



NOVA HOUSE

SUPER

OFFICE ACCOMMODATION

High quality, open plan office accommodation located in Edinburgh's prime business district with outstanding views of Edinburgh Castle



SUITES FROM: **97 SQ M (1,047 SQ FT)**

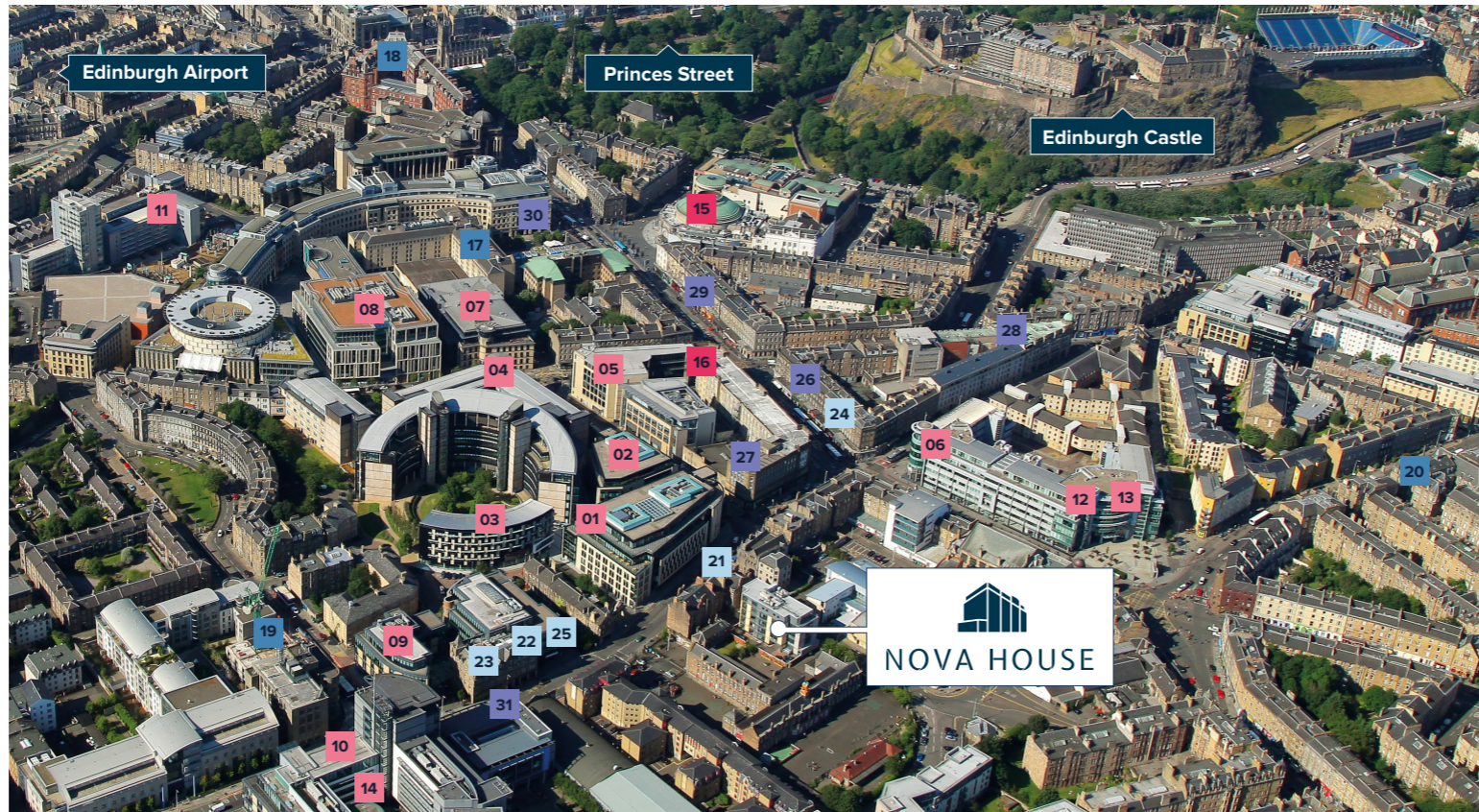
3-5 PONTON STREET, EDINBURGH, EH3 9QQ

Location

Nova House is located within Edinburgh's Exchange District, the city's prime business district. Situated on the west side of Ponton Street, the property benefits from excellent transport links, with both Haymarket Railway Station and the West End Princes Street tram stop within 12 minutes walking distance. The location is well served by Edinburgh's extensive bus network, with frequent services on offer to all areas of the city.

The building also benefits from a variety of hotels, bars, restaurants and cafés on nearby Lothian Road, in Fountainbridge and The Grassmarket, complementing a wider offering of city centre retail outlets on Princes Street and George Street.

Occupiers in the immediate vicinity include: Blackrock, Apple, STV, The FCA, Companies House, Biggart Baillie WS, RSM and Franklin Templeton.



Amenities

Local Occupiers

- 01 Blackrock
- 02 Wood Mackenzie, i2 Office
- 03 Scott Moncrieff, Valad Property Group
- 04 Scottish Widows
- 05 Franklin Templeton, Hymans Robertson
- 06 Lloyds Banking Group
- 07 Aberdeen Asset Management
- 08 Brewin Dolphin, IBM, GIB, Law Society of Scotland, PwC, AON
- 09 DWF LLP
- 10 Companies House
- 11 Lindsays, Mott Macdonald, Hudson
- 12 Bank of Scotland
- 13 Turcan Connell
- 14 STV

Entertainment

- 15 Usher Hall
- 16 Odeon Cinema

Hotels

- 17 Sheraton Hotel
- 18 The Caledonian, A Waldorf Astoria Hotel
- 19 Mercure Edinburgh Haymarket
- 20 Edinburgh City Hotel

Restaurants & Cafés

- 21 Armstrong's Deli
- 22 Burger
- 23 Loudons Cafe and Bakery
- 24 Barburrito
- 25 Cafe Klaris

Bars

- 26 The Hanging Bat
- 27 Henrys Cellar Bar
- 28 The Chanter
- 29 The Beer Kitchen
- 30 All Bar One
- 31 Akva



Property Description

Nova House comprises of modern, recently refurbished office accommodation arranged over ground and four upper floors. The suites are accessed from a manned entrance foyer with lift access to all floors.

The building benefits from:

- Outstanding views of Edinburgh Castle
- Open plan suites
- Comfort cooling
- Shower facilities
- Car parking and bike racks

The accommodation benefits from the following specification:

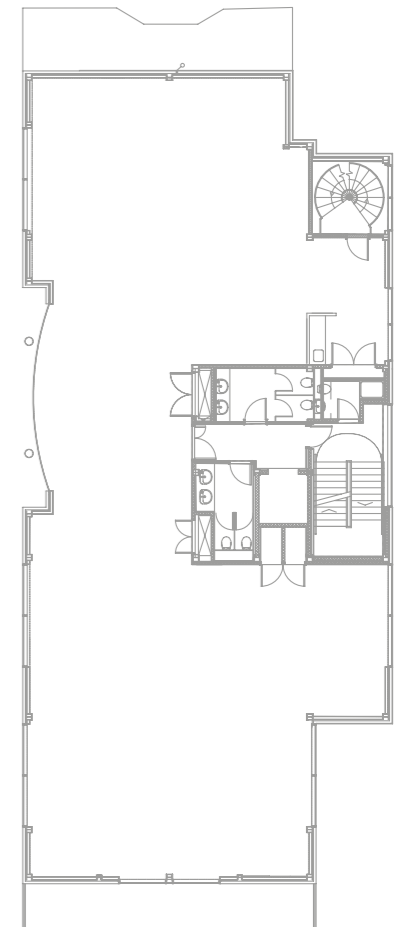
- Raised access floors
- Male and female and disabled toilets
- Wheelchair accessibility
- Tea prep facilities
- Metal profile suspended ceilings
- Passenger lift access to all floors
- Recessed LED lighting



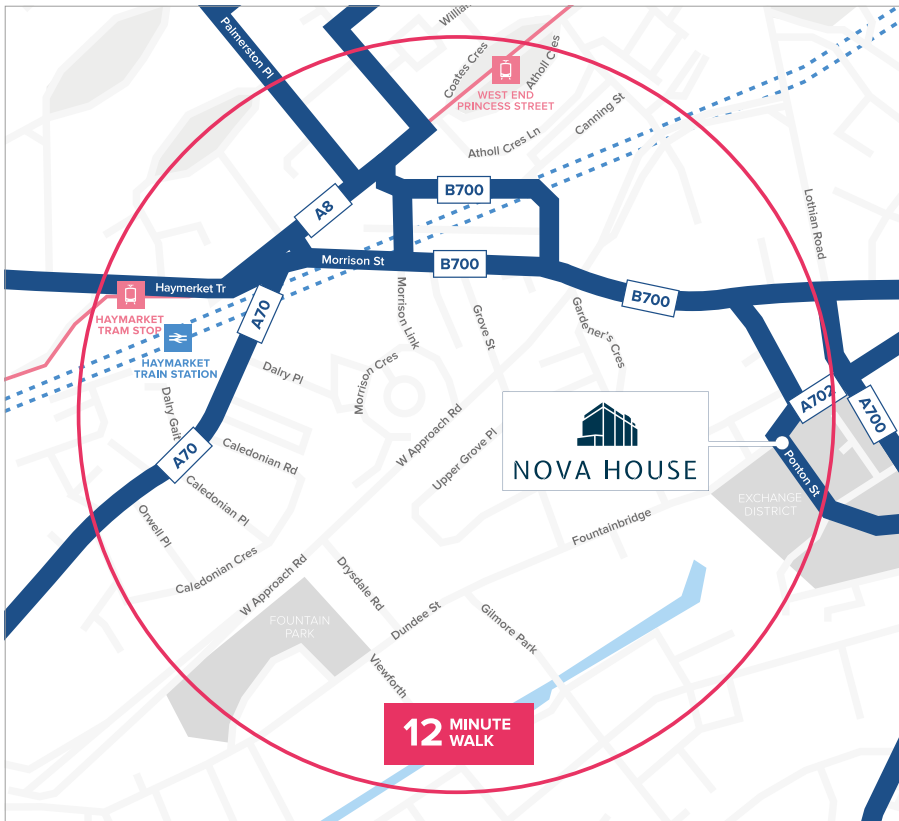
Accommodation

The suites have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprise of the following net lettable areas:

FLOOR	SIZE (SQ M)	SIZE (SQ FT)
Fourth (Under Offer)	270	2,905
Third	317	3,409
Second	317	3,409
First	317	3,409
Ground (North)	146	1,568
Ground (South)	97	1,047
TOTAL	1,464	15,747



Typical floor plate first - third floor:
3,409 SQ M (371 SQ M)



Lease Terms

The accommodation is available on a new full repairing and insuring lease. Full details of the quoting rental and lease terms are available from the letting agent.

Entry

The accommodation is available for immediate occupation.

Legal Expenses

Each party will bear their own legal expenses in connection with any transaction.

Energy Performance Certificate

The property has an EPC rating of "D". A copy of the certificate is available upon request.

Plant & Equipment

None of the systems or equipment in the property have been tested by the letting agents to verify they are in working order. Prospective occupiers may wish to make their own investigations.

Rates

The incoming occupier will be responsible for the payment of all local authority rates. It is recommended that interested parties contact Lothian Valuation Joint Board directly for rating information (0131 344 2500).

Value Added Tax

VAT will be charge on the rent and all other obligations associated with the property.

Viewing and Further Information

Further information and to arrange viewings please contact the letting agents:



Simon Capaldi
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simon.capaldi@knightfrank.com

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