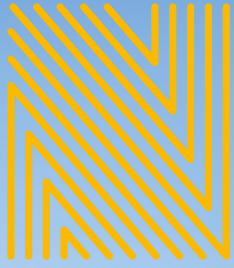




NOVA
EDINBURGH



NOVA

3 PONTON ST · EH3 9QQ

02

03

High quality, open plan office accommodation located in Edinburgh's prime business district with outstanding views of Edinburgh Castle.

Nova comprises modern office accommodation arranged over ground and four upper floors. The suites are accessed from a manned entrance foyer with lift access to all floors.



The available offices benefit from:

- Raised access floors
- Male and female toilets
- Accessible toilets
- Wheelchair accessibility
- Tea prep facilities
- Passenger lift access to all floors
- Outstanding views of Edinburgh Castle
- Open plan suites
- Comfort cooling
- Shower facilities
- Secure car parking and bike racks
- Energy Performance Certificate: C(44)

Building Accommodation

The suites have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprise the following net lettable areas:

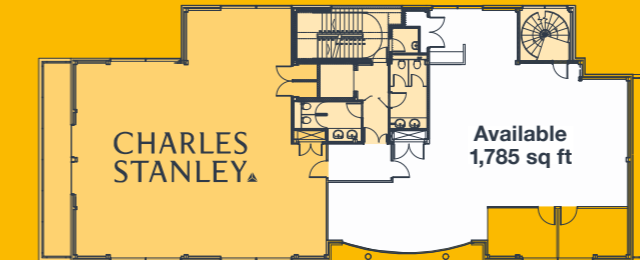
Floor	Sq ft	Sq m
4th	Republic of Media	
3rd	Forecast Global	
2nd (Remaining)	1,712	159
2nd (Part Let)	Charles Stanley & Co	
1st	Forth Capital & Fedcap Employment	
Ground (North)	DentOutline	
Ground (South)	VFS Global	
Total	10,190	948

3rd Floor

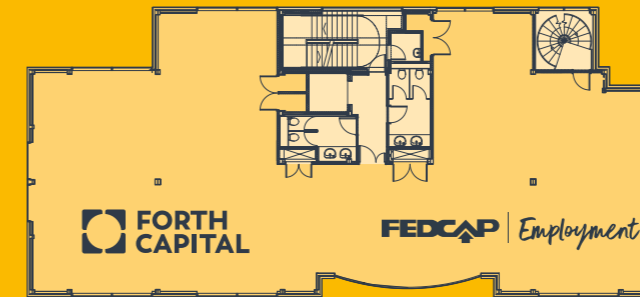


2nd Floor

1,712 sq ft / 159 sq m available



1st Floor



Ground Floor



Lifestyle

Nova is located within Edinburgh's Exchange District, the City's prime business district. Situated on the west side of Ponton Street, the property benefits from excellent transport links, with both Haymarket train station and the West End Princes Street tram stop within 12 minutes' walking distance. The location is well served by Edinburgh's extensive bus network, with frequent services on offer to all areas of the city.



06



The building benefits from proximity to a variety of hotels, bars and restaurants on Lothian Road and in Fountainbridge. Such local amenity complements a wider offering of city centre retail outlets on Princes Street and George Street.



Neighbours & Amenities

Local Occupiers

- 01 Hymans Robertson
- 02 Wood Mackenzie, i2 Office
- 03 Azets, Cromwell Property Group
- 04 Scottish Widows
- 05 Franklin Templeton
- 06 Lloyds Banking Group
- 07 Brewin Dolphin, IBM, Green Investment Bank, Law Society of Scotland, PwC, AON
- 08 DWF LLP
- 09 Companies House
- 10 Lindsays, Mott Macdonald
- 11 Bank of Scotland
- 12 Turcan Connell
- 13 STV
- 14 Brodies, Pinsent Mason

Health & Fitness

- 01 Hot Yoga
- 02 Pure Gym
- 03 One Spa
- 04 Therapie Clinic

Restaurants, Cafés & Bars

- 01 Loudons Café & Bakery
- 02 Barburrito
- 03 Café Klaris
- 04 The Hanging Bat
- 05 The Chanter
- 06 Innis & Gunn Beer Kitchen
- 07 All Bar One
- 08 BrewDog

Hotels

- 01 Sheraton Hotel
- 02 The Caledonian
- 03 Mercure Edinburgh Haymarket

Convenience

- 01 Sainsbury's Local
- 02 Tesco Express

07





FURTHER INFORMATION

For further information or to arrange a viewing
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