

ONLY ONE  
FLOOR  
REMAINING

**TEN GEORGE ST.**

**EDINBURGH**

10

TEN GEORGE ST.

A UNIQUE  
SPACE  
PROPOSITION

VIEW FILM [HERE](#)

[10GEORGESTREET.COM](http://10GEORGESTREET.COM)



10 George Street offers  
69,500 sq ft of exemplary  
offices over 8 floors.

# IN GOOD COMPANY AT 10 GEORGE STREET

## A BREADTH OF SECTORS:



FINANCIAL



LEGAL



PROFESSIONAL



RENEWABLES



TECH



GOVERNING BODY

## WHO THEY ARE:

We already have an outstanding tenant line up including ARUP, MacRoberts, Nursing & Midwifery Council, Rathbones, Copenhagen Offshore Partners and Trustpilot.



## AND WHAT THEY SAY:

"Our relocation to Edinburgh's city centre brings added benefits for Arup, strengthening our connections to clients and partners as well as supporting our growth and allowing us to attract the next generation of talent. 10 George Street is the perfect location for our 170 employees here in Edinburgh - providing a base for us to work flexibly and play a key role in cutting our travel emissions."



"The location is convenient for train, bus and tram stops as well as many shops and restaurants, while the office offers our clients and employees the best possible working environment with its excellent well-being and green credentials."



# AN ELEGANT ARRIVAL

The building's new façade has increased the street presence of 10 George Street, an impression that is further enhanced when entering the contemporary double height reception area.



Impressive double height reception foyer

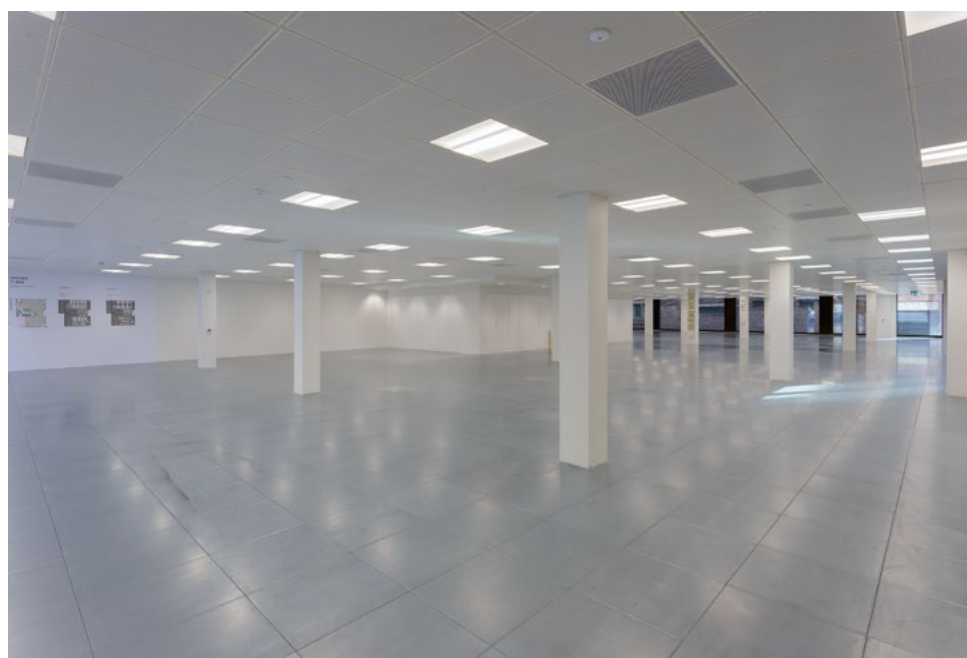


# BREATHING ROOM



## FULL GRADE A SPECIFICATION

- New central plant throughout
- New curtain walling combining sandstone and glass
- Double height entrance and reception area
- Extensive showers, changing and drying facilities
- Tenant generator providing 100% power coverage
- High-quality male / female and disabled WCs on each floor
- 3 lifts serving the building
- Raised access flooring
- Metal tile suspended ceiling
- Recessed LED PIR lights
- VRF air conditioning system
- Security room



Ground Floor

Ground floor - Indicative fit out

# FROM TOP

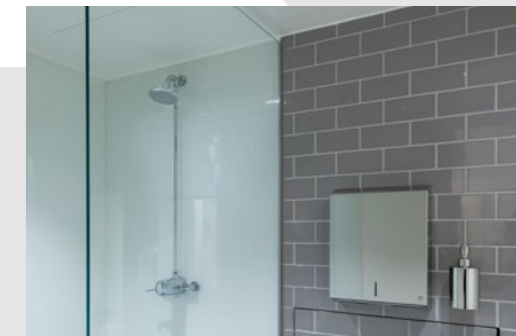
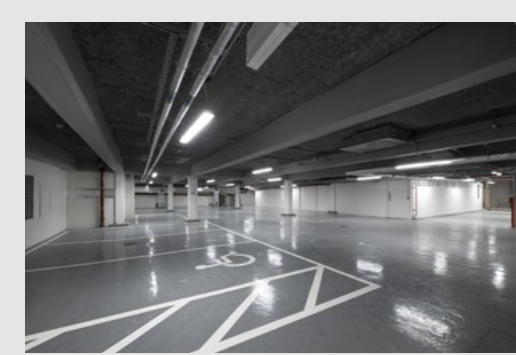


6th floor terrace looking South West to Edinburgh Castle

Whether driving, cycling or running to the office, the lower ground floor caters for a multitude of ways of getting to work.

## WELLNESS FACILITIES

- 7 showers
- 86 bike racks
- Dedicated male and female locker areas
- Drying room
- Storage area
- 12 car spaces (2 of which are available)



# TO BOTTOM



86 bike racks on the lower ground floor

## HIGHLY ACCREDITED

- EPC B
- Cycling Score 'Gold'
- Ewave '5 star'
- BREEAM 'Very Good'



3rd Floor

# AN ESTEEMED ADDRESS

When you take into account all that the surrounding area has to offer, it is understandable why No. 10 is one of Edinburgh's most desirable addresses.

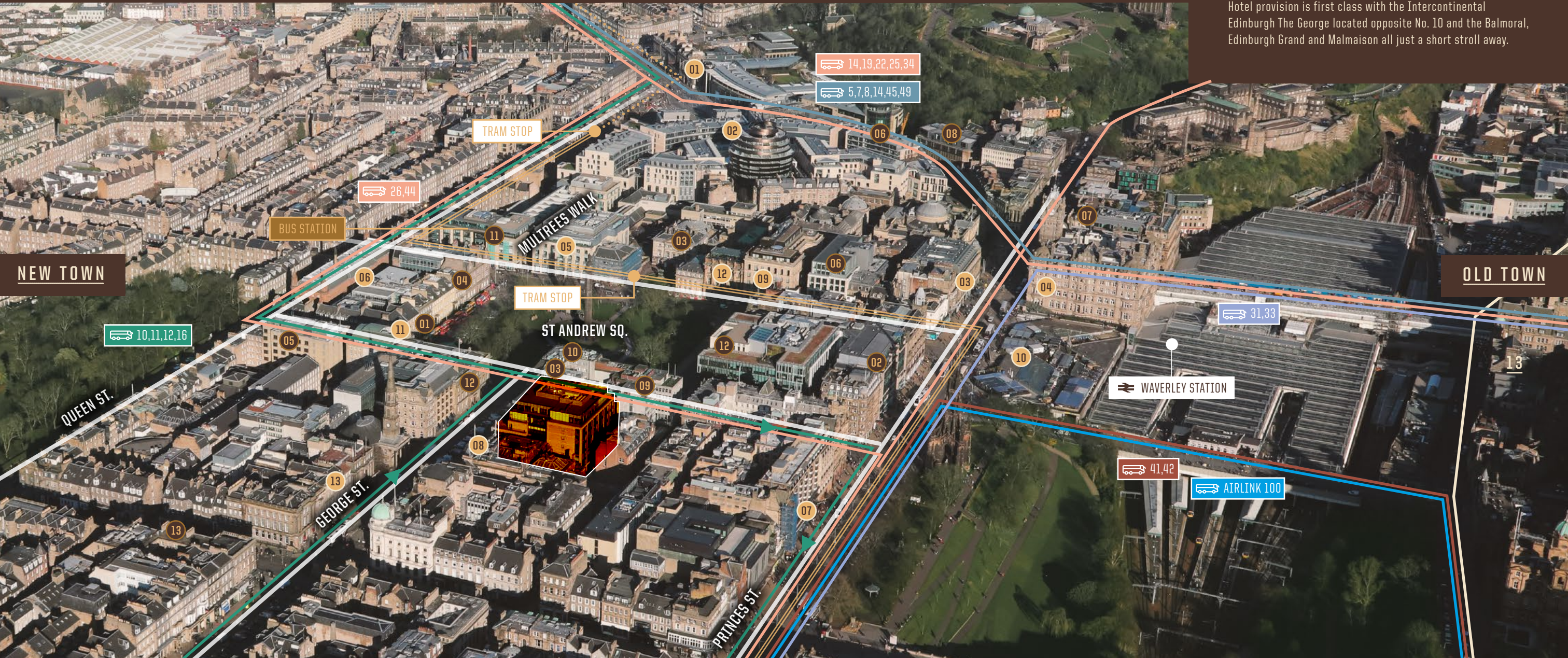
Occupiers at 10 George Street:

- ARUP
- MacRoberts
- Trustpilot
- Rathbones
- Nursing & Midwifery Council

Princes Street Gardens and St Andrew Square, just moments away, offer green havens to relax and unwind or take in an event, courtesy of the city's numerous festivals.

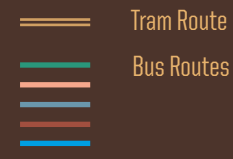
The cultural offer is unsurpassed with The National Gallery, the National Portrait Gallery and the Playhouse Theatre all located close by, including the proposed new IMPACT Centre that will be home to The Scottish Chamber Orchestra.

Hotel provision is first class with the Intercontinental Edinburgh The George located opposite No. 10 and the Balmoral, Edinburgh Grand and Malmaison all just a short stroll away.



○ Occupiers	01 Stewart Investors	06 Baillie Gifford	11 Computershare
	02 Multrees Investors, Red Rock Power	07 Amazon, Microsoft	12 Airdn
	03 Royal Bank of Scotland / Adam & Company	08 Glenmorangie	13 HSBC
	04 Rathbones / Virgin Money	09 Regus	
	05 Royal London Asset Management	10 SG Hambros & Santander	

● Amenity	01 The Playhouse Theatre	06 National Portrait Gallery	11 Malmaison
	02 St James Quarter	07 Marks & Spencer	12 The Gleneagles Club
	03 Apple Store	08 The Dome	13 The Intercontinental
	04 The Balmoral Hotel	09 The Edinburgh Grand	Edinburgh The George
	05 Harvey Nichols	10 Waverley Mall	



No. 10 George Street offers virtually every transport option you could wish for and it's all conveniently on hand.

St Andrew Square Tram Stop	02 minutes
Edinburgh Airport by Tram	35 minutes
Edinburgh Bus Station	02 minutes
Waverley Station	04 minutes
Glasgow Queen Street	50 minutes
London Kings Cross by Train	4 hours 50 minutes



On George Street and Multrees Walk an array of classic luxury brands rub shoulders with contemporary boutiques and the renowned Harvey Nichols will soon be joined by the new £1 billion St James Quarter mixed-use destination that will further enhance the areas outstanding shopping provision.

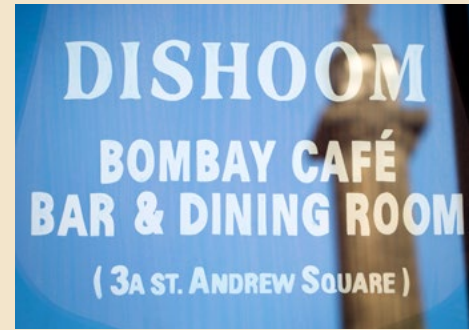
# AMENITY

## UNRIVALLED



Foodies will love the array of bars, restaurants and coffee shops on No.10's doorstep, including St Andrew Square, which is now home to some of the city's most fashionable eateries.

And those wishing to let off steam can head to Bannatyne's Health Club on nearby Queen Street.





# FLOOR PLANS

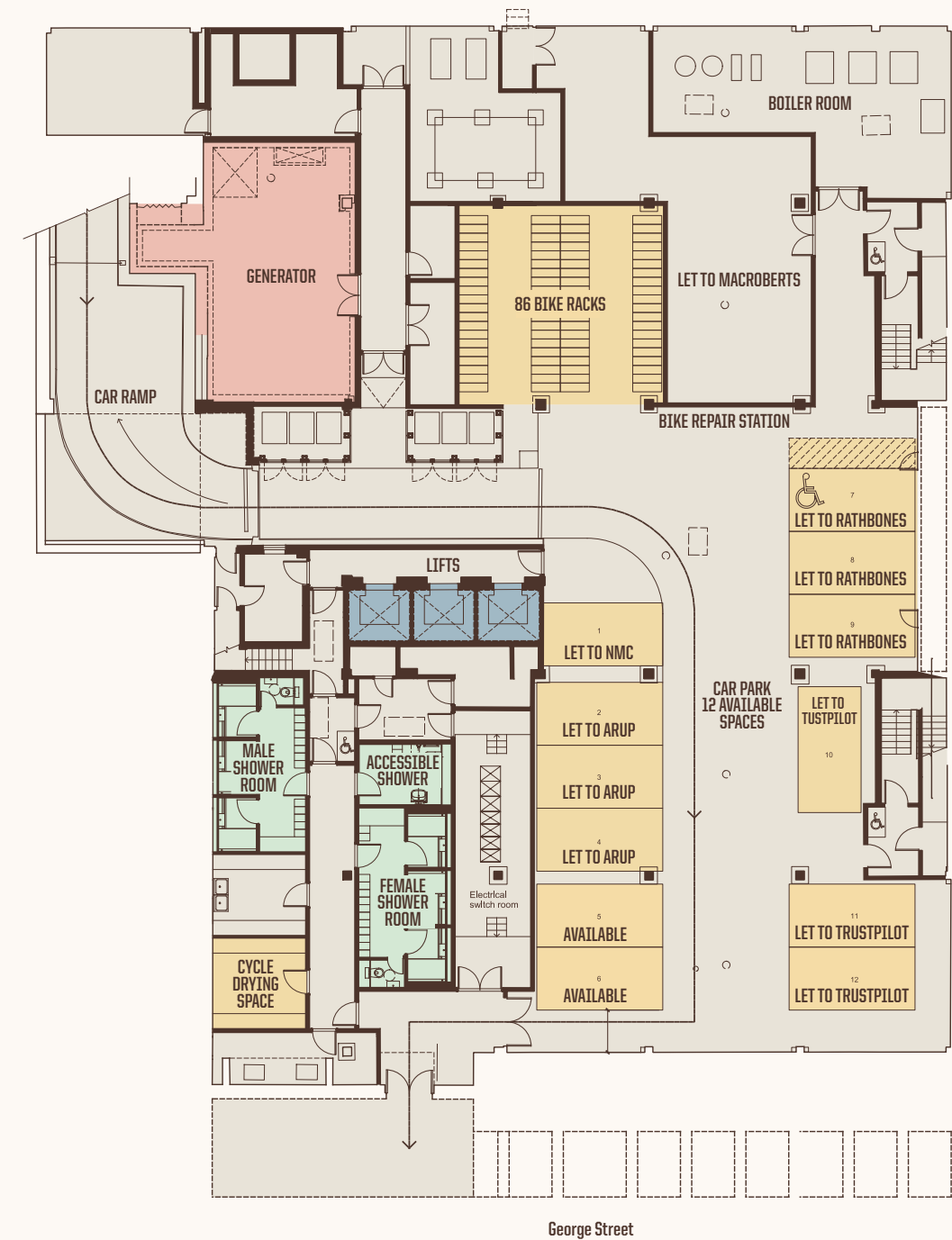
## SCHEDULE OF ACCOMMODATION

FLOOR	SQ FT	SQ M
Lower Ground	LET TO MACROBERTS	
Reception	-	-
Ground	8,130	755
1st	LET TO TRUSTPILOT	
2nd	LET TO NURSING AND MIDWIFERY COUNCIL	
3rd	LET TO RATHBONES	
4th	LET TO ARUP / COPENHAGEN OFFSHORE PARTNERS	
5th	LET TO ARUP	
6th	LET TO MACROBERTS	
TOTAL	8,130	755

2 available car parking spaces

## LOWER GROUND

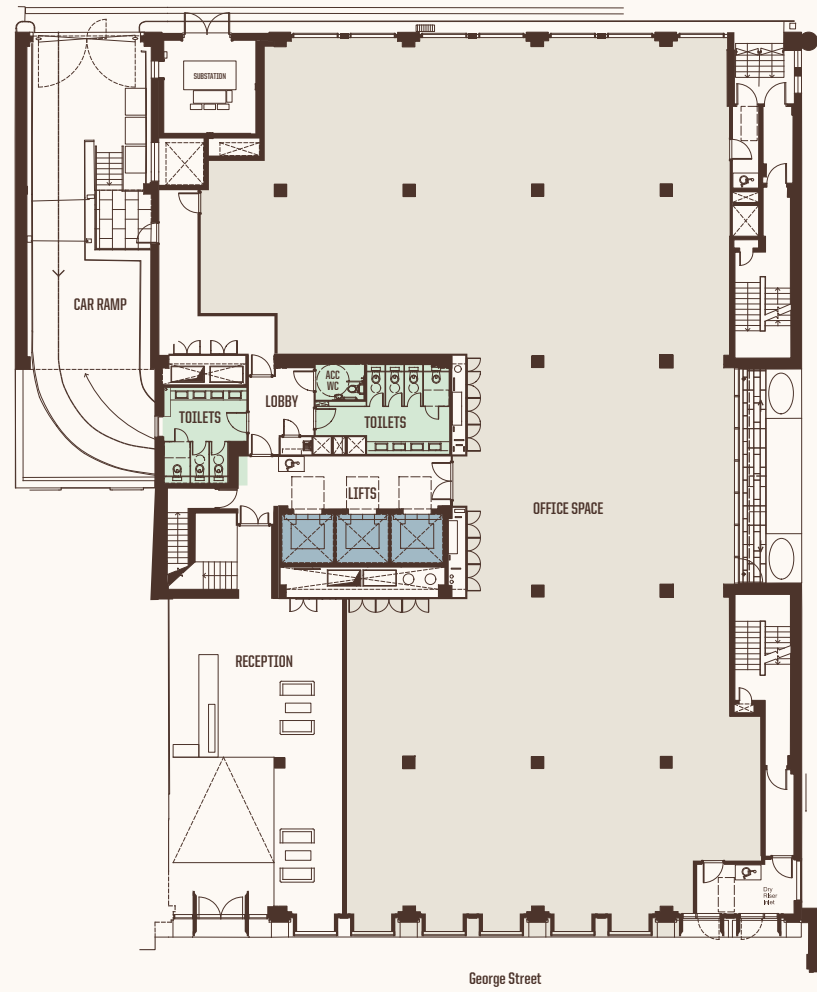
- 7 showers
- 86 bike racks
- Dedicated male and female locker areas
- Tenant generator providing 100% power coverage
- Drying room
- Storage area
- 12 car spaces (2 of which are available to lease)
- Lift Access



# FLOOR PLAN

## GROUND

8,130 sq ft / 755 sq m



All imagery illustrates an indicative fit out

# SPACE PLANNING

## GROUND FLOOR

### LOW DENSITY

- 63 Positions (52 Desks, 10 Hot Desks & 1 Receptionist)
- 2 Meeting Rooms
- 7 Collaboration Areas



## GROUND FLOOR

### HIGH DENSITY

- 92 Positions (84 Desks, 6 Hot Desks & 2 Receptionist)
- 1 Client Café Area
- 3 Meeting Rooms
- 7 Collaboration Areas
- 2 Hot Offices



# EXEMPLARY WORKSPACE IN THE HEART OF EDINBURGH

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## 10 TEN GEORGE ST.

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