

TO LET

MODERN OPEN PLAN OFFICE

118 SQM - 303 SQM

(1,278 SQFT - 3,271 SQFT)

GORDON LAMB HOUSE

2 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. 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

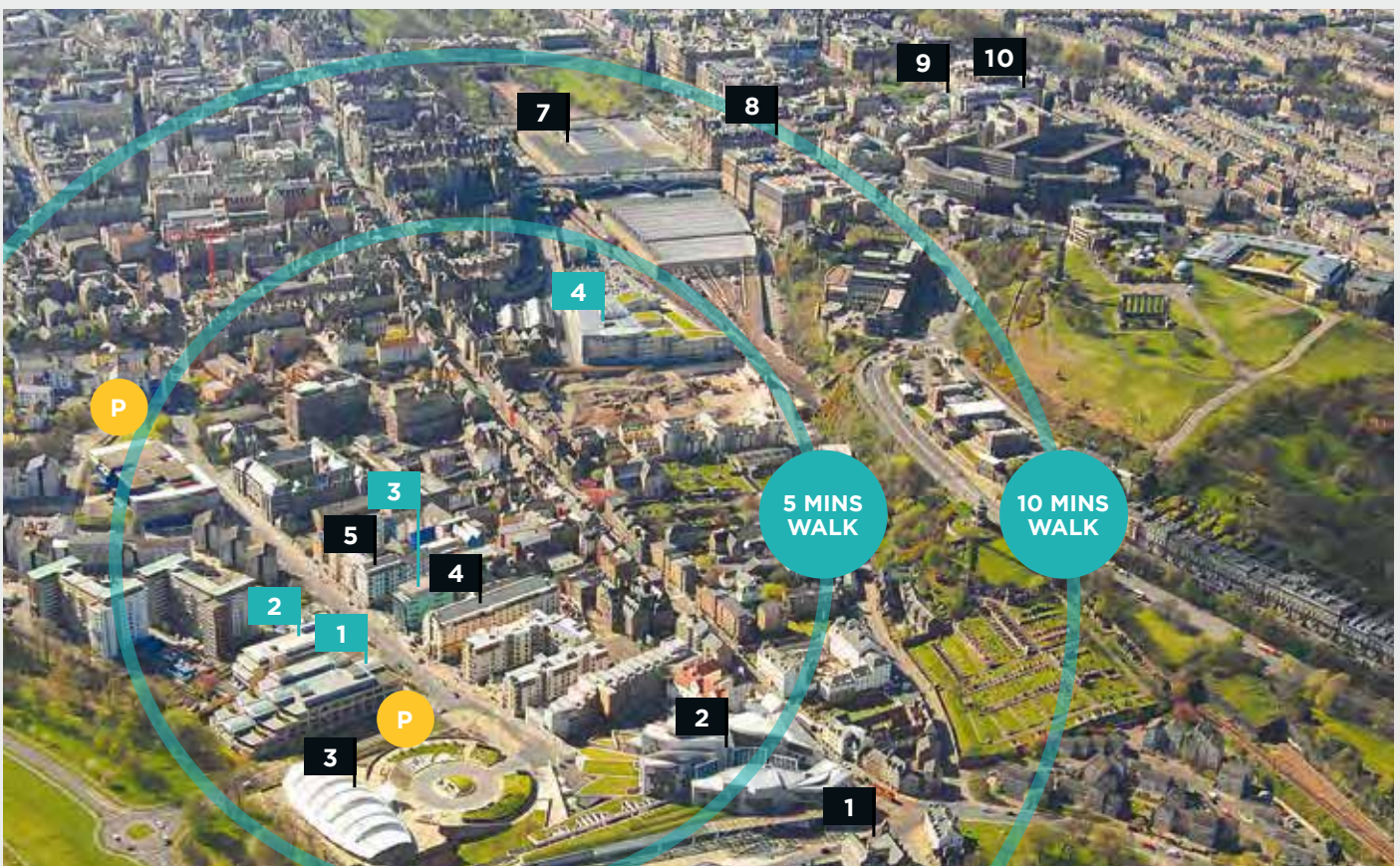
Gordon Lamb House provides good quality open plan office accommodation. The available floors benefit from the following specification:

- Full height glazing along the west elevation
- Dedicated meeting rooms
- Raised access floors with integral floor boxes
- 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

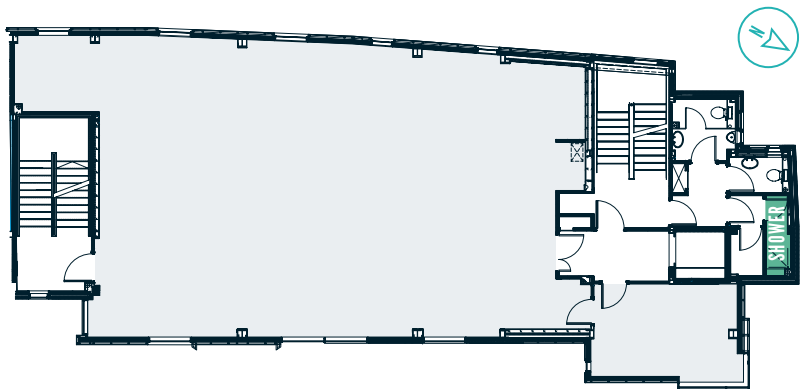
- | | | | |
|---|--------------------------|----|-----------------------|
| 1 | Holyrood Palace | 6 | The Royal Mile |
| 2 | Scottish Parliament | 7 | Waverley Rail Station |
| 3 | Dynamic Earth | 8 | Princes Street |
| 4 | Macdonald Holyrood Hotel | 9 | Multrees Walk |
| 5 | Holyrood Aparthotel | 10 | Edinburgh Bus Station |

- | | |
|---|------------------------------|
| 1 | Rockstar North |
| 2 | Royal Pharmaceutical Society |
| 3 | BBC & WWF Scotland |
| 4 | Edinburgh Council |

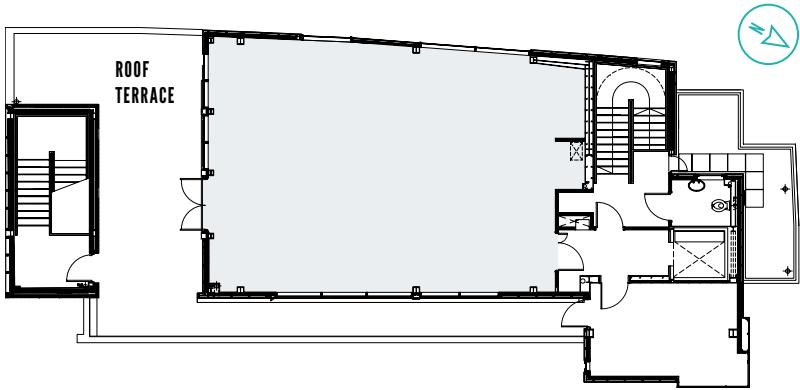




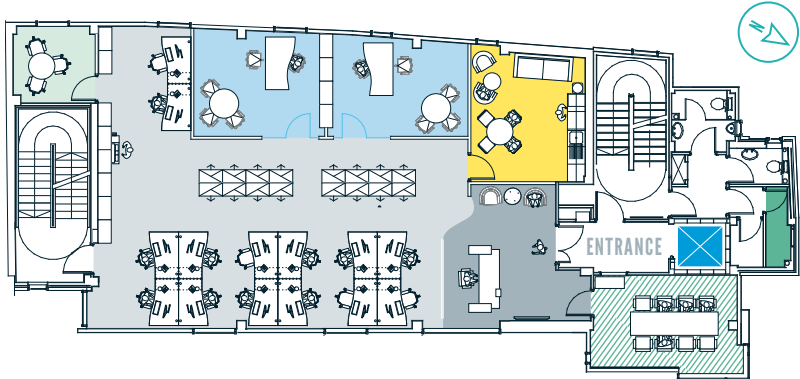
FIRST



FOURTH



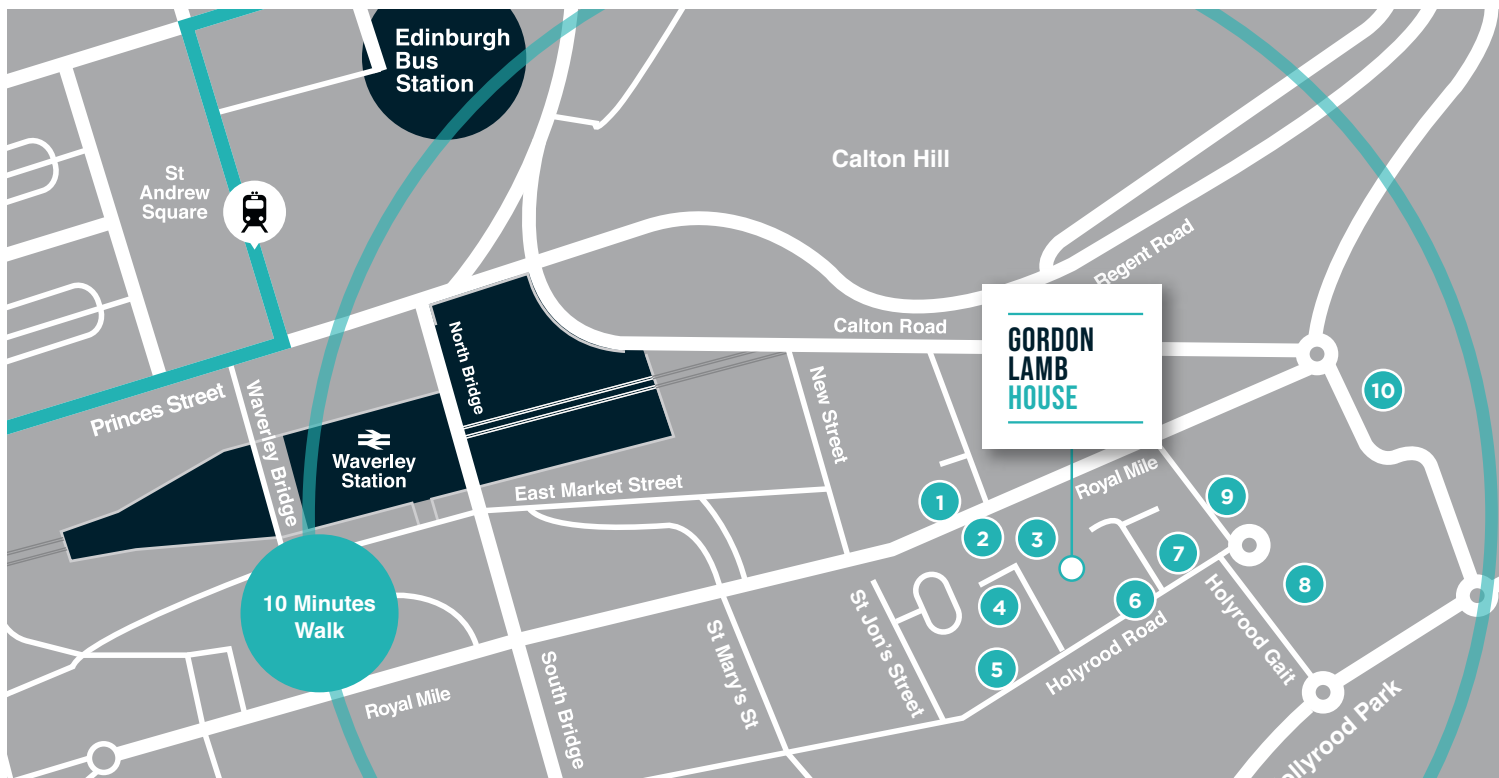
INDICATIVE SPACE PLAN



FLOOR	SQ MT	SQ FT
1st Floor	185.1	1,993
4th Floor	118.72	1,278
Total	303.82	3,271

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. Tesco Express
6. Macdonald Holyrood Hotel
7. Dreamhouse Apartments
8. Dynamic Earth
9. Scottish Parliament Building
10. 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: £27,900

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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