

TO LET

MODERN OPEN PLAN OFFICE
184.12 SQ M - (1,982 SQ FT)

GORDON LAMB HOUSE

3RD FLOOR

JACKSON'S CLOSE | EDINBURGH | EH8 8PJ



GORDON LAMB HOUSE

LOCATION

Gordon Lamb House is located in the heart of the established Holyrood area of Edinburgh where major occupiers such as The Scottish Parliament, Rockstar, Citigroup, BBC, University of Edinburgh and the new Waverley Court, Headquarters building for the City of Edinburgh Council are situated.

The area is well served by leisure and retail facilities with the Macdonald Holyrood Hotel and the Holyrood Aparthotel adjacent to the property as well as a wide range of bars, restaurants and cafés. This is set against the spectacular backdrop of Salisbury Crags and Holyrood Park.

Edinburgh Waverley Rail Station and Edinburgh City Centre Bus Station are both within walking distance from the property and Holyrood is well served by the city's bus network.

The Edinburgh Tram, running from York Place to Edinburgh Airport, makes for additional connectivity.

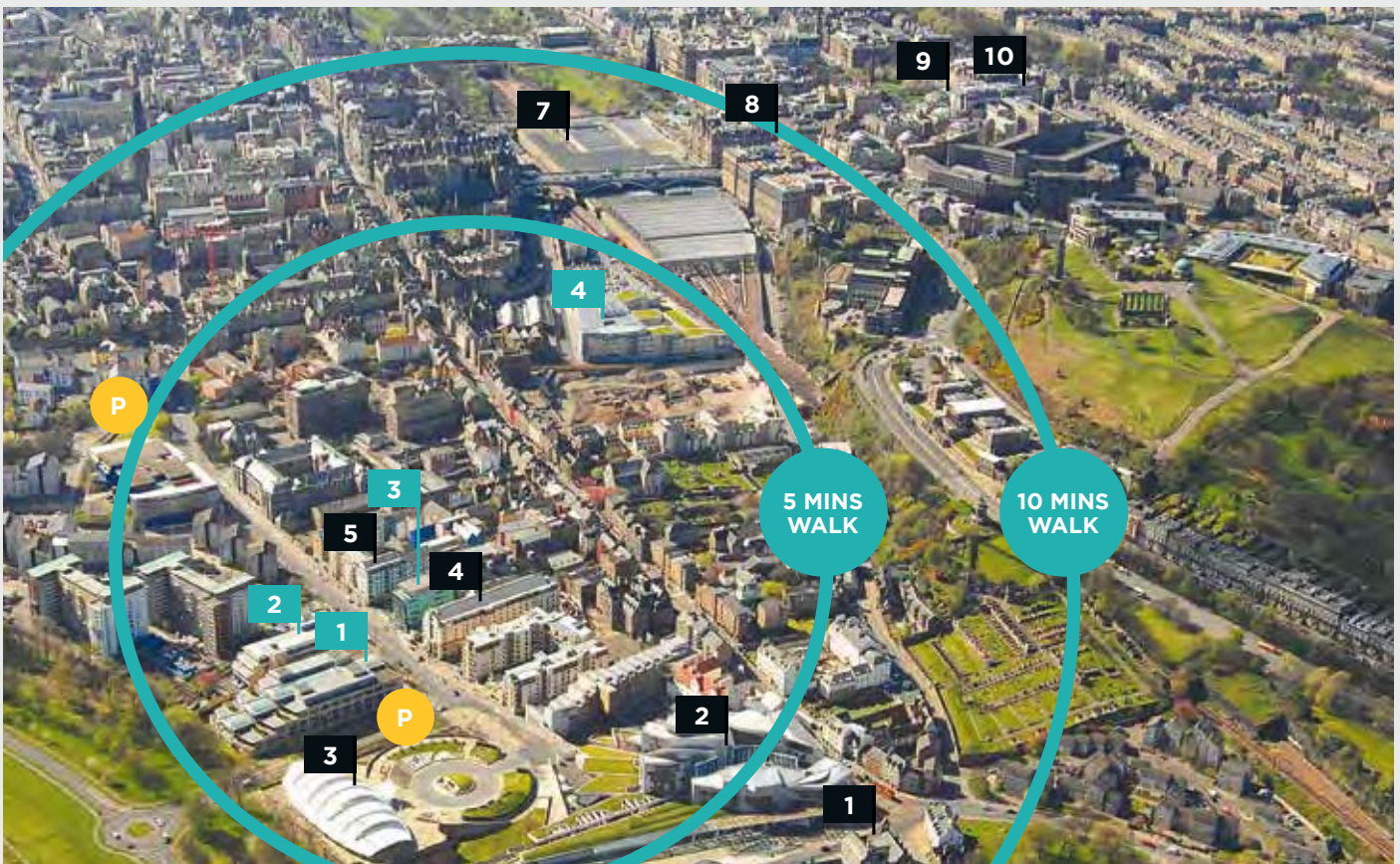
DESCRIPTION

Gordon Lamb House provides good quality open plan office accommodation. The available floor benefits from the following specification:

- Full height glazing along the west elevation
- Dedicated meeting room
- Raised access floors with integral floor boxes
- LED lighting
- Air conditioning
- Male & female WCs and a wheelchair accessible WC
- 9 person passenger lift
- 2 Showers and cycle parking
- EPC: 'A'

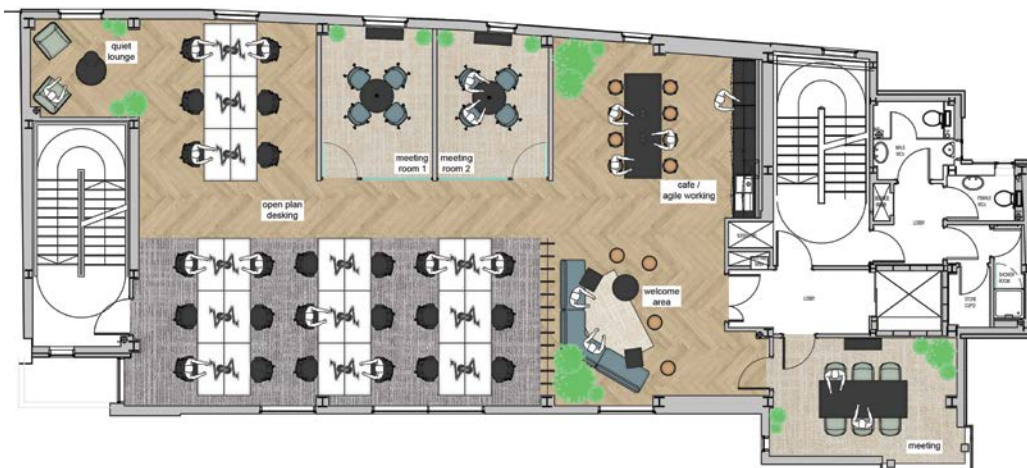
A WIDE RANGE OF BARS, RESTAURANTS AND CAFÉS

- | | | | | | |
|---|--------------------------|----|-----------------------|---|------------------------------|
| 1 | Holyrood Palace | 6 | The Royal Mile | 1 | Rockstar North |
| 2 | Scottish Parliament | 7 | Waverley Rail Station | 2 | Royal Pharmaceutical Society |
| 3 | Dynamic Earth | 8 | Princes Street | 3 | BBC & WWF Scotland |
| 4 | Macdonald Holyrood Hotel | 9 | Multrees Walk | 4 | Edinburgh Council |
| 5 | Holyrood Aparthotel | 10 | Edinburgh Bus Station | | |

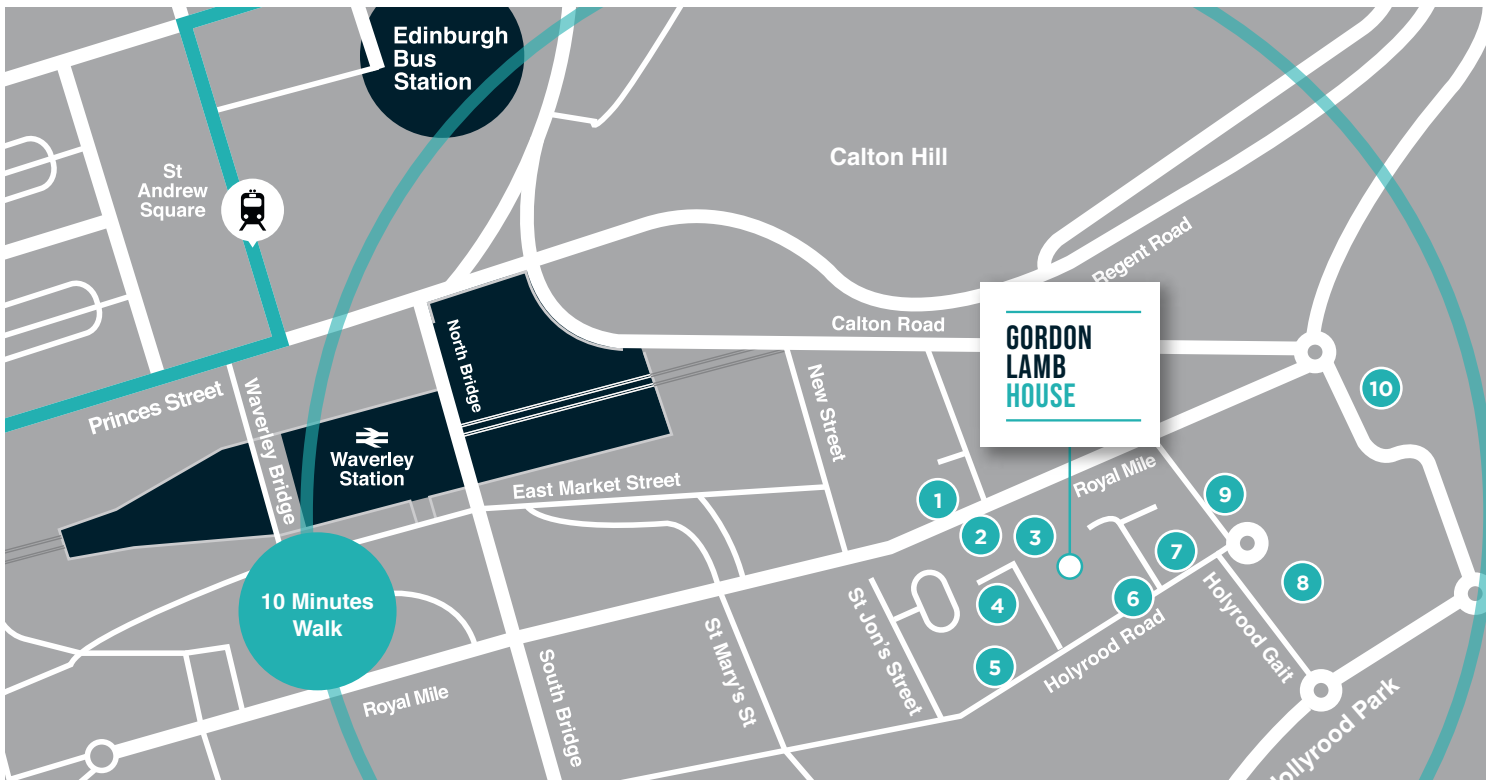




INDICATIVE SPACE PLANS



FLOOR
3rd Floor
SQ M
184.12
SQ FT
1,982



1. Tolbooth Tavern
2. Cafe Vivo
3. Starbucks
4. Holyrood Aparthotel
5. Tesco Express
6. Macdonald Holyrood Hotel
7. Dreamhouse Apartments
8. Dynamic Earth
9. Scottish Parliament Building
10. Palace of Holyrood



LEASE TERM

The subjects are available to let on new flexible FRI Lease terms.

RENT

On application.

RATES

The suite currently has the following rateable values:
3rd Floor: £34,400, this provides an annual rates bill in the region of £17,130 pa.

EPC

EPC rating of A.

A copy of the certificate is available on request.



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