

**SE'EN
CASTLE
ST.**

EDINBURGH

7

CUTTING EDGE / CONTEMPORARY.

Following comprehensive refurbishment 7 Castle Street now offers 11,893 sq ft of highly flexible, modern workspace in an outstanding setting.

The interior has been tastefully designed to create a cutting edge, contemporary environment that will appeal to the most discerning of organisations. A striking new reception will create an impressive sense of arrival and a flavour of what is to come throughout the building.



CGI image showing proposed new reception



CGI image showing proposed new exterior

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ENVIABLE AREA /

The property is located on the corner of Castle Street and Princes Street in the heart of Edinburgh city centre. This location offers occupiers access to a significant number of amenities with a wide range of bars, restaurants and retail options within very close proximity.

Commercial occupiers in the surrounding areas include HSBC, Vodafone and Pret A Manger. Other occupiers in the building include CBRE and Hays PLC.

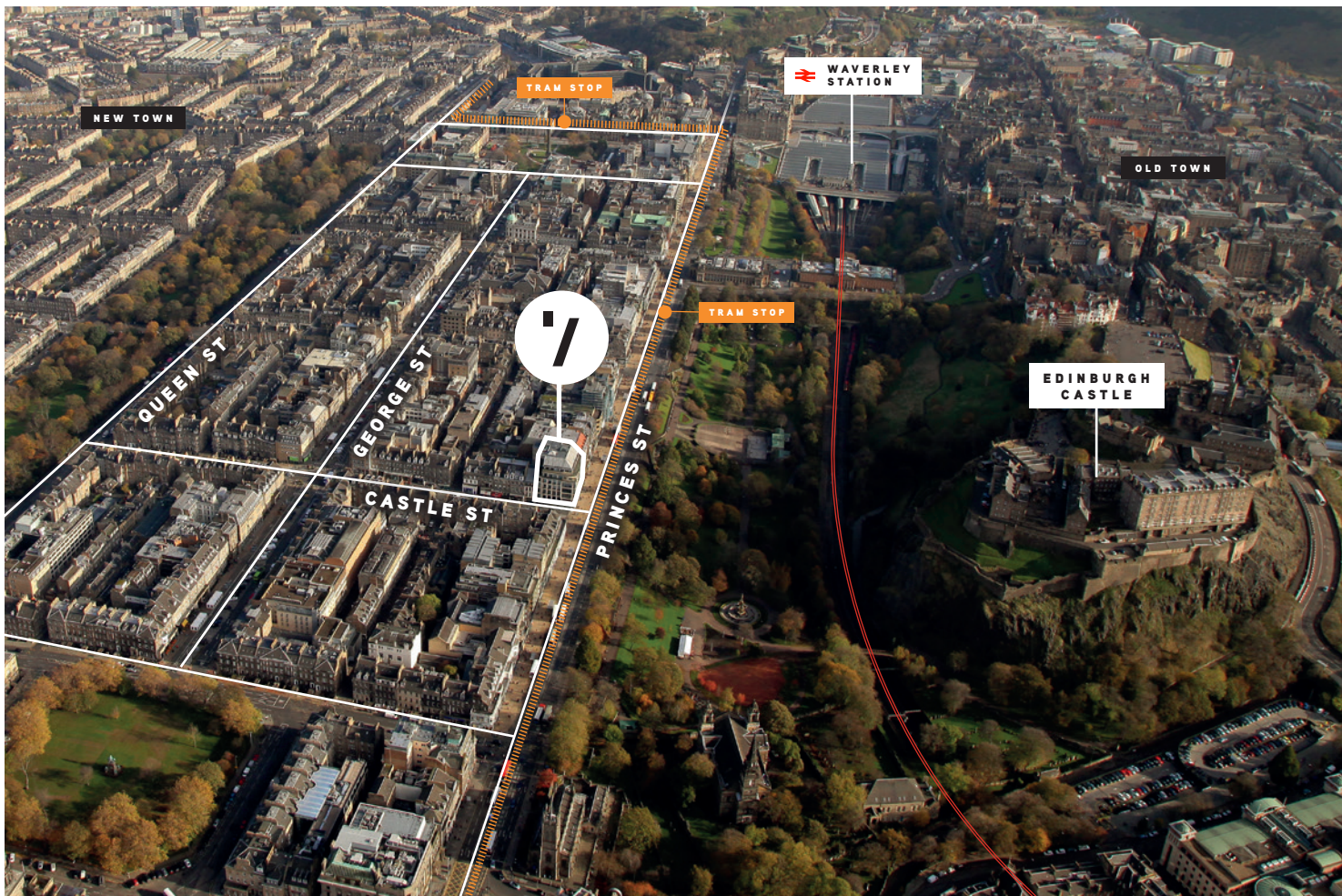
The building is situated within short walking distance of Edinburgh's major bus routes with links to Edinburgh's International Airport. In addition, Edinburgh Waverley and Haymarket train stations are located within a ten minute walk. Edinburgh's tram system also offers a direct link to the airport, with the nearest stop being located minutes away, on Princes Street.



WORLD



CLASS



When it comes to shopping, just step out the door at 7 Castle Street and everything awaits. From designer shopping on nearby George Street to an array of well-known brands on Princes Street - everything is on hand.



AMENITY,



WORK / WELL.

With wellbeing in mind, enviable state of the art shower and cycling facilities have been added. This, coupled with a high end specification, offers future proofed space for forward thinking companies.

FLOOR	SQ FT	SQ M
Fourth	5,398	501
First	6,495	603
Total	11,893	1,104

Specification

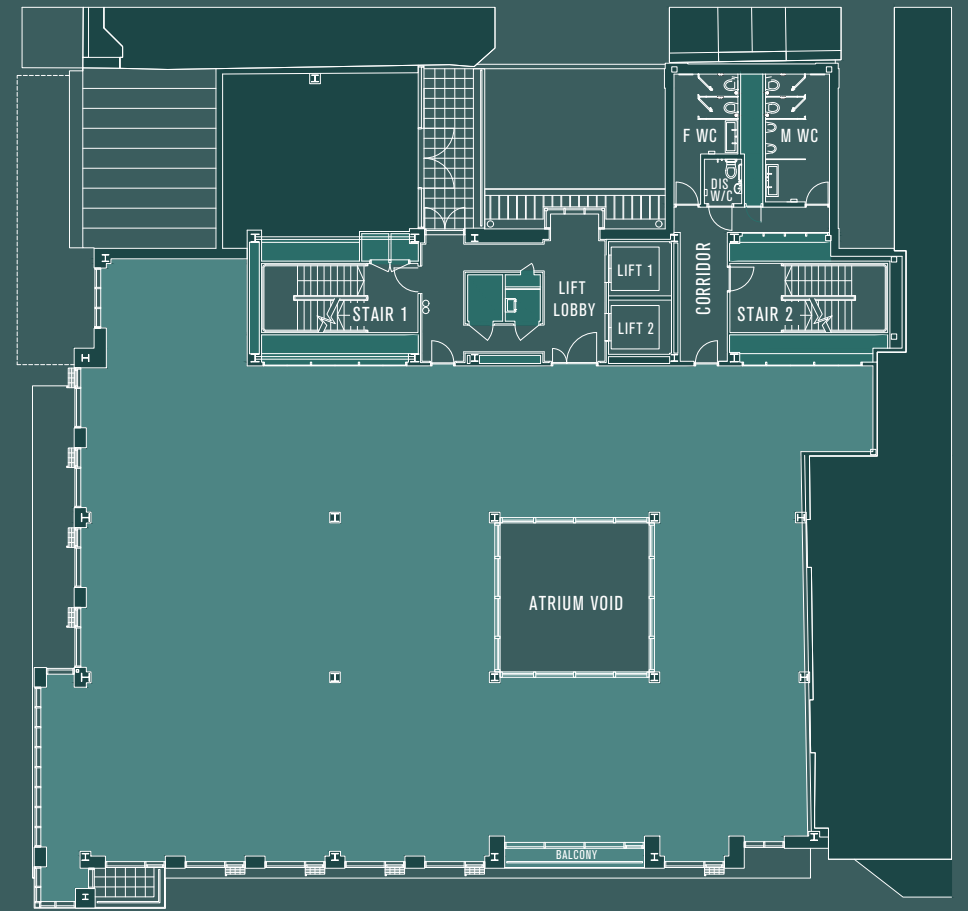
- New, metal grid suspended ceiling
- New LED lighting
- Fully glazed entrance door
- New high quality carpet tiles and floor boxes
- New VAV air-conditioning system
- Supplementary perimeter trench heating
- Balcony
- New male, female and disabled toilets
- 4 new showers
- 32 cycling racks
- Cycling repair station
- 29 lockers within changing room
- 20 lockers within drying room



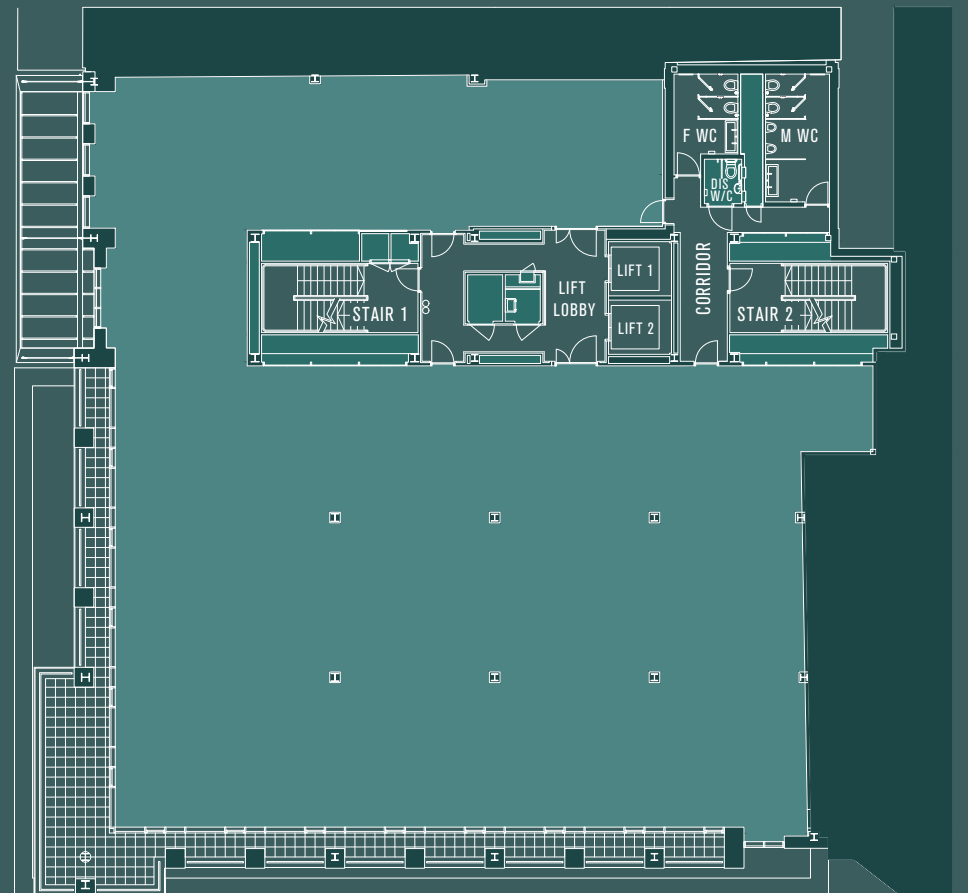
We are currently pursuing a Fitwel 1 star rating for the building and anticipate that this will be the first Fitwel certified building in Scotland.



Fourth
5,398 sq ft / 501 sq m



First
6,495 sq ft / 603 sq m



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