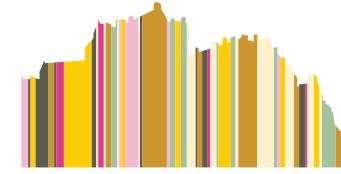


**2,700 - 9,297 SQFT**  
OF OPEN-PLAN, CONTEMPORARY OFFICE SPACE



**ARGYLE HOUSE**





## A PERFECT CITY CENTRE LOCATION

Argyle House lies at the heart of Edinburgh city centre, surrounded by fantastic services and amenities. It is highly accessible for staff and visitors, just a few minutes walk from Princes Street. It is situated halfway between Waverley and Haymarket railway stations and is well served by the local bus and tram network.



### OCCUPIERS

- (A) Moody's, JLL, Ryden, Colliers, Sofant Technologies, N-Able, Amazon, Dukosi, User Testing
- (B) Burness Paul LLP, Vento Ludens, Capricorn Energy
- (C) Brewin Dolphin, PwC, IBM, Henderson Global Investors
- (D) The Bank of New York Mellon
- (E) CMS, KPMG
- (F) Franklin Templeton Investments
- (G) Scottish Widows
- (H) Lloyds Banking Group, Slater and Gordon Lawyers, Alexander Sloan, Tayburn
- (I) Ørsted, Space Solutions, Bellrock Offshore Wind
- (J) BTO, STV, Free Agent, Apple, Bloomberg, Saffery Champness
- (K) IFS assyst, Nikko Asset Management, Sweco UK
- (L) Lloyds Banking Group
- (M) Financial Conduct Authority
- (N) Lloyds Banking Group, Turcan Connell
- (O) NHS, Zettle, Scott Logic, Quayle Munro

### AMENITIES

- 1 EICC
- 2 One Spa
- 3 One Square Restaurant
- 4 Sheraton Grand Hotel
- 5 All Bar One
- 6 Lyceum Theatre
- 7 Usher Hall
- 8 NCP Castle Terrace
- 9 Odeon Cinema
- 10 Edinburgh Castle

### STREETS

- 1 George Street
- 2 Princes Street
- 3 Lothian Road
- 4 Morrison Street
- 5 Castle Terrace
- 6 Semple Street
- 7 Fountainbridge

### TRANSPORT

- 1 Tram Stop
- 2 Waverley Station



## WELCOME TO ARGYLE HOUSE

### ALL THE TOYS YOU NEED ON LEVEL C

New heating and air cooling system

New Cat 6 compatible perimeter trunking including power cabling and outlets

New LED suspended lighting

New fire alarm system

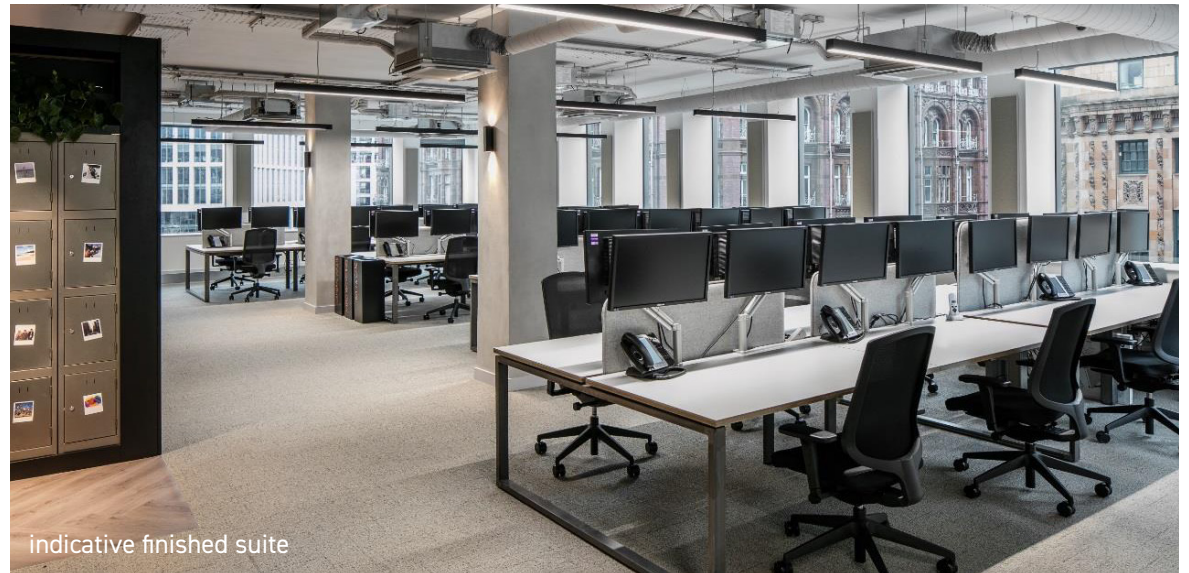
Fully carpeted

Generous floor to ceiling heights

Exposed concrete finishes

Car parking spaces available under the building at additional cost

Cost effective occupational costs



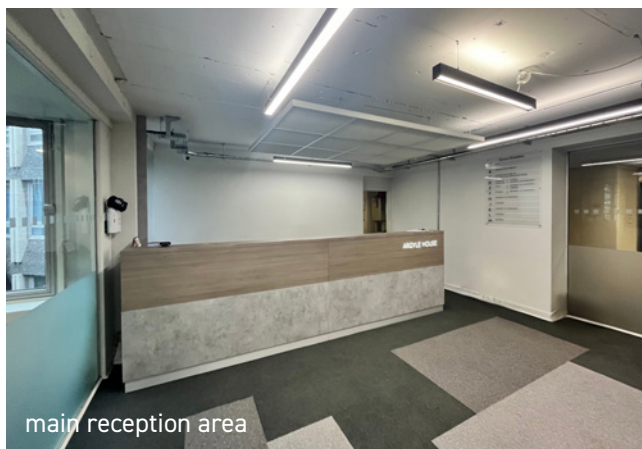
indicative finished suite

### REDEFINING SPACE

2,700 - 9,297 sq ft office space available to let in Edinburgh's most vibrant business community. A self-contained suite of 20,281 sqft suitable for storage space is also available.



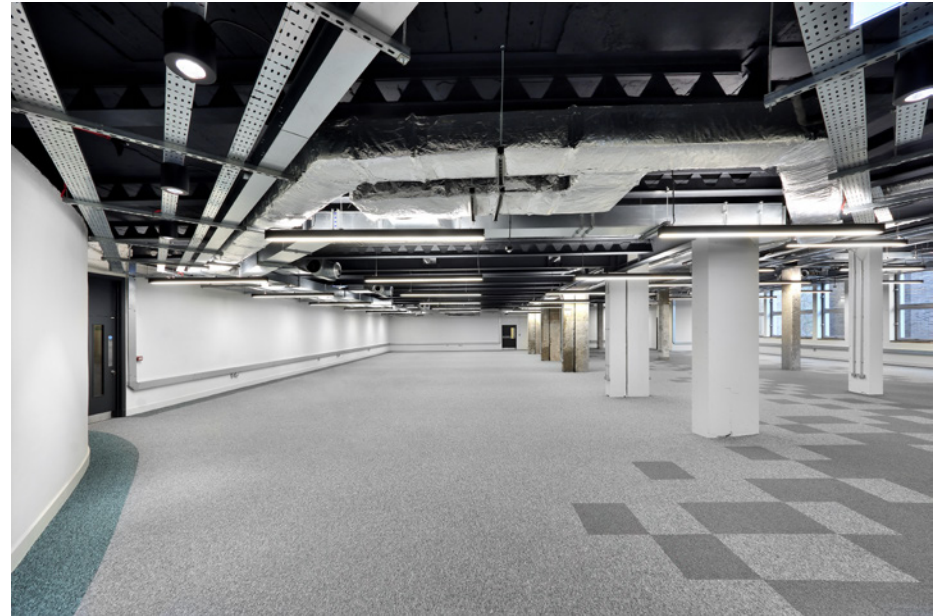
main reception area



main reception area



# LEVEL C

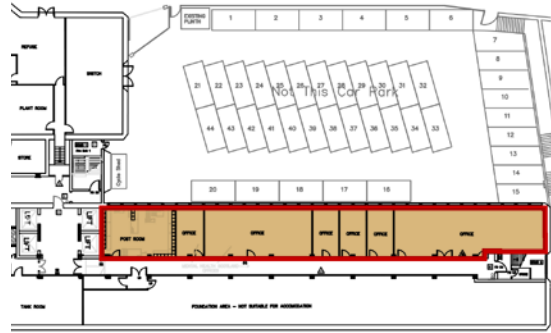


## AVAILABILITY

### LEVEL A

Fourth Basement Floor

3,581 SQ FT



- Existing fitout
- Fully carpeted
- Self-contained tea prep facilities within the suite
- Openable windows

### LEVEL E

Ground Floor

2,685 SQ FT



- Existing fitout
- Ground floor entrance beside main reception
- Openable windows
- Fully carpeted
- Self-contained tea prep facilities within the suite

### LEVEL C

Second Basement Floor

3,031 SQ FT



- Exposed concrete finishes
- New heating and cooling system
- New LED suspended lighting
- Generous floor to ceiling height
- Fully carpeted

# AFFORDABLE SPACE IN THE HEART OF THE CITY

## EPC

The building has an EPC rating of D.

## LEASE TERMS

The premises are available on internal repairing and insuring sub-lease terms. Further information is available from the joint letting agents.

## RATEABLE VALUE

The premises will require to be reassessed on occupation.

## LEGAL COSTS

Each party will be responsible for payment of their own legal costs incurred in any transaction together with any additional Landlord costs as appropriate. In the normal manner, the sub-tenant will be responsible for LBTT, registration dues and subsequent memoranda and VAT.

## TAKE A WALK AROUND

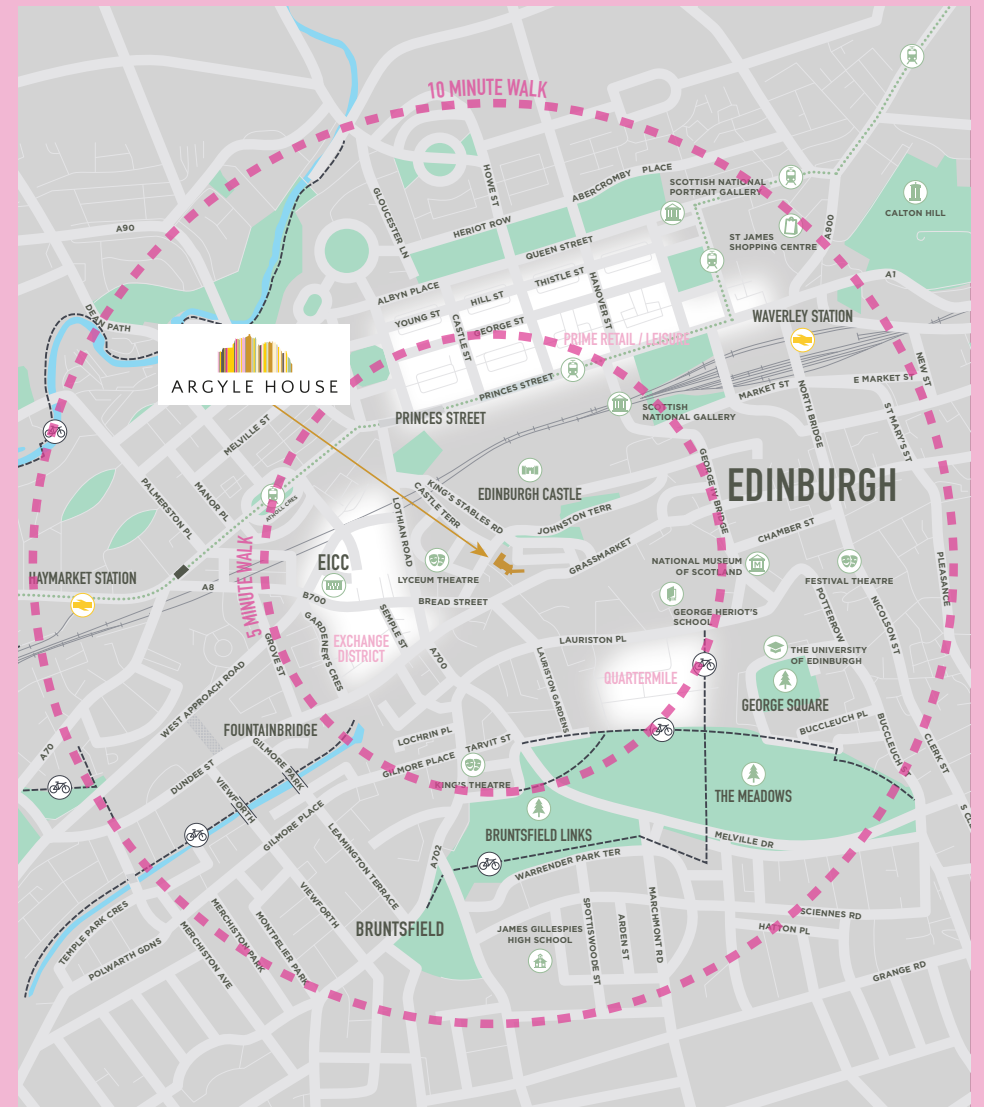
Contact the agents to appreciate this unique space and experience the energy of the building and its workforce:

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**James Metcalfe**  
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