



MODERN

HISTORY

RAEBURN
HOUSE

Old School /

Behind the elegant Georgian façade of Raeburn House lies 8,976 sq ft of outstanding contemporary workspace designed with flair.

Within minutes' walk of St Andrew Square, one of the city's most desirable business locations, Raeburn House offers superb amenity and easy access to all forms of public transport.



Cool

Exposed / Elegant



Comprising a townhouse, link building and mews, Raeburn House has been refurbished externally and internally to the highest standard.

Intricate architectural period details fuse seamlessly with the clean lines of the modern extension to provide an inspirational light, bright and unique working environment.



RAEBURN
HOUSE

Specification

The building has been comprehensively refurbished to provide:

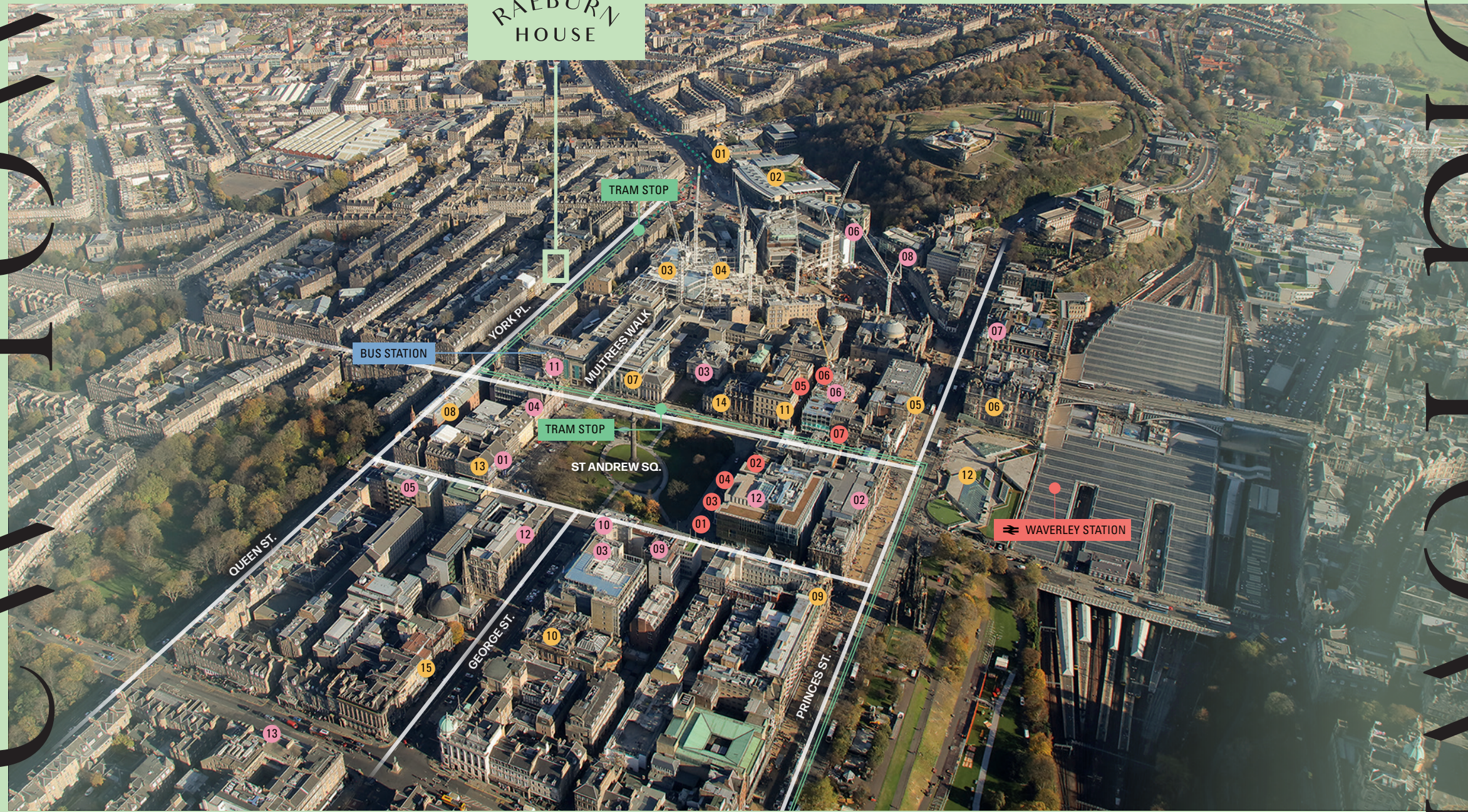
- New entrance area
- LED lighting throughout
- "De-furbished" design in open plan areas
- New lighting pendants in principal townhouse rooms
- New air-conditioning in open plan areas
- Gas fired central heating in townhouse
- Underfloor cable ducting and ceiling mounted cabling trays, all linking back to single server room
- High quality finishes throughout
- New floor coverings and carpets
- New WC and shower facilities
- Multiple areas for secure bike storage
- Three garaged car parking spaces
- EPC rating "B"



Located in the heart of Edinburgh's east end, Raeburn House benefits from immediate proximity to the bars and restaurants of St Andrew Square; the new Edinburgh St James Shopping Centre; and the city's key rail, tram and bus networks. In addition the surrounding area is home to numerous blue-chip occupiers.

Raeburn House offers virtually every transport option you could wish for and it's all conveniently on hand.

By foot:		By tram:	
York Place tram stop	Less than a minute	Edinburgh Airport	35 minutes
Edinburgh bus station	2 minutes	West End	10 minutes
Waverley rail station	5 minutes	By train:	
		Glasgow Queen Street	50 minutes
		London Kings Cross	4 hours 20 minutes



Occupiers

- 01 Stewart Investors
- 02 Multrees Investors, Red Rock Power
- 03 Royal Bank of Scotland
- 04 Rathbones / Virgin Money
- 05 Royal London
- 06 Baillie Gifford
- 07 Amazon, Microsoft
- 08 Glenmorangie
- 09 Regus
- 10 SG Hambros & Santander
- 11 Computershare
- 12 Aberdeen Standard Investments
- 13 HSBC

Amenity

- 01 The Playhouse Theatre
- 02 OMNi Centre
- 03 St James Quarter
- 04 W Hotel
- 05 Apple Store
- 06 The Balmoral Hotel
- 07 Harvey Nichols
- 08 National Portrait Gallery
- 09 Jenners
- 10 The Dome
- 11 The Edinburgh Grand
- 12 Waverley Mall
- 13 Malmaison
- 14 The Gleneagles Club (opening in 2021)
- 15 InterContinental Edinburgh The George

Some of Edinburgh's newest restaurants in close proximity:

- 01 The Ivy
- 02 Dishoom
- 03 Gaucho
- 04 Wagamama
- 05 The Hawksmoor
- 06 Tattu
- 07 Franco Manca

The area surrounding Raeburn House combines all that is great about the energy and diversity of Edinburgh. A short stroll away is St Andrew Square, a destination that is proving to have a magnetic appeal to many of Edinburgh's newest restaurants, bars and hotels.



Gastronomic / Grab & Go



RAEBURN
HOUSE

When you choose Raeburn House you're only a short stroll from the St James Quarter, Scotland's most exciting new retail led, lifestyle district. At this inspiring destination you'll find a cornucopia of watering holes and eateries and an enviable collection of well-known retail brands including many that are debuting in Scotland for the first time.

Visit Bonnie & Wild, Edinburgh's first food hall that's a gourmet's paradise, check out the latest fitness equipment at Peloton or have a great night out at Lane7, where you can challenge your colleagues to a range of sporting activities.

And there's more to come - exciting new shops and restaurants will continue to open including a boutique Everyman Cinema where you can enjoy delicious food and drinks at your seat as you catch the latest blockbuster.

So whether it's a coffee, a bite to eat at lunchtime or a night on the town all you have to do is head along the road.



St James Quarter

RAEBURN
HOUSE



Classic / Contemporary

Raeburn House provides a mix of townhouse and open plan office accommodation. The space is highly efficient and capable of accommodating a similar occupational density to fully open plan accommodation. A sample space plan is shown below with others available upon request from the agents.

FLOOR	SQ.FT	SQ.M
TOWNHOUSE		
Lower Ground	1,143	106.2
Ground	958	89.0
First	1,264	117.4
Second	908	84.3
Second (Storage)	20	1.9
Third (Storage)	386	35.9
LINK BUILDING		
Basement	2,004	186.1
Ground	1,627	151.1
MEWS		
Ground	667	61.9
TOTAL	8,976	834

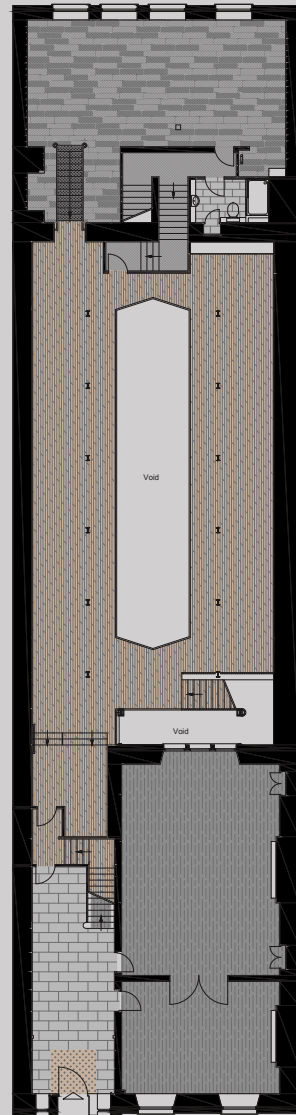
Parking: 3
 Additional storage
 Pavement vaults: 306 sq ft (28 sq m)

Example Layout

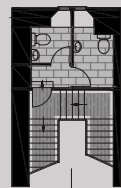
- 8,976 sq ft (834m²) office accommodation
- 104 desks providing ratio of 1 : 8m²
 - 6 hot desks / collaborative spaces
 - 3 meeting Rooms
 - 9 WCs (all unisex)
 - 3 showers
 - 243 sq ft storage vaults
 - 3 car parking spaces



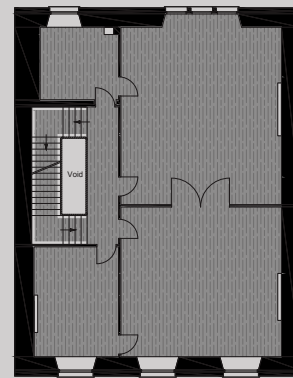
Lower Ground



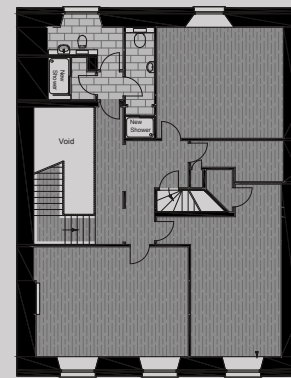
Ground Floor



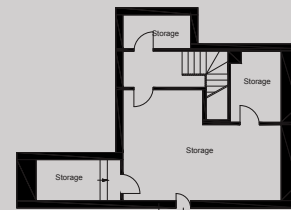
Ground Floor
Half Landing



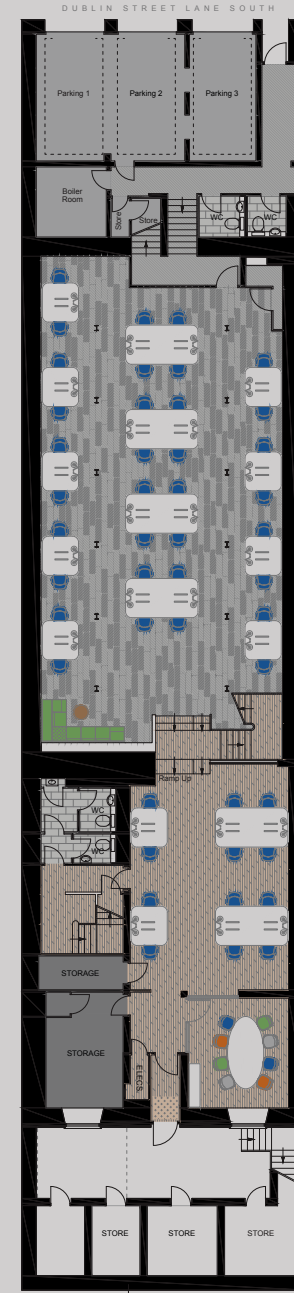
First Floor



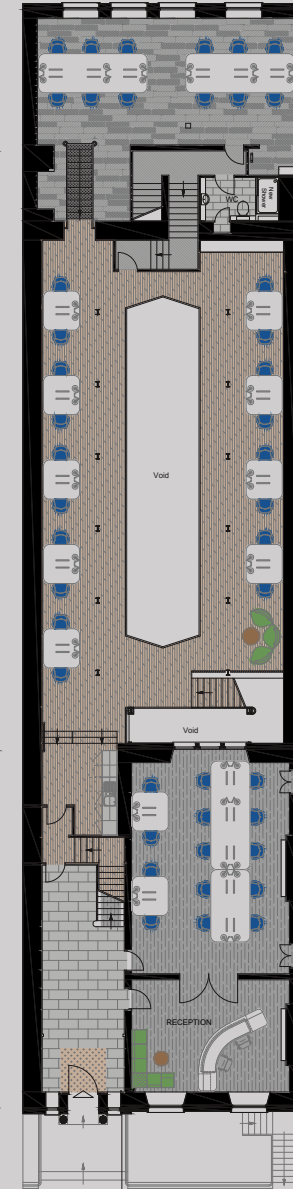
Second Floor



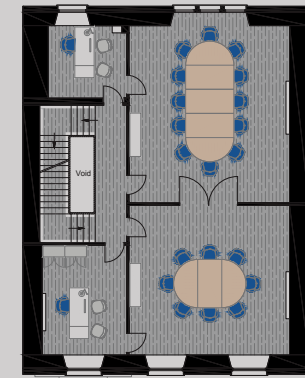
Third Floor



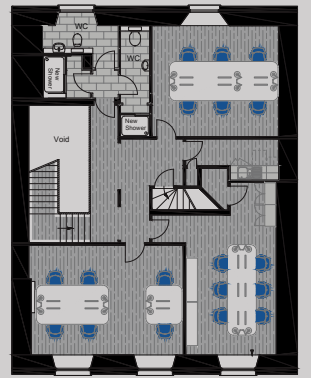
Lower Ground



Ground Floor



First Floor



Second Floor

Get in touch

RAEBURN
HOUSE

For further information, please contact:

Mike Irvine
mike.irvine@savills.com
0131 247 3817

Mhairi Archibald
mhairiarchibald@mjhthree.com
07718 899 341

Kate Jack
kate.jack@savills.com
07815 032 092



MHJ
THREE



Savills / MHJ Three for themselves and for the vendors or lessors of this property whose agents they are, give notice that: a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. no person in the employment of Savills / MHJ Three has any authority to make or give any representation or warranty whatever in relation to the property; d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken; e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law. © June 2023.