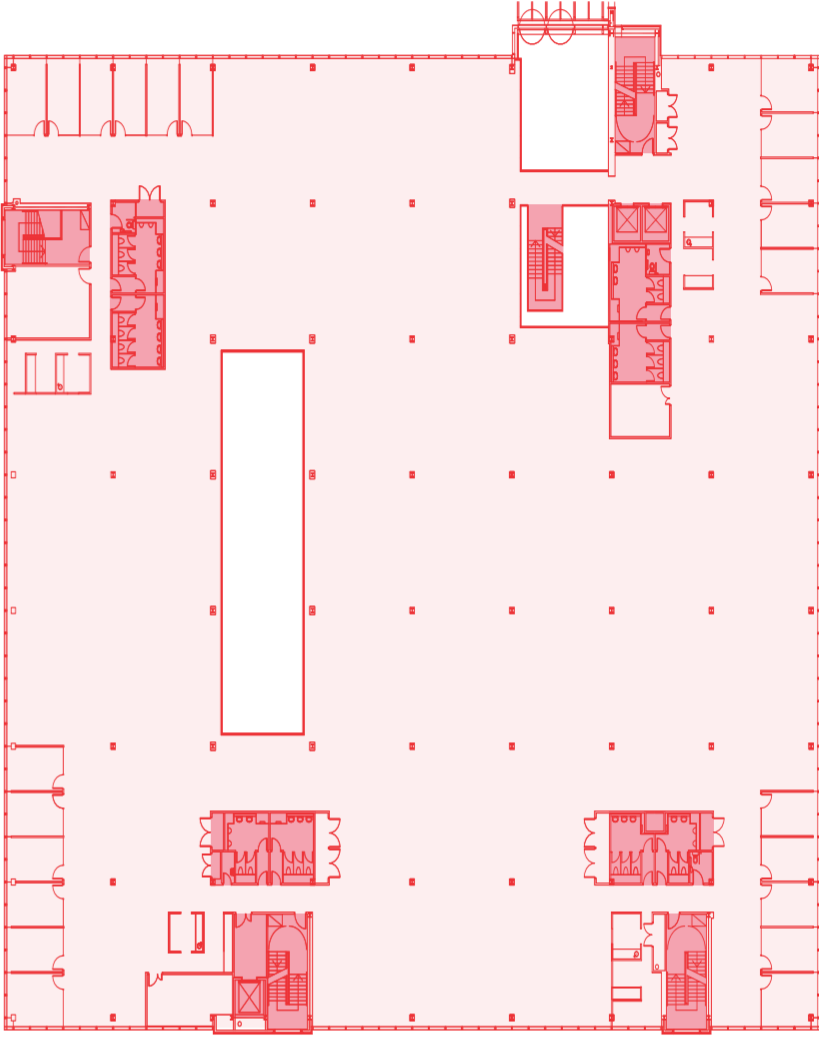


### Ground Floor



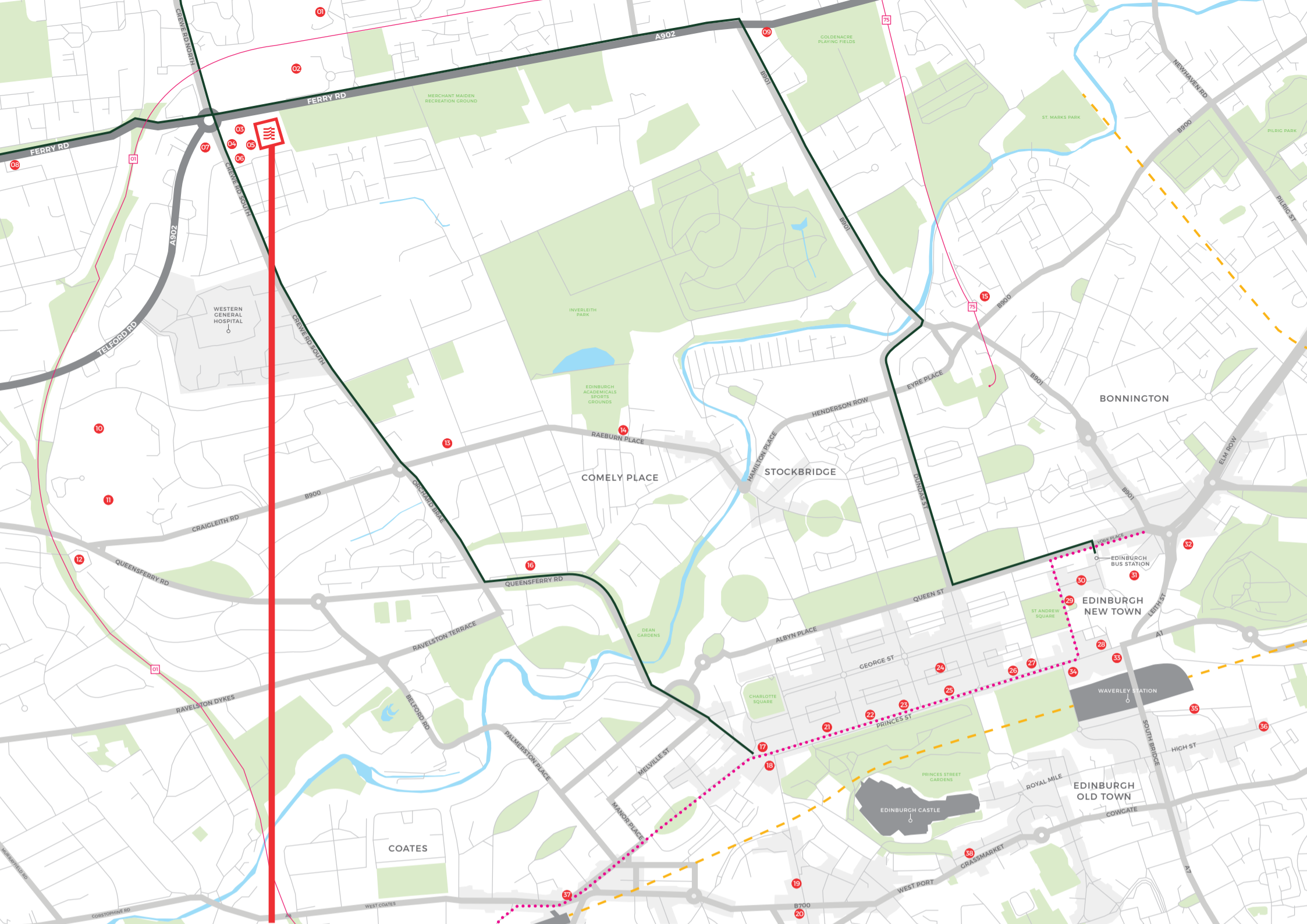
FLOOR	SQ FT	SQ M
2nd	19,680	1,828
1st	42,150	3,916
Ground	45,620	4,238
Ground (Reception)	1,703	158
TOTAL	109,153	10,140

### 1st Floor



### Basement





**FIVE TWO FIVE  
FERRY ROAD  
EDINBURGH**

## Amenities

- |    |                                 |    |                           |    |                                    |
|----|---------------------------------|----|---------------------------|----|------------------------------------|
| 01 | ANSLIE PARK LEISURE CENTRE      | 16 | TRAVELODGE LEARMONTH      | 31 | EDINBURGH ST JAMES SHOPPING CENTRE |
| 02 | MORRISONS                       | 17 | HOUSE OF FRASER           | 32 | OMNI CENTRE                        |
| 03 | VILLAGE GYM EDINBURGH           | 18 | WALDORF ASTORIA EDINBURGH | 33 | THE BALMORAL                       |
| 04 | VILLAGE HOTEL EDINBURGH         | 19 | FILMHOUSE                 | 34 | WAVERLEY MALL SHOPPING CENTRE      |
| 05 | VERVE GRILL                     | 20 | ODEON CINEMA              | 35 | THE ARCHES                         |
| 06 | STARBUCKS                       | 21 | PREMIER INN EDINBURGH     | 36 | ADACIO APARTHOTEL                  |
| 07 | SHELL GARAGE                    | 22 | DEBENHAMS                 | 37 | TUNE HOTEL                         |
| 08 | DOMINO'S PIZZA                  | 23 | BOOTS                     | 38 | THE GRASSMARKET                    |
| 09 | SPIERS BAR                      | 24 | ASSEMBLY ROOMS            |    |                                    |
| 10 | CRAIGLEITH RETAIL PARK          | 25 | H&M                       |    |                                    |
| 11 | SAINSBURY'S                     | 26 | MARKS & SPENCER           |    |                                    |
| 12 | HOLIDAY INN EDINBURGH CITY WEST | 27 | JENNERS                   |    |                                    |
| 13 | WAITROSE                        | 28 | APPLE                     |    |                                    |
| 14 | THE RAEBURN HOTEL               | 29 | HARVEY NICHOLS            |    |                                    |
| 15 | TESCO                           | 30 | MULTREES WALK             |    |                                    |

- Major Bus Route
- - - National Cycle Route (NCR)
- Railway
- .... Tram Route

## Lease Terms

The accommodation is available to lease on new full repairing and insuring lease terms, for a period to be agreed.

## Viewing

For further information, please contact:

 **JLL**  
0131 225 8344

 **Cuthbert White**  
Property Consultants  
0131 202 1880

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