



TO LET



**Capital
House**

**Capital House, Festival Square,
Edinburgh, EH3 9SU**

**High quality office accommodation in
the heart of Edinburgh's Exchange District.**

5th Floor – 8,910 sq ft





Refresh

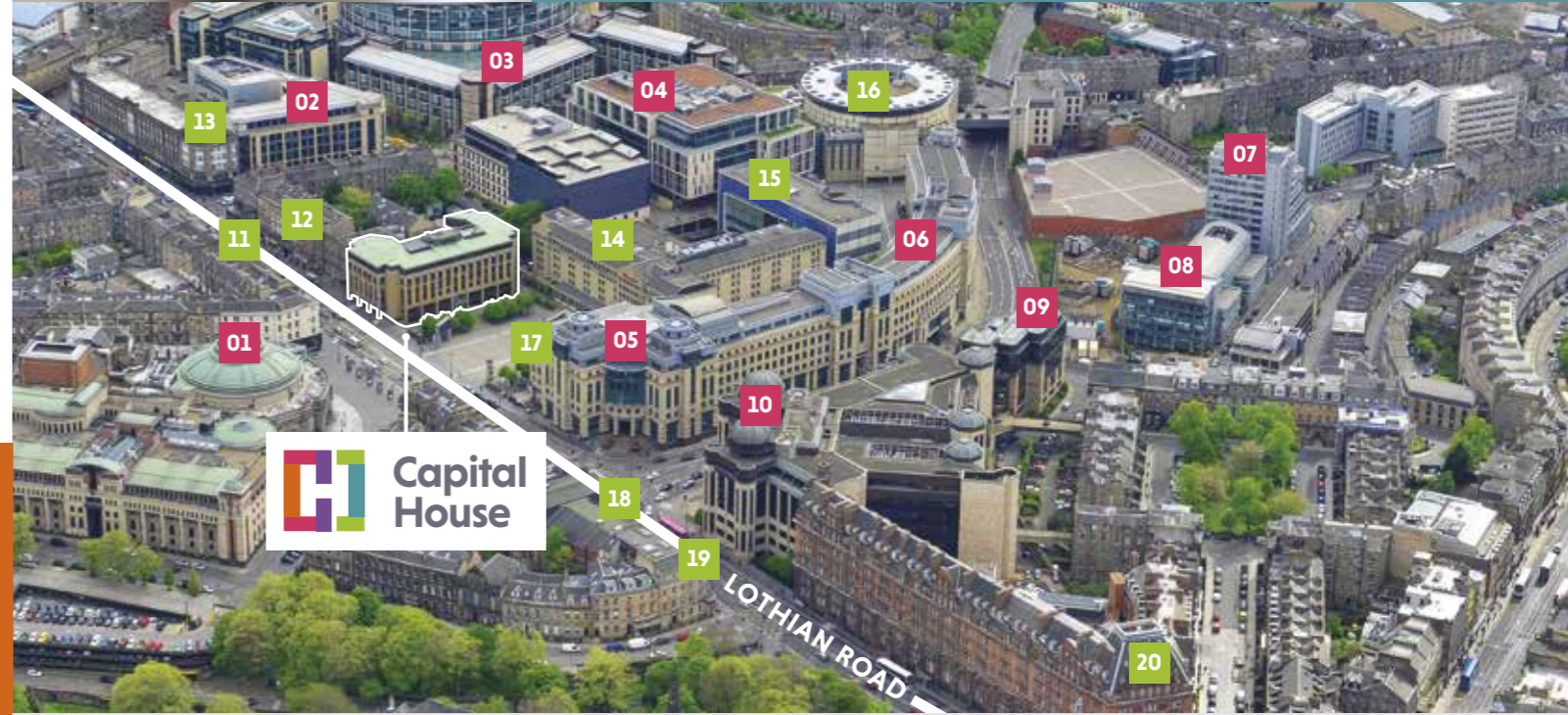


Location

Capital House is located within Edinburgh's Exchange District, in the heart of the City Centre, which is home to many large professional and financial businesses including Standard Life Aberdeen, EY, BlackRock and Accenture. The Exchange District is seen by many as the city's prime office district with Capital House situated in the very centre.

The area benefits from superb local amenity. Festival Square is home to the Sheraton Grand Hotel, All Bar One and BrewDog. Lothian Road provides a good mix of bars, restaurants and cafés in the immediate vicinity, and Princes Street and George Street are a short walk away.

Capital House also benefits from excellent transport links. Haymarket Station is a 15-minute walk, providing regular services to Glasgow and the rest of Scotland. The tram network is also easily accessed which provides a quick link to Edinburgh Airport. Lothian Road is well served by Edinburgh's extensive bus network and there are bus stops immediately adjacent to Capital House.



Local Occupiers

- 01** Deloitte, KPMG, Martin Currie
- 02** Franklin Templeton
- 03** Scottish Widows
- 04** Accenture, Janus Henderson Investors, PWC, EY
- 05** Artemis Fund Managers, Cairn Energy, Burness Paull

Local Occupiers cont.

- 06** Shepherd & Wedderburn, Moody's, JLL
- 07** Addelshaw Goddard, Royal Bank of Canada
- 08** Mott McDonald, Lindsays
- 09** Anderson Strathern
- 10** Standard Life Aberdeen

Amenities

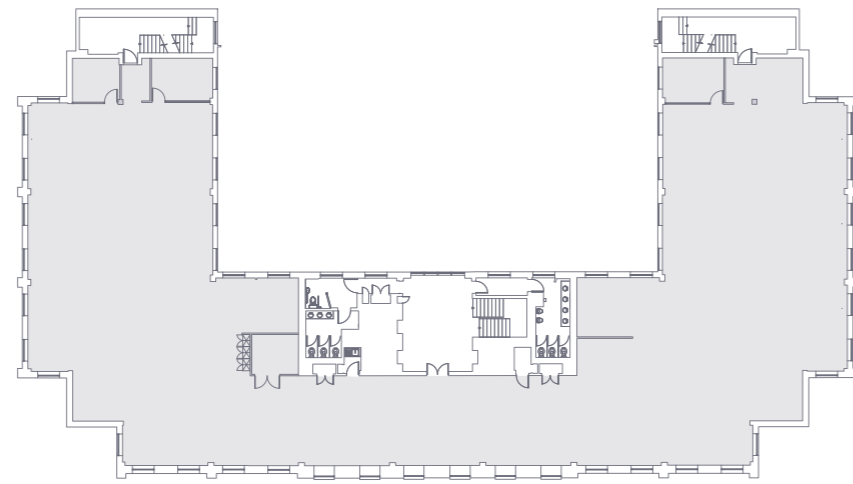
- 11** Innis & Gunn Tap Room
- 12** Bread Meats Bread
- 13** Odeon Cinema
- 14** Sheraton Grand Hotel
- 15** One Spa

Amenities cont.

- 16** Edinburgh International Conference Centre
- 17** BrewDog
- 18** Red Squirrel
- 19** Wagamama
- 20** The Caledonian - A Waldorf Astoria Hotel

5th floor open plan office suite available:

8,910 sq ft 827.75 sq m



Parking

Description

Capital House provides high quality open plan office accommodation, arranged over ground and 5 upper floors. Occupiers in the building include Dentsu Aegis, BNY Mellon and Brodies. The available accommodation is on the 5th floor of the property and benefits from the following:

- Air-conditioning
- Full raised access floors
- Three, 13-person passenger lifts
- 5 car parking spaces, subject to terms
- Male and Female WC facilities on each floor
- Shower facilities on 2nd and 3rd floors
- Landscaped courtyard to the rear





Terms

New full repairing and insuring leases will be offered for a term to be agreed.

Rateable Value

The 5th floor has a rateable value of £152,750. This provides rates payable of £77,291.50 p/a assuming rate poundage of £0.506.

Further information available at www.saa.gov.uk.

EPC

The property has an EPC rating of C(45).

VAT

All figures quoted are exclusive of VAT.

capitalhouse-edinburgh.co.uk

Viewing & Further Information

For further information or to arrange a viewing please contact the sole letting agent.

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Green space

