

TO LET

145

MORRISON STREET

Edinburgh EH3 8AG

- Prime Grade A open-plan office
- Whole building available (in whole or in part)
- Excellent transport links
- Competitive lease terms
- Immediate entry

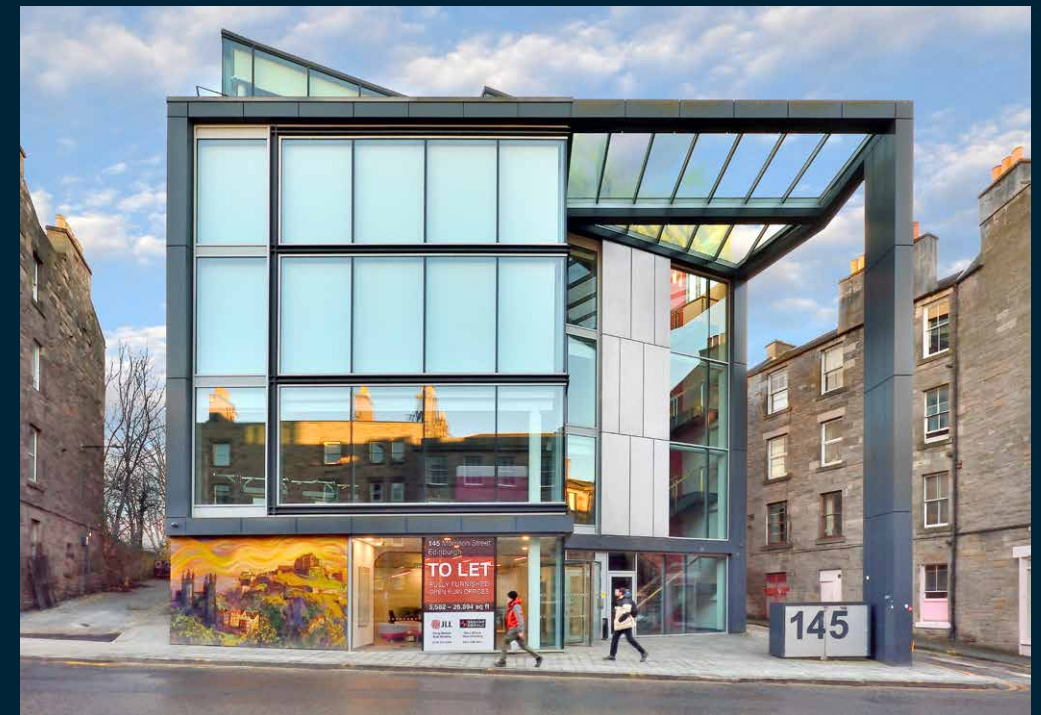




SITUATION

Situated in Edinburgh's city centre, in the heart of the Exchange District, 145 Morrison Street is strategically located on the south side of Morrison Street equidistant between the Edinburgh International Conference Centre and Haymarket Train Station bounded by the junctions of Gardeners Crescent and Grove Steet.

The area is home to many major office buildings to include Atria One, Atria Two, Capital Square, Port Hamilton, Exchange Place 123 and 2 Semple Street modern developments. Significant office occupiers within the local include, PWC, EY, Pinsent Mason, Brodies, Brewin Dolphin, Franklin Templeton, BlackRock & Scottish Widows. A short distant to the west is M&G/Q-mile mixed use Haymarket development which is home to Baillie Gifford (Fund Managers), Shepherd & Wedderburn, Deloitte, Lothian Pension Fund, Dentons and Shoosmiths. The success of the Haymarket development highlights the strength and popularity of this West End Location.



DESCRIPTION

145 Morrison Street is a purpose built, Grade A, 5 storey modern (built 2013) office building which extends to approximately 27,000 sq ft. This iconic and architecturally award winning building benefits from the striking canopy feature to the front elevation together with full floor to ceiling extensive glazed curtain walling providing high levels of natural daylight.

The property internally was designed to facilitate floor by floor lettings with each floor being individually serviced with a shared common reception / entrance foyer.

145 Morrison Street benefits from a hugely impressive specification which includes:

- EPC rating A
- “Very Good” Breeam Rating
- 10 person passenger lift
- Fully raised access floor
- Suspended perforated ceiling tiles with recessed LG 7 lighting
- VRF Air Condition System
- Existing tenants modern fit out which can be retained

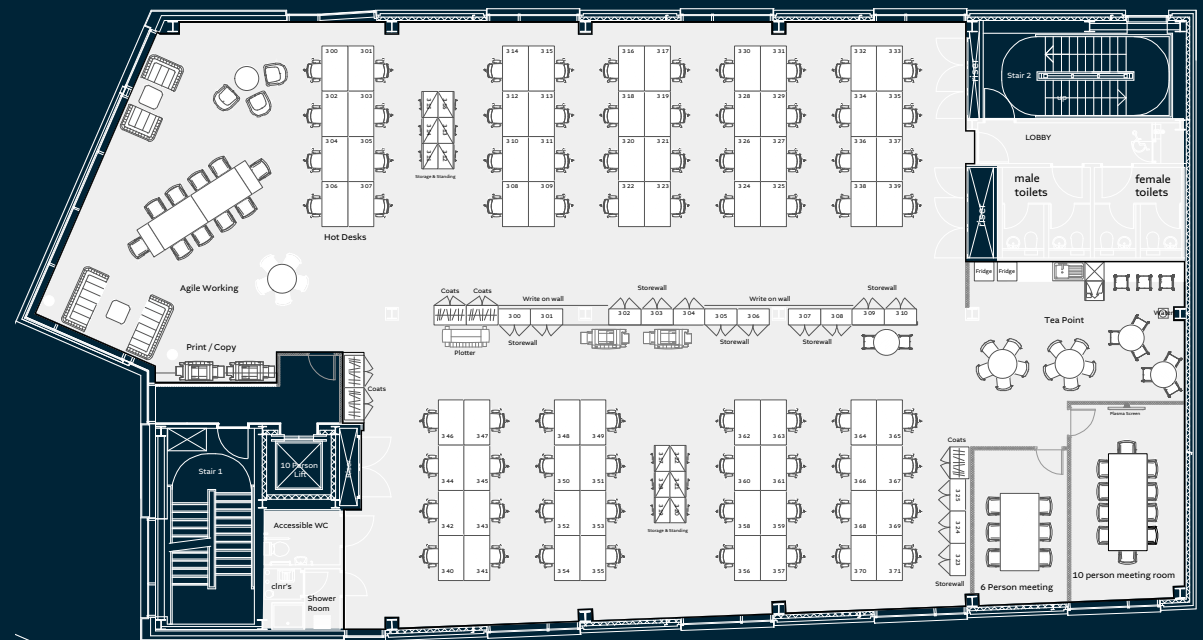


Current Reception

ACCOMMODATION

We have measured the property in accordance with RICS Code of Measuring Practise and have calculated the following Net Internal Areas:

| Area | SQ FT | SQ M | No. of desks |
|--------------|---------------|----------------|---------------|
| 4th floor | 5,041 | 468.32 | 59 |
| 3rd floor | 5,585 | 518.86 | 64 |
| 2nd floor | 5,584 | 518.77 | 82 |
| 1st floor | 5,582 | 518.58 | 98 |
| Ground floor | 4,485 | 416.67 | Meeting Rooms |
| Reception | 617 | 57 | - |
| Total | 26,894 | 2,498.2 | 303 |



Typical Floor Plan



Meeting Room



Office Space



Tea Point



View to street

RATEABLE VALUE

According to the Scottish Assessors Website, 145 Morrison Street has a Rateable Value of £631,000. This suggests that the rates payable per floor will be approximately £75,000 (i.e. c.£13.70 per sq ft), excluding water and sewerage which are levied separately.

PROPOSAL

We have been instructed to dispose of (sub-let/assign) the leasehold interest over either as a whole of on a floor by floor basis for a negotiable duration.

EPC

A Rating

A copy of the EPC can be provided on request.

LEGAL COSTS & VAT

Each party to bear their own legal costs. All figures quoted are exclusive of VAT.

FURTHER INFORMATION AND VIEWING

For further information and to arrange a viewing, please contact either:

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