



ONE SIXTY

DUNDEE STREET | EDINBURGH | EH11 1DQ

**3,695 SQ FT OF NEWLY
REFURBISHED WORKSPACE
& NEW WELLNESS FACILITIES**

AVAILABLE FROM MARCH 2024

GROUND
FLOOR RENT
**£25.50
PSF**

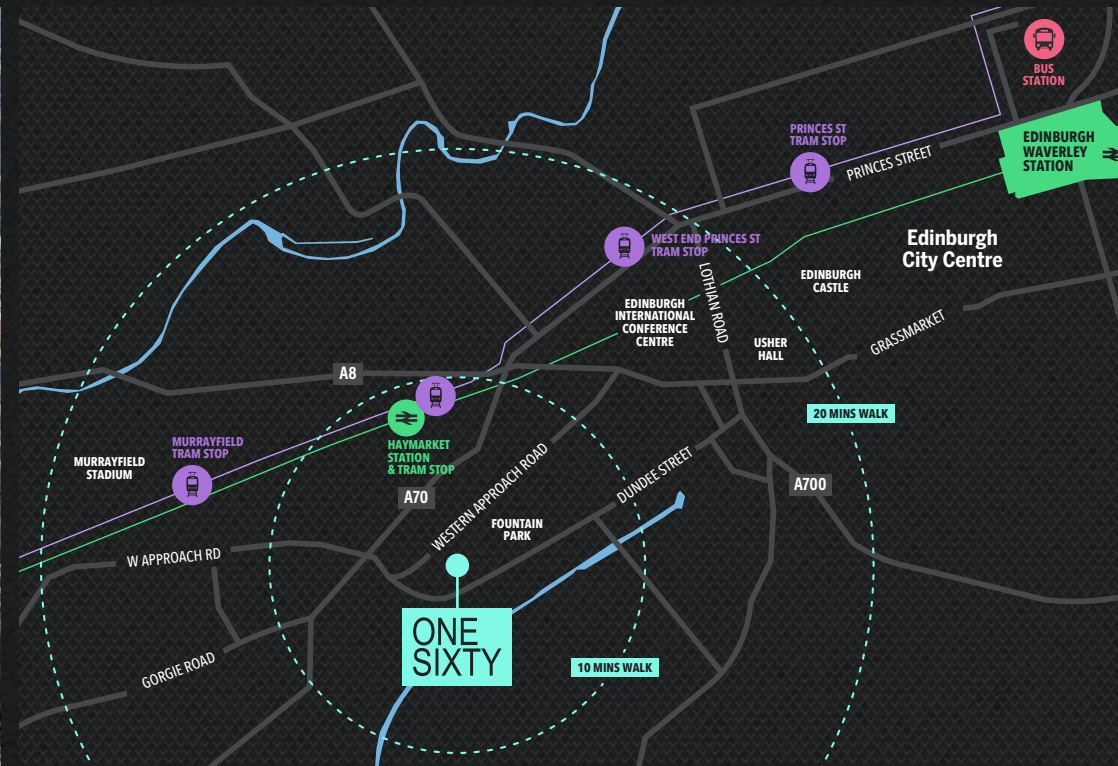
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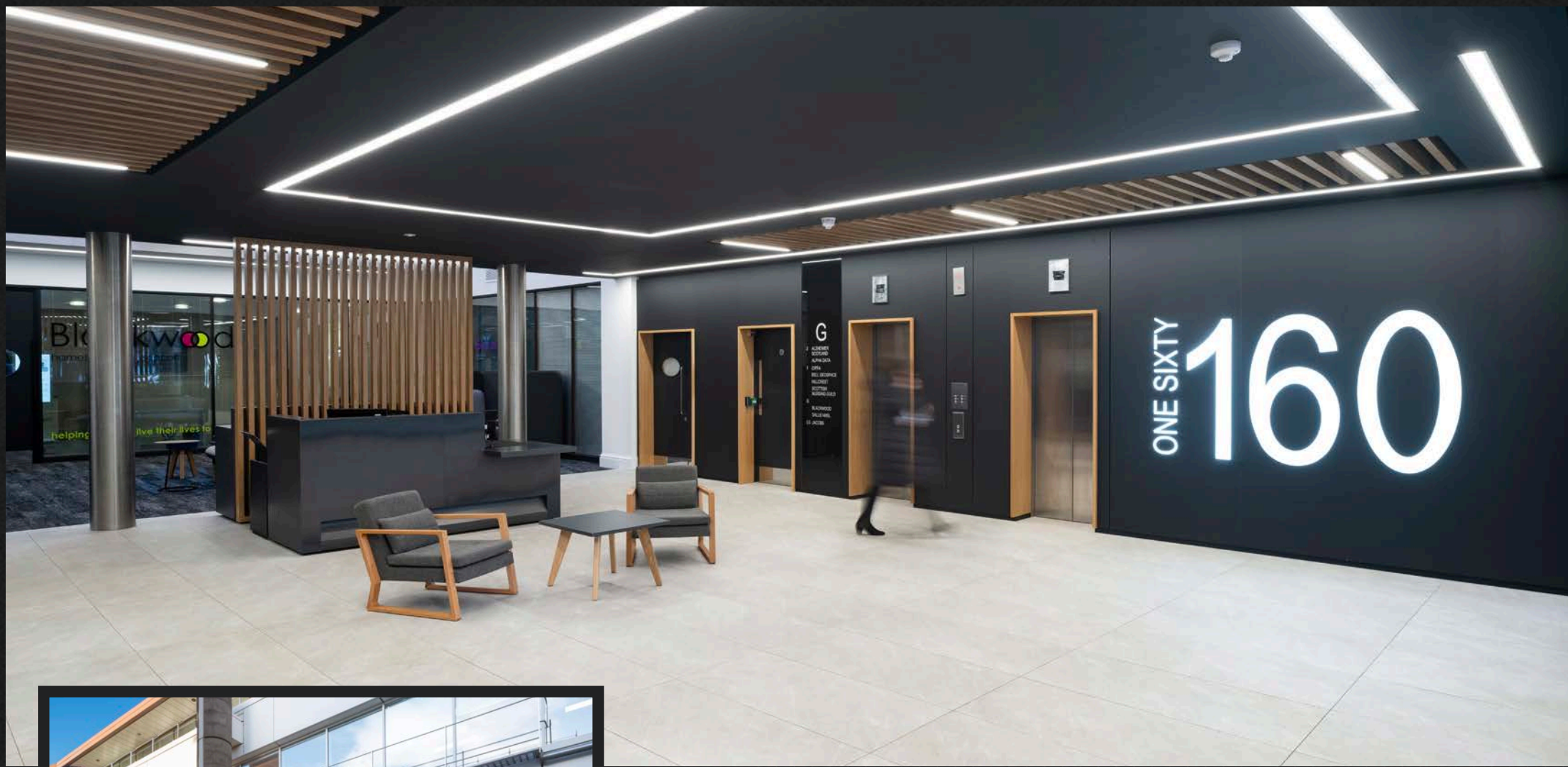
- 01 Shepherd & Wedderburn LLP / Deloitte LLP / Shoosmiths LLP / Dentons UK & Middle East LLP
- 02 Baillie Gifford
- 03 Wood Mackenzie / 4Sight Financial / Landmark Office
- 04 Grant Thornton / Amazon / Moody's
- 05 Baker Tilly / Blackcircles / Sweco
- 06 Capital Square - Brodies / Mazars / Pinsent Masons / Anderson Strathern
- 07 Scottish Widows HQ
- 08 Womble Bond Dickinson
- 09 Flutter plc
- 10 Lloyds Banking Group
- 11 D R Newitt / Spaces / trip.com
- 12 Baker / Tilly / Companies House / Sweco / IFS

LOCATION

160 Dundee Street benefits from excellent transport links, with Haymarket Railway Station and Tram Interchange within 10 minutes' walking distance. The location is well served by Edinburgh's extensive bus network, with frequent bus services on offer to all areas of the city and access to the Western Approach Road, the A8 and national motorway network.

The building also benefits from close proximity to Fountain Park, which includes bars, restaurants, cinemas and a Nuffield Health Gym. Fountainbridge connects to Lothian Road and Haymarket with a number of hotels, including Mercure and Hampton by Hilton.





DESCRIPTION

160 Dundee Street is a modern office building that has undergone an extensive refurbishment to the reception, lift lobbies and the vacant ground floor suite. The building is arranged over lower ground, ground and two upper floors. The refurbishment also included the addition of end of journey wellness facilities.

Occupiers at 160 Dundee Street include Blackwood Housing Association, Alzheimer Scotland, Bell Geospace and Alpha Data.

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SPECIFICATION

As part of the refurbishment of 160 Dundee Street, new wellness facilities have been added to the lower ground of the building with the common areas all being refurbished:



New male & female showers and changing rooms with drying room



New tenancy board and vinyl graphic wayfinding signage



Secure lockers



New LED lighting throughout the common areas



'Superloo' style WCs



New external cycle racks with dedicated access to the new wellness facilities

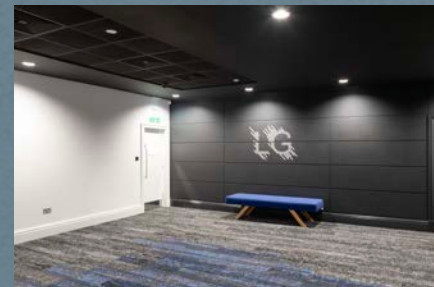
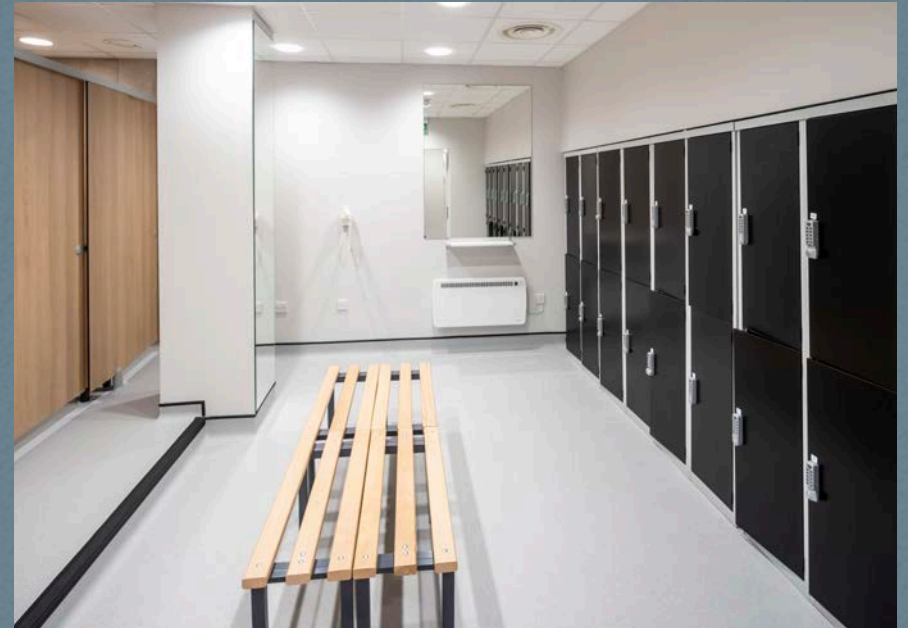


New BMS (Building Management System) installed



Newly designed reception and waiting area with new baffle ceilings, laminate wall panels, backlit feature lighting and oak detailing

WELLNESS FACILITIES



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SPECIFICATION

The available ground floor suite is self-contained and benefits from the following specification:



New carpet floor coverings to office



Reconfigured to open plan layout



New metal suspended ceilings



New LED lighting



Floor boxes provided



Refurbishment of heating and ventilation system



Car parking available



24/7 access

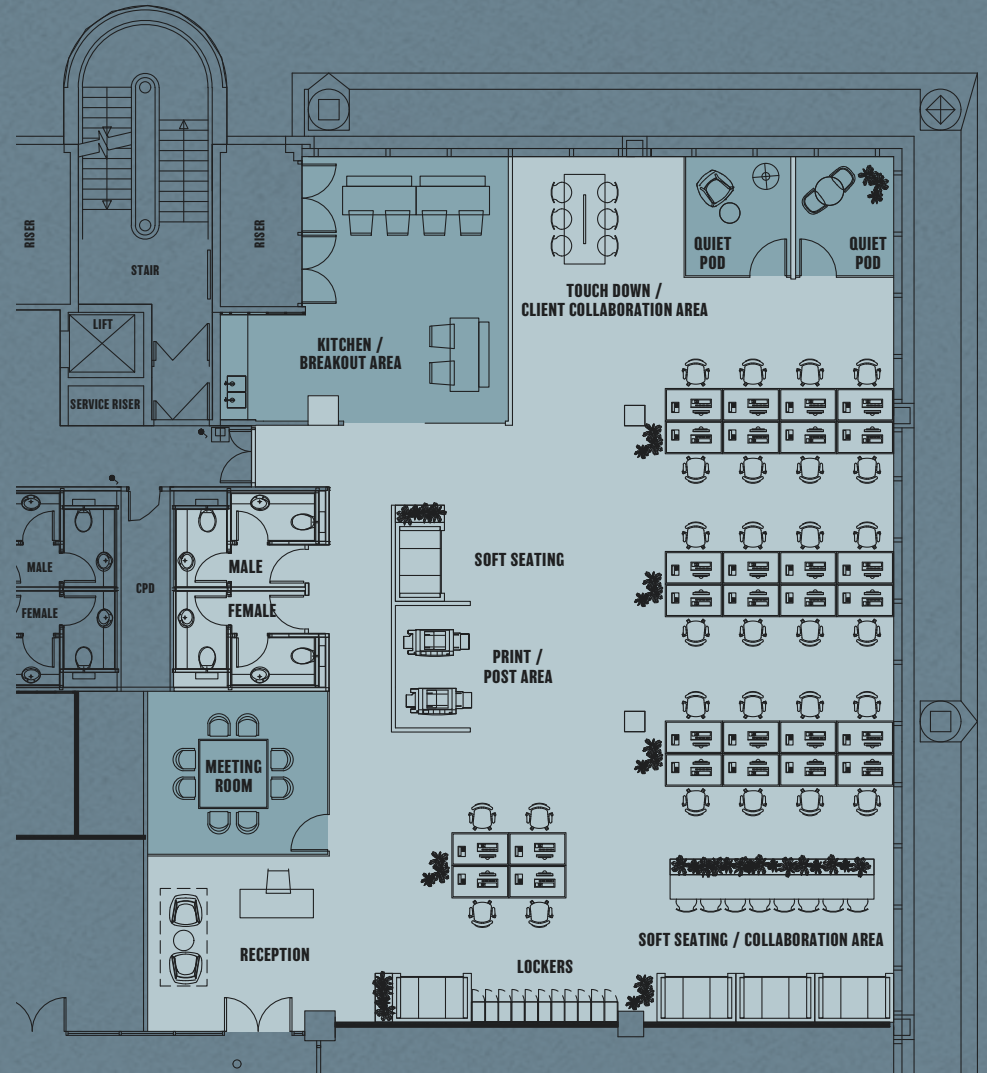


Dedicated male & female WCs

PROPOSED GROUND FLOOR SPACE PLAN

Below space plan for layout purposes only.

- 28 Open Plan Office Desk
- 28 Locker
- 2 Quiet Pod
- 2 Collaboration Area
- 2 Soft Seating
- 1 Meeting Room
- 1 Kitchen/Breakout Area
- 1 Print/Post Area



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RENT

The ground floor is available at £25.50 per sq ft.

The suite is available by way of a new Full Repairing & Insuring Lease direct from the landlord.

SERVICE CHARGE

Service charge available on request.

BUSINESS RATES

The available accommodation is to be reassessed on completion of works on the suite.

Further information is available at www.saa.gov.uk

EPC

The property has an EPC rating 'B'.



FURTHER INFORMATION



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