



# GRADE A OFFICES AVAILABLE

FULLY FITTED SUITES ON FLEXIBLE TERMS

1ST FLOOR EAST: 2,500 SQ FT (232 SQ M)

1ST FLOOR WEST: 2,600 SQ FT (245 SQ M)

WITH PARKING

OCEAN  
POINT

EDINBURGH EH6 6JH

# OCEAN POINT



## DESCRIPTION

Ocean Point comprises a Grade A office building over ground and seven upper floors. Designed by renowned international architect Terry Farrell.

- Bright ground floor manned reception area
- 3 x 21 person passenger lifts serving all floors
- Highly efficient flexible open plan accommodation
- Raised access floors (150mm void) for ease of cable management
- 4-pipe air conditioning system, with fresh air ventilation system
- Metal tiled suspended ceiling with recessed fluorescent lighting
- Male & female toilets at all levels, generous provision of showers throughout
- 5 direct bus routes with frequent services to the city centre, every 8 minutes
- Easy access from Waverley train station
- 10 minutes by car from the city centre
- Bike parking and shower facilities



# OCEAN POINT

## LOCATION

Leith is a well established Edinburgh business district situated approximately 3 miles to the north of the city centre. Ocean Point is superbly located within the area, being situated immediately adjacent to Ocean Terminal, one of Edinburgh's foremost shopping destinations and home to a number of restaurants, cafés, gym and cinema. Coupled with a major bus terminus nearby, the location offers everything for staff and visitors alike.

Office neighbours include The Scottish Government, The Leith Agency and Royal Haskoning, while within the building itself occupiers include Mastercard, Datacash, Wave, VisitScotland, Millar & Bryce, Energy Savings Trust and 7IM.

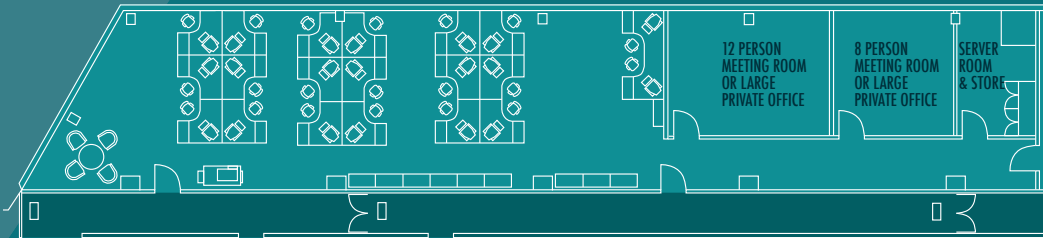




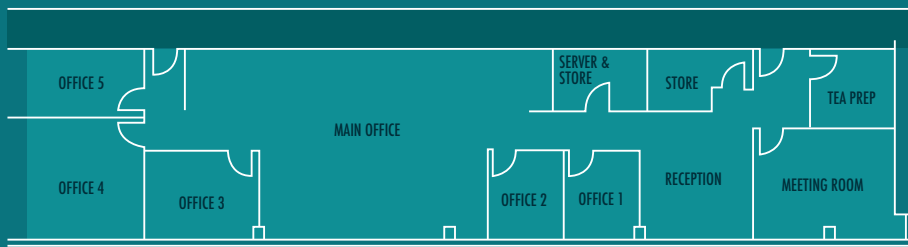
# OCEAN POINT



## SPACE PLAN FIRST FLOOR EAST



## SPACE PLAN FIRST FLOOR WEST



## ACCOMMODATION

Both suites are fully fitted out - offering significant cost savings. The East Suite is furnished and all furniture is available if required.

	SQ FT	SQ M
East Suite	2,500	232
West Suite	2,600	245

## TERMS

The accommodation is available on a sub-lease basis. Flexible terms are available. For further information please contact the joint letting agents.

## EPC

The accommodation has an EPC rating of 'B' and a score of '22'. A full EPC certificate is available on request.



## FURTHER INFORMATION



Avison Young  
Quayside House  
127 Fountainbridge  
Edinburgh EH3 9QG

Peter Fraser  
peter.fraser@avisonyoung.com  
0131 469 6027



Savills  
Wemyss House  
8 Wemyss Place  
Edinburgh EH3 6DH

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

Henrietta Wilson  
henrietta.wilson@savills.com  
0131 247 3768



# OCEAN POINT

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