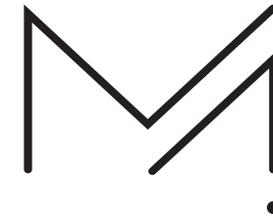


**6,106 sq ft of superb
Grade A space in the
city centre close to the
popular Quartermile
and Exchange Districts**

Stunning castle views



MAINPOINT

**102 Westport Edinburgh
EH3 9DN**



getting to the point

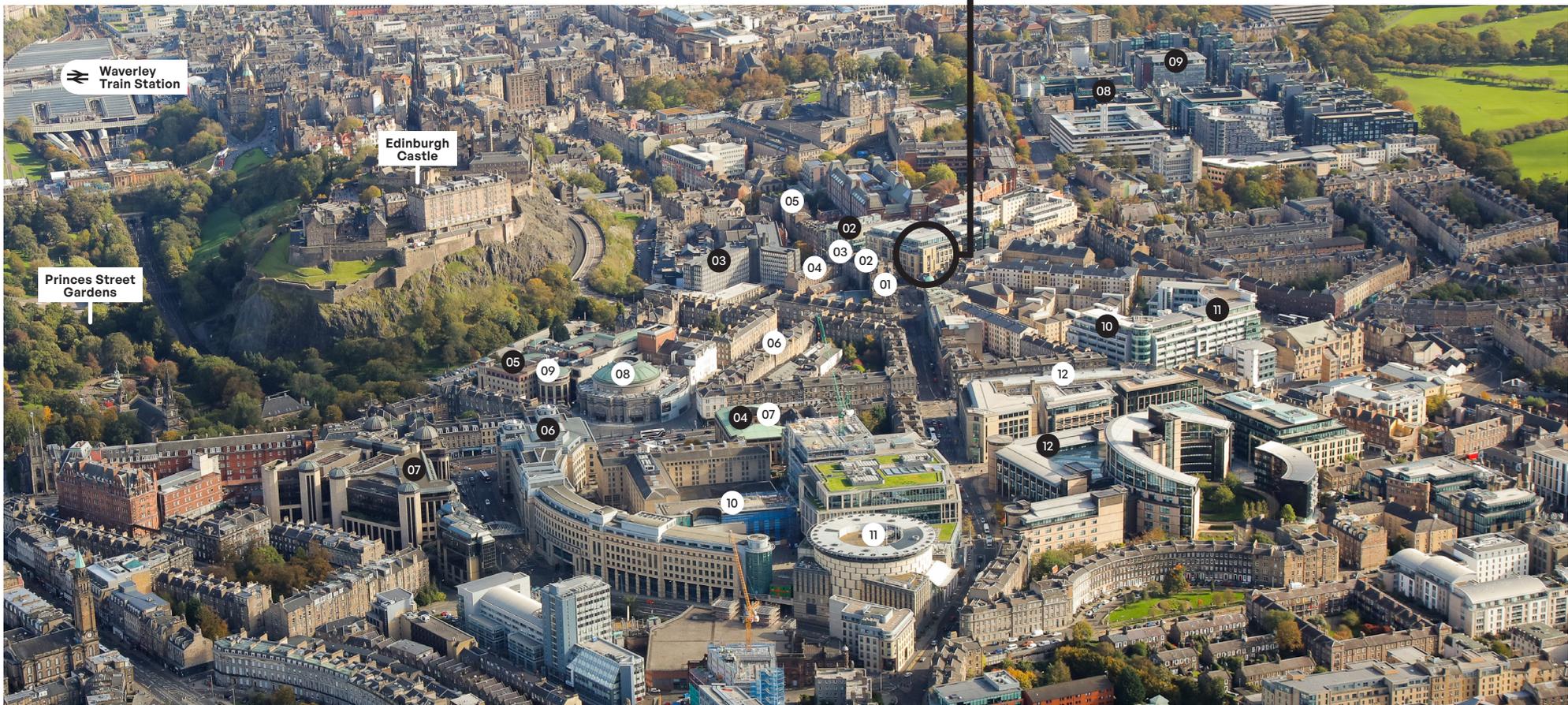
Mainpoint is located in an area that delivers every amenity you'll ever need. In the immediate vicinity lies the buzzing Grassmarket and Edinburgh Castle, helping to create one of the city's most vibrant destinations. Home to quirky bars and restaurants, antiquarian bookshops and numerous theatres, cinemas and Edinburgh College of Art, it's an area that's not only perfect for business, it delivers a mean cultural punch.

Amenities

- 01 Taza in Town
- 02 Lovecrumbs
- 03 Peppers Cafe & Sandwich Bar
- 04 Timberyard
- 05 Dragonfly
- 06 Kanpai
- 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 Deloitte / KPMG / CMS Cameron McKenna
- 06 Cairn Energy / Burness Paull
- 07 Standard Life HQ
- 08 FanDuel / Dentons / Investec / Skyscanner
- 09 Morton Fraser / Epic Games / Scotch Whisky Association
- 10 Lloyds Banking Group
- 11 7IM / Turcan Connell
- 12 Scottish Widows HQ





specification



Impressive double height reception and waiting area



'Very good' BREEAM rating and EPC rating B



Secure bike racks available



Stunning Castle views



3 x 13 person high speed passenger lifts



On site commissionaire/ building manager



150mm full access raised floor



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



2.75m floor to ceiling height



Male and female toilets, disabled toilet facilities on all floors



Metal tiled suspended ceiling



Shower facilities on all office floors



VRF heating and cooling system

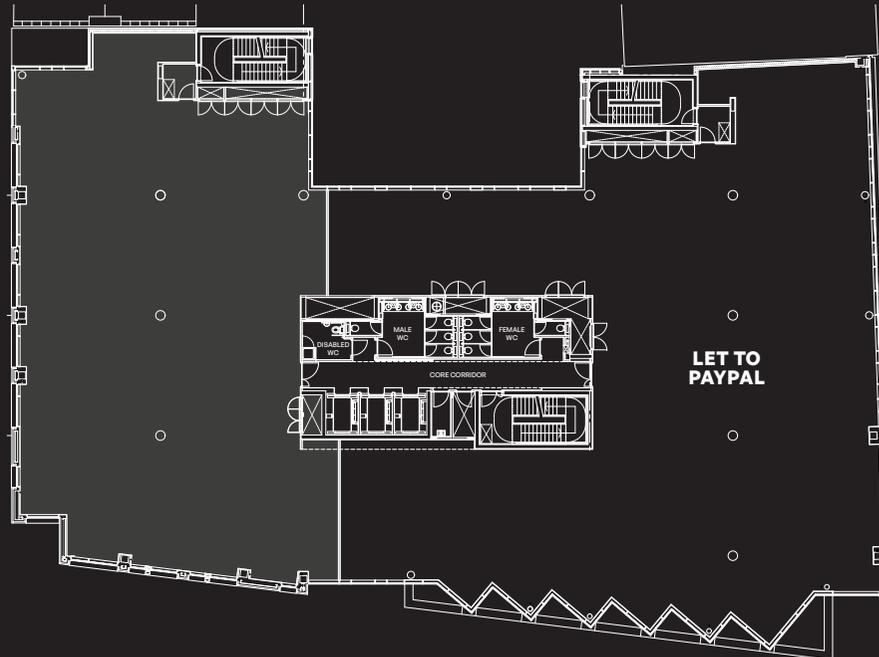


2 secure car parking spaces available

accommodation

Floor	Sq Ft	Sq M
5th	6,106	567

floor plan



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, Sempole 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.



contact

For further information, please contact the joint letting agents:



CHARTERED SURVEYORS

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