
132PRINCES-STREET.CO.UK

132 PRINCES ST.

TO LET
HIGH QUALITY
MODERN OFFICES



AMONGST IT ALL IN THE HEART OF THE CITY

132 Princes Street is located in the heart of Edinburgh's central business district, home to some of the most respected names in finance, business, retail and leisure. The area offers a vibrant, welcoming place to work.

Few places are more full of life than Princes Street, one of the most renowned thoroughfares in Europe. This destination is a magnet for shoppers from around the globe and amenities are excellent with an abundance of restaurants, bars, coffee and sandwich shops all on offer.

Transport options are unrivalled at 132 Princes Street. Waverley and Haymarket train stations and Edinburgh bus station are all located a short walk away. Additionally, the tram line and numerous bus routes operate along Princes Street serving all parts of the city. The building also benefits from secure bike storage and shower facilities.

As you would expect from such a high profile location, 132 Princes Street is perfectly positioned to take full advantage of all that the city has to offer.







STYLE CHARACTER & VIEWS



As one of only a few remaining original buildings on Princes Street, No. 132 has seen many changes over the course of its life. From its townhouse origins, through to conversion into a tea room with a view, a purveyor of fine fur-based goods, a cinema of occasional questionable repute and a record shop that once played host to the Sex Pistols, it's fair to say that it is a property that has many tales to tell.

The latest chapter in the story, is its rebirth as a unique characterful modern office space, set across 3 floors. A substantial transformation of the Category B listed building has seen the addition of a new glass extension to the rear, vertical circulation throughout and installation of high quality building services. The conversion is as much about the present and future, as the past. In stripping away its many layers, remnants of its previous uses have been preserved and exposed, offering luminous spaces, with expansive views over Princes Street Gardens and Edinburgh Castle.



REDEFINING SPACE

The property provides a variety of floor plates over first, second and third floors as highlighted below.

SUSTAINABILITY

The property has an EPC rating of 'B'

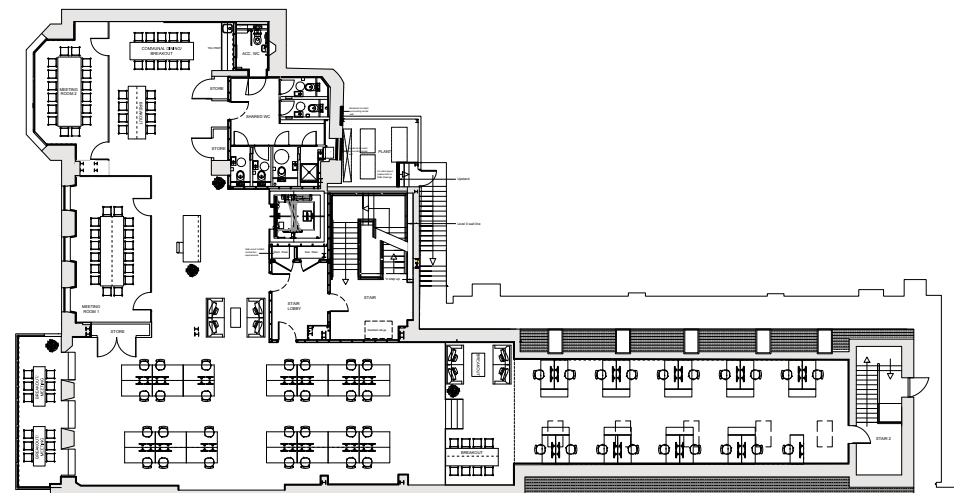
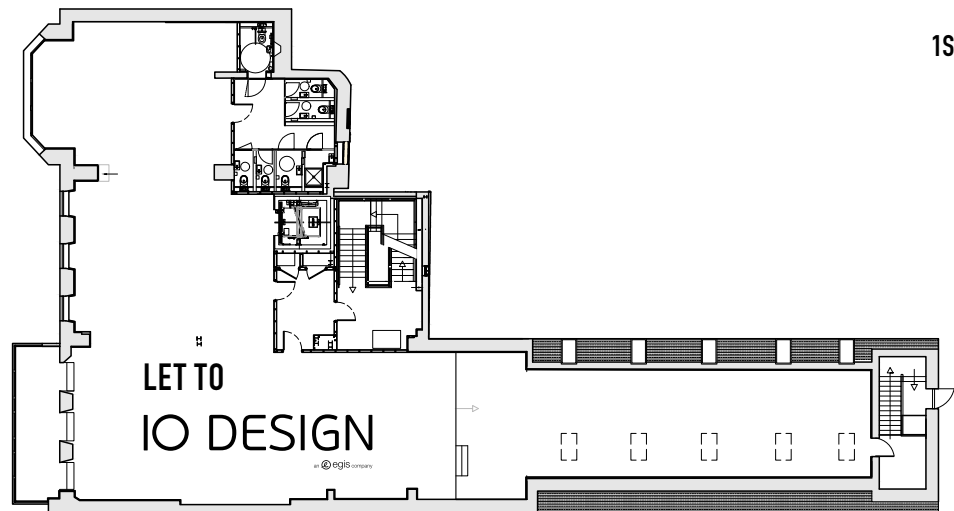
The property extends to the following net internal floor areas:-

FLOOR	SQM	SQFT
1ST	LET TO IO DESIGN	
2ND	314.3	3,383
3RD	273.9	2,948
TOTAL	588.2	6,331



PRINCES STREET

1ST FLOOR

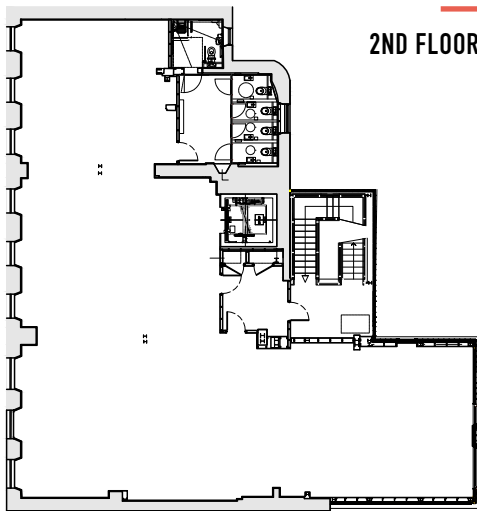


INDICATIVE SPACE PLAN

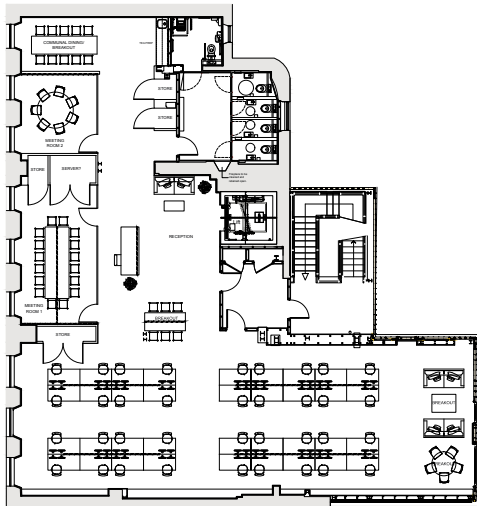




PRINCES STREET

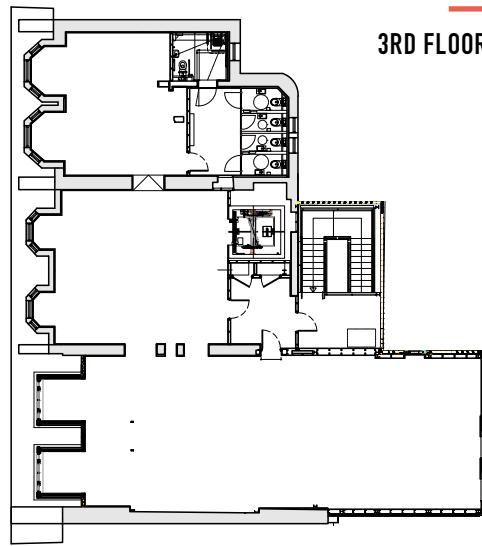


2ND FLOOR

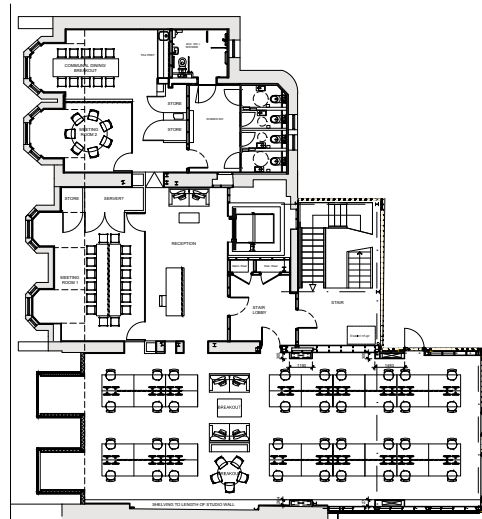


INDICATIVE SPACE PLAN

PRINCES STREET



3RD FLOOR



INDICATIVE SPACE PLAN

IT'S ALL IN THE DETAIL

The specification allows for maximum flexibility for occupiers with contributions available for lighting on the 1st and 3rd floors, ceiling or perimeter trunking, power sockets, skirting and carpets.

SERVICING:

- Environment – VRV Air conditioning
- Lighting – Intelligent Iguzzini designer fittings on 2nd floor, contribution for same or alternative on 1st and 3rd floors
- Cabling – Contribution for ceiling or perimeter trunking

ACCESS/CIRCULATION:

- Secure video entry system
- Voluminous entrance lobby area with Iguzzini designer light fittings and feature finishes
- Controlled lift access to all floors (KONE 15 Person Lift)
- High quality main circulation stair (access control to office spaces, at each level)
- Dedicated WC/Accessible WC and shower facilities on every level as part of the tenant's demise

DESIGN FEATURES:

- Contemporary glass extension
- Distinctive entrance lobby
- Light-filled main circulation stair
- High quality bathroom finishes
- Toilet cubicles with integrated wash hand basins
- Accessible facilities and showers to each office space
- Maintaining and revealing the historic fabric of the building
- Secure bike storage
- Feature lighting











VIEWING

Further information and viewings can be arranged through the joint letting agents

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A DEVELOPMENT BY

Hazledene
HOUSE

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