

**LAST SUITE
REMAINING**

562 SQ FT

excelHOUSE
EDINBURGH



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Striking Contemporary Grade A office space

2nd Floor / Excel House / Semple Street / Edinburgh / EH3 8BF

- ✦ Prime office location
- ✦ Within 5 minutes walk of Haymarket transport hub offering rail and tram connections
- ✦ Over 15 bus routes on the doorstep
- ✦ Surrounded by excellent staff amenities including restaurants, coffee shops, sandwich bars and convenience shopping
- ✦ Efficient open plan space
- ✦ Value for money
- ✦ Flexible lease terms

...ticking all the boxes

Highly Flexible

light filled space

DESCRIPTION

Excel House is situated on Semple Street, within the Exchange District, Edinburgh’s financial heart. The location offers superb transport facilities for staff and is surrounded by ample local facilities and amenities.

Edinburgh’s Haymarket transport hub is only 5 minutes walk away, offering access to both rail and the new tram service which offers fast and easy access to Edinburgh Airport. There are multiple bus routes on Lothian Road and Morrison Street serving the whole city.

GRADE A SPECIFICATION

- Generous manned reception (07:15 to 20:15)
- CCTV covering all external areas
- Full lift access (2 x 10 person lifts)
- Metal raised access floor with 200mm clear void
- 4 pipe fan coil air conditioning system
- Metal suspended ceiling with recessed lighting
- Full height glazing
- Recently refurbished and available for immediate entry
- 1 parking space available
- NCP car park with 203 spaces across the road
- Secure cycle storage



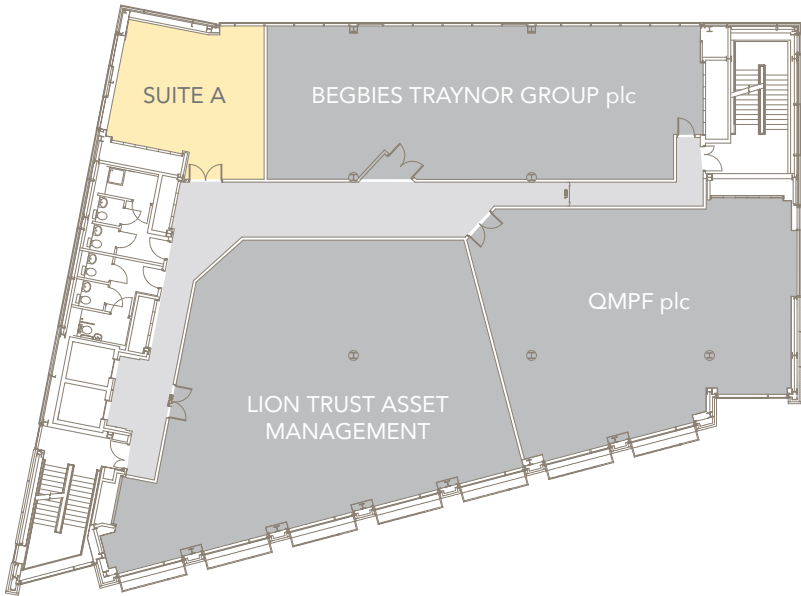
view of second floor



view of reception



view of second floor



ACCOMMODATION

The following office accommodation is available:

Suite A 562 sq ft (52 sq m)

OCCUPIERS IN THE BUILDING

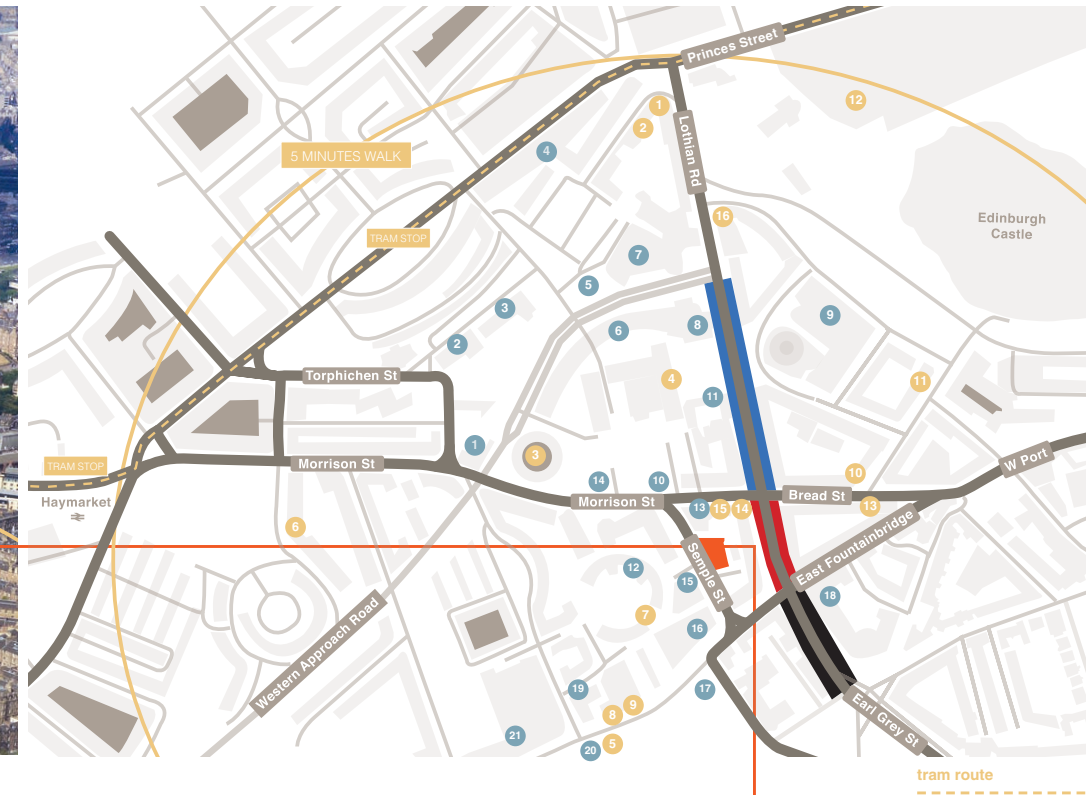
MACROBERTS

Begbies Traynor Group plc

T S B

LIONTRUST

QMPF



Exceptional Connectivity

first class amenities & superb neighbours

- ## ● NEIGHBOURING OCCUPIERS

- | | | | |
|----------------------------|---------------------|-----------------------------|--------------------------|
| 1. Regus | 7. Standard Life HQ | 11. Bank of New York Mellon | 17. McClure Naismith |
| 2. HBJ Gateley | 8. Burness Paull | 12. Scottish Widows HQ | 18. Lloyds Banking Group |
| Royal Bank of Canada | 9. Martin Currie | 13. Franklin Templeton | 19. Biggart Baillie |
| 3. Lindsays | KPMG | 14. PWC | Towers Watson |
| Hudson | Deloitte | Brewin Dolphin | 20. Saffrey Champness |
| Mott MacDonald | CMS Cameron McKenna | Green Investment Bank | Baker Tilly |
| 4. DLA Piper | ACH Shoosmiths | AON | Companies House |
| 5. Anderson Strathern | Dunedin Capital | Ernst & Young | 21. Lloyds Banking Group |
| 6. Shepherd and Wedderburn | Close Brothers | 15. Wood Mackenzie | |
| Grant Thornton | 10. Aberdeen Asset | i2 Offices | |
| Moody's | Management | 16. Hymans Robertson | |
| Faculty of Actuaries | | BlackRock | |

● AMENITIES / TRANSPORT

- | | | | |
|---|-------------------|---------------------------------|------------------|
| 1. Caledonian - a Waldorf Astoria Hotel | 5. Edinburgh Quay | 10. Healthy Life Centre | 14. Odeon Cinema |
| 2. Galvin Brasserie De Luxe | 6. Premier Inn | 11. Castle Terrace Restaurant | 15. Sainsbury's |
| 3. EICC | 7. Mint Café | 12. Princes Street Gardens | 16. Wagamama |
| 4. One Spa/Sheraton | 8. Loudons | 13. Double Tree by Hilton Hotel | |
| 9. Burger | | | |

- | | | | |
|--|--|---|---|
| <ul style="list-style-type: none"> Philpotts Hanging Bar Greggs Scotmid Croma Iceland Timpsons ATM | <ul style="list-style-type: none"> Boots Tesco Co-operative Baguette Express Costa ATM | <ul style="list-style-type: none"> Bar Italia Caffè Nero Colletti Nandos Dorito's ATM Shakespeares The Sheraton | <ul style="list-style-type: none"> Usher Hall Traverse Theatre All Bar one |
|--|--|---|---|





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LEASE TERMS

The suite is available to lease on a new Full Repairing and Insuring (FRI) sub-lease until 28th May 2021 from MacRoberts LLP who are the head tenant. Subject to agreement from the landlord we are able to explore longer leases.

ENERGY PERFORMANCE CERTIFICATE

This building has an Energy Performance Rating of E+.

VIEWING & FURTHER INFORMATION

Further information and viewing arrangements can be obtained by contacting the joint letting agents:



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