

MAINPOINT, 102 WESTPORT, EDINBURGH, EH3 9DN



Preliminary Announcement

Part 4th Floor – c.6,620 Sq Ft

Available Q1 2024

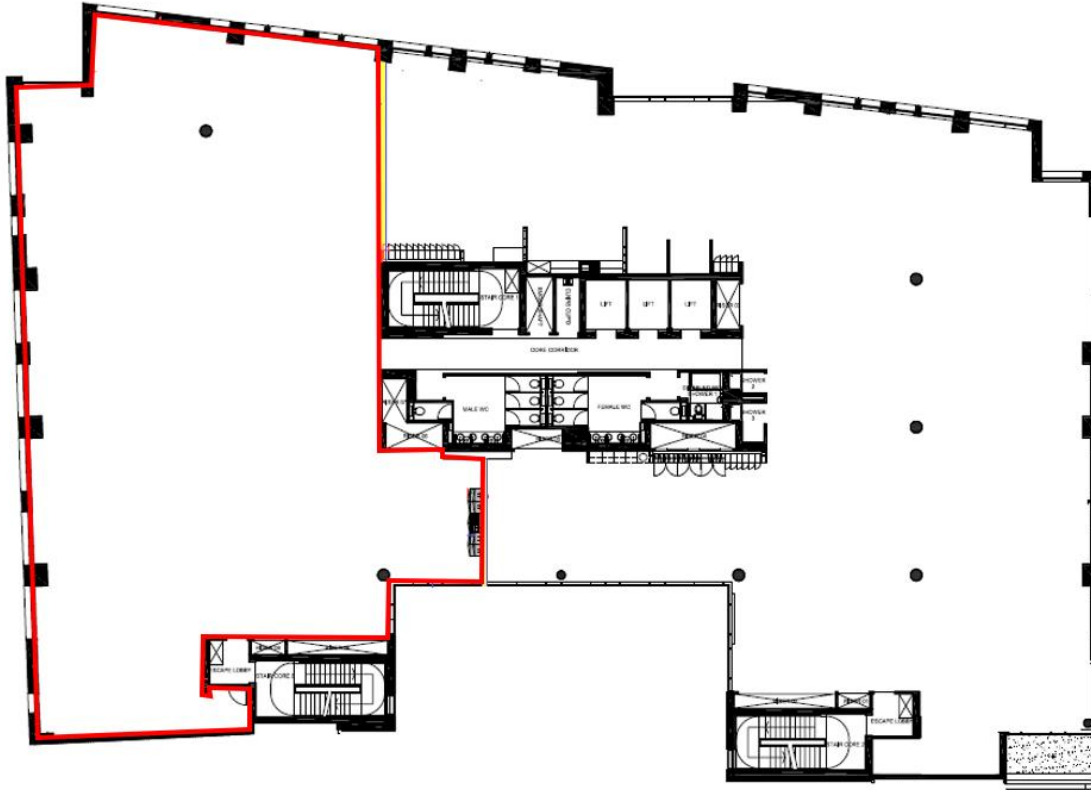
Mainpoint is located in an area that delivers every amenity you'll ever need. In the immediate vicinity lies the buzzing Grassmarket and Edinburgh Castle, helping to create one of the city's most vibrant destinations. Home to quirky bars and restaurants, antiquarian bookshops and numerous theatres, cinemas and Edinburgh College of Art, it's an area that's not only perfect for business, it delivers a mean cultural punch.

Mainpoint is served by numerous bus routes with stops located just outside the building. Two stops on the tram route are located nearby, with regular services connecting the city centre to Edinburgh Airport, which can be reached in 20 minutes.

Key Features:

- ✓ Impressive double height reception and waiting area
- ✓ Stunning Castle views
- ✓ 150mm full access raised floor
- ✓ 2.75m floor to ceiling height
- ✓ Metal filed suspended ceiling
- ✓ VRF heating and cooling system
- ✓ 'Very Good' BREEM rating and EPC A
- ✓ 3x13 person highspeed passenger lifts
- ✓ Open plan floorplates designed to a 1.5m space planning grid
- ✓ Male, female and disabled toilet facilities on all floors
- ✓ Shower facilities on all office floors
- ✓ Secure basement car parking spaces available
- ✓ Secure bike racks available
- ✓ On site commissionaire/ building manager

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Viewing & Further Information:

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