

TO LET

MODERN OPEN PLAN OFFICE

114 SQM - 484 SQM

(1,231 SQFT - 5,211 SQFT)

GORDON LAMB HOUSE

3 FLOORS AVAILABLE

JACKSON'S CLOSE | EDINBURGH | EH8 8PJ



GORDON LAMB HOUSE

LOCATION

Gordon Lamb House is located in the heart of the established Holyrood area of Edinburgh where major occupiers such as The Scottish Parliament, Rockstar, Citigroup, BBC, University of Edinburgh and the new Waverley Court, Headquarters building for the City of Edinburgh Council are situated.

The area is well served by leisure and retail facilities with the Macdonald Holyrood Hotel and the Holyrood Aparthotel adjacent to the property as well as a wide range of bars, restaurants and cafés such as Pizza Express, Serenity Cafe, Starbucks and Hemma. This is set against the spectacular backdrop of Salisbury Crags and Holyrood Park.

Edinburgh Waverley Rail Station and Edinburgh City Centre Bus Station are both within walking distance from the property and Holyrood is well served by the city's bus network.

The Edinburgh Tram, running from York Place to Edinburgh Airport, makes for additional connectivity.

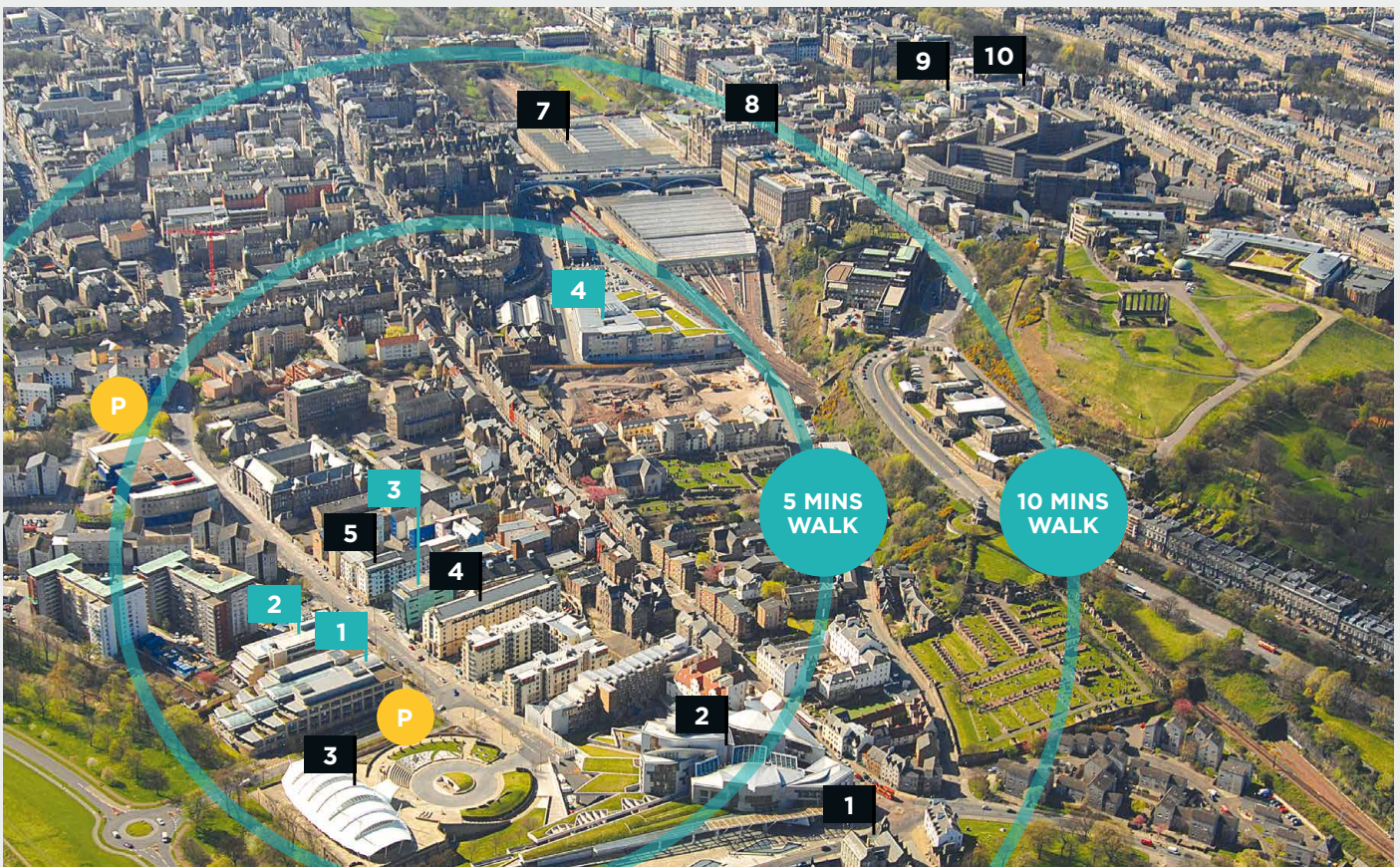
DESCRIPTION

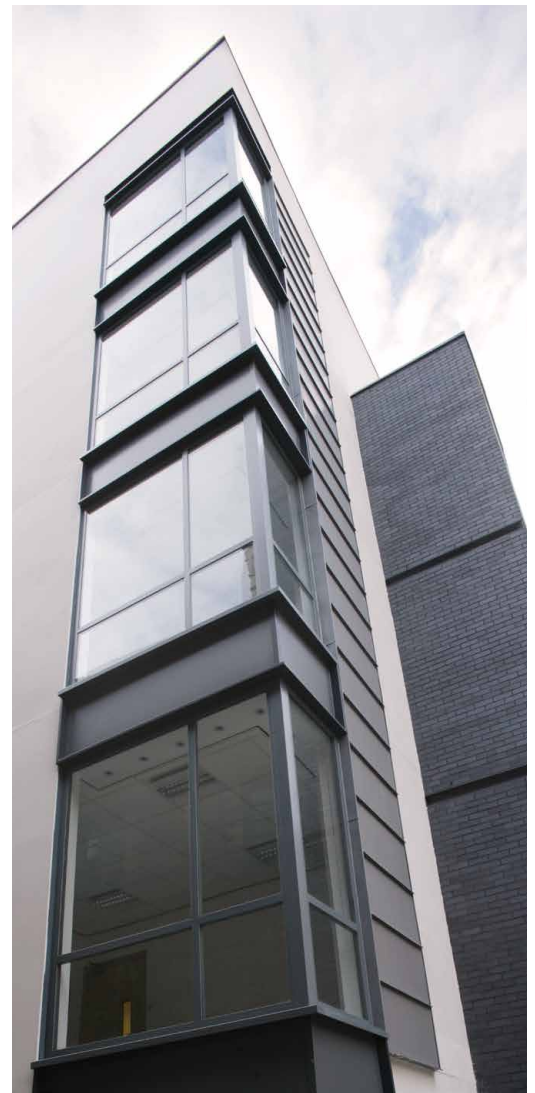
Gordon Lamb House provides good quality open plan office accommodation. The available floors benefit from the following specification:

- Full height glazing along the west elevation
- Dedicated meeting rooms
- Raised access floors with integral floor boxes
- LG3 compliant Category 2 lighting & LED lighting
- Gas central heating
- Male & female WCs and a wheelchair accessible WC and shower
- 9 person passenger lift
- Showers and cycle parking
- 4th floor roof terrace

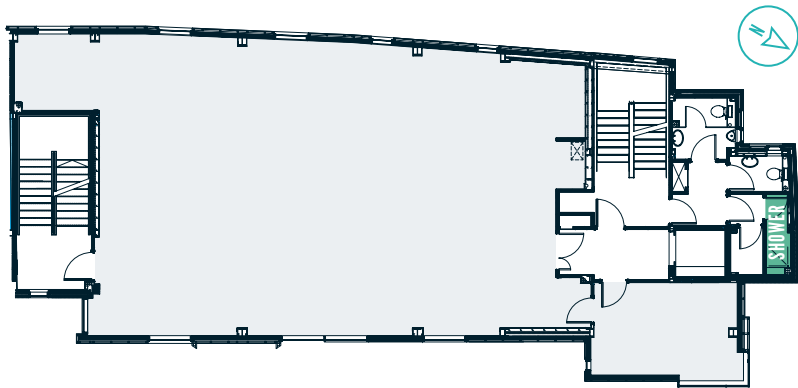
A WIDE RANGE OF BARS, RESTAURANTS AND CAFÉS

1	Holyrood Palace	6	The Royal Mile	1	Rockstar North
2	Scottish Parliament	7	Waverley Rail Station	2	Royal Pharmaceutical Society
3	Dynamic Earth	8	Princes Street	3	BBC & WWF Scotland
4	Macdonald Holyrood Hotel	9	Multrees Walk	4	Edinburgh Council
5	Holyrood Aparthotel	10	Edinburgh Bus Station		

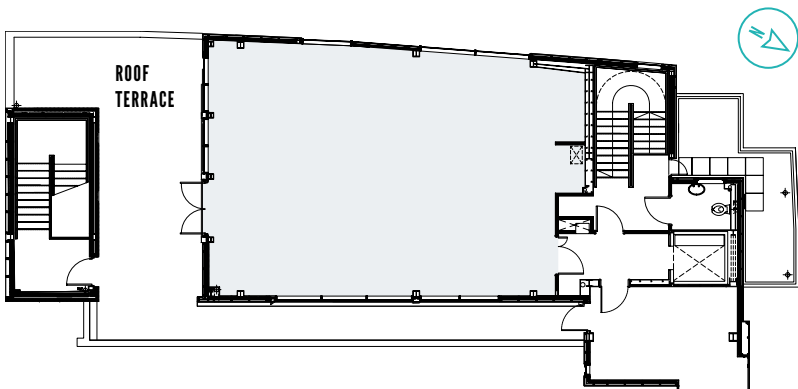




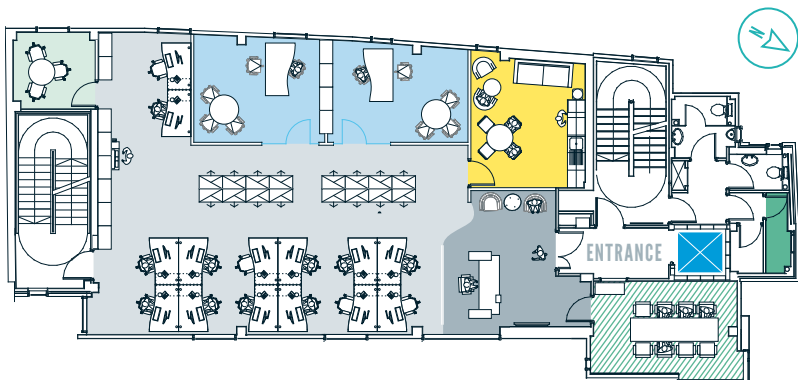
FIRST AND SECOND



FOURTH



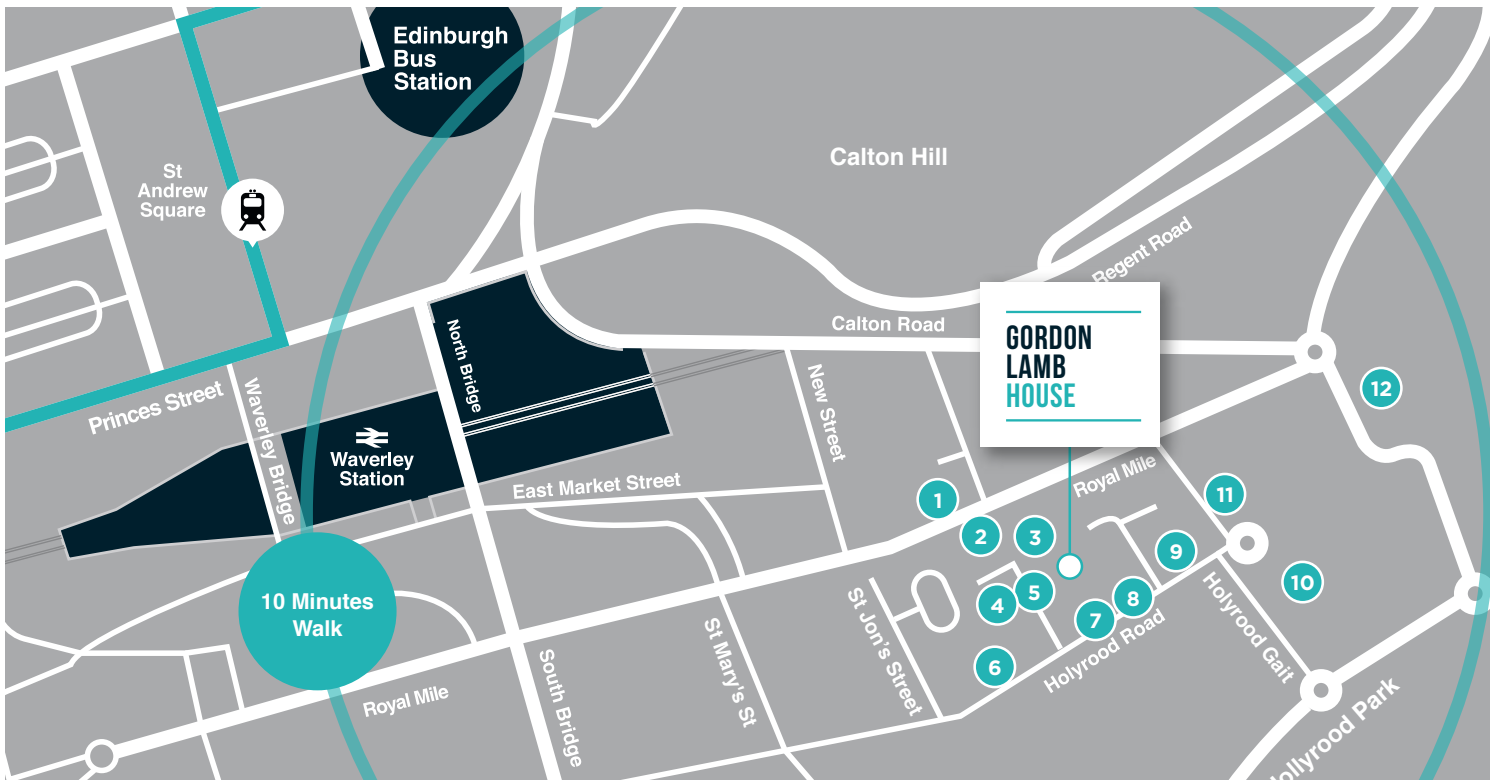
INDICATIVE SPACE PLAN



FLOOR	SQ MT	SQ FT
1st Floor	185.1	1,993
2st Floor	184.5	1,987
4th Floor	114.4	1,231
Total	484	5,211

KEY

- Quiet Room
- Open plan office space
- Oasis
- Office
- ▨ Boardroom
- Shower
- Lift
- Reception



1. Tolbooth Tavern
2. Cafe Vivo
3. Starbucks
4. Holyrood Aparthotel
5. Pizza Express
6. Tesco Express
7. Hemma
8. Macdonald Holyrood Hotel
9. Dreamhouse Apartments
10. Dynamic Earth
11. Scottish Parliament Building
12. Palace of Holyrood



LEASE TERM

The subjects are available to let on a floor by floor basis on new flexible FRI Lease terms.

RENT

On application.

RATES

The suites currently have the following rateable values: **1st Floor:** £38,100 / **2nd Floor:** £38,300 / **4th Floor:** £18,700

EPC

The subjects have an EPC rating of C. A copy of the certificate is available on request.



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