

TEN GEORGE ST.

EDINBURGH

# A UNIQUE SPACE PROPOSITION

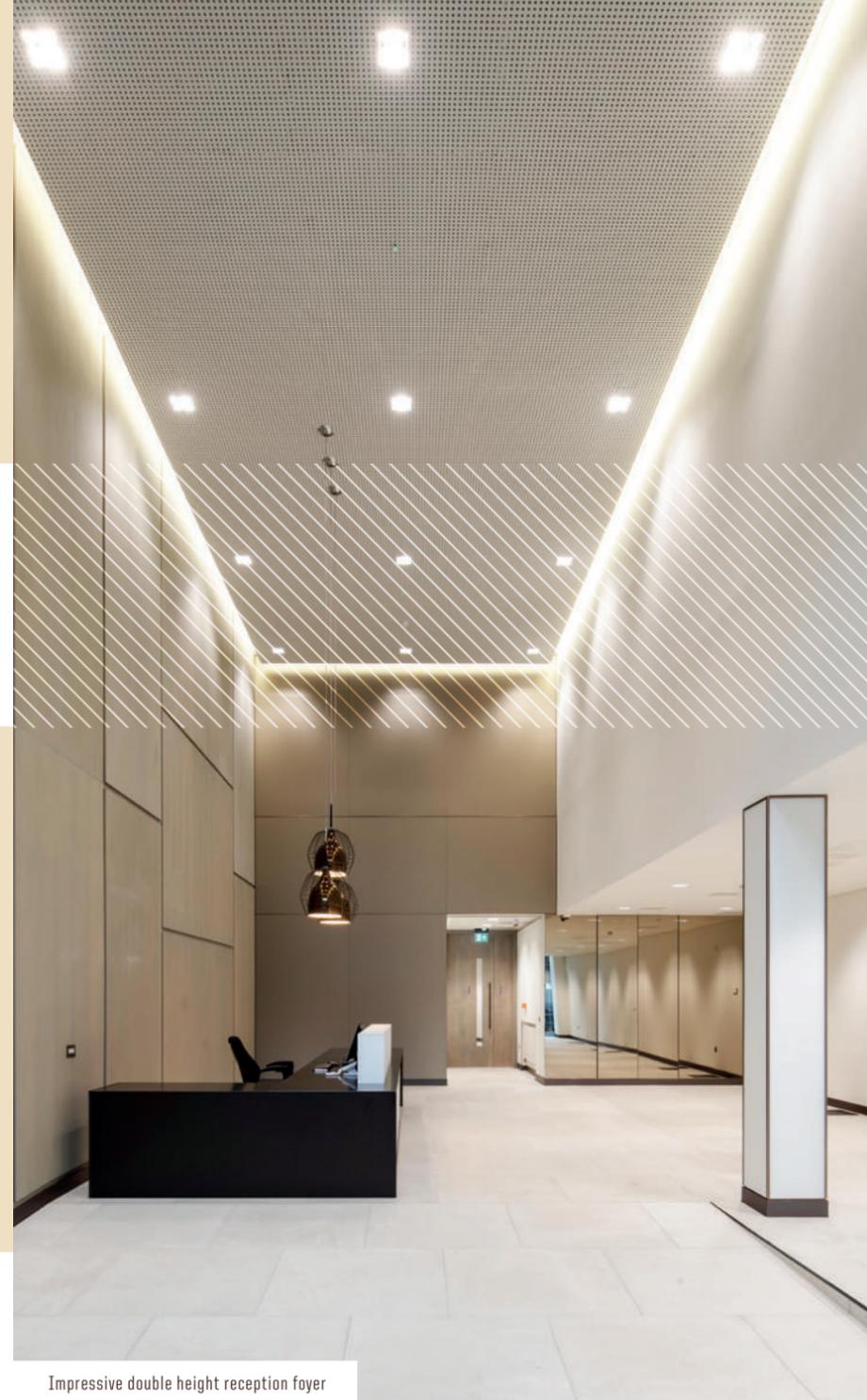
**10**  
TEN GEORGE ST.



10 George Street offers  
69,500 sq ft of exemplary  
offices over 8 floors.

# AN ELEGANT ARRIVAL

The building's new façade has increased the street presence of 10 George Street, an impression that is further enhanced when entering the contemporary double height reception area.



Impressive double height reception foyer



Bespoke manned reception desk

# BREATHING ROOM



6th Floor

The light flooded floor plates offer stunning panoramic views of Edinburgh Castle and the Old Town to the South and the Firth of Forth to the North.



07

## FULL GRADE A SPECIFICATION

- New central plant throughout
- New curtain walling combining sandstone and glass
- Double height entrance and reception area
- Roof terraces on 3 levels with stunning panoramic views
- Extensive showers, changing and drying facilities
- Tenant generator providing 100% power coverage
- High-quality male / female and disabled WCs on each floor
- 3 lifts serving the building
- Raised access flooring
- Metal tile suspended ceiling
- Recessed LED PIR lights
- VRF air conditioning system
- Security room

5th Floor

# FROM TOP



6th floor terrace looking South West to Edinburgh Castle

Roof terraces over the 4th, 5th and 6th floors provide stunning views and spaces where people can relax, enjoy a breath of fresh air and socialise.

## HIGHLY ACCREDITED

- EPC B
- Cycling Score 'Gold'
- Ewave '5 star'
- BREEAM 'Very Good'

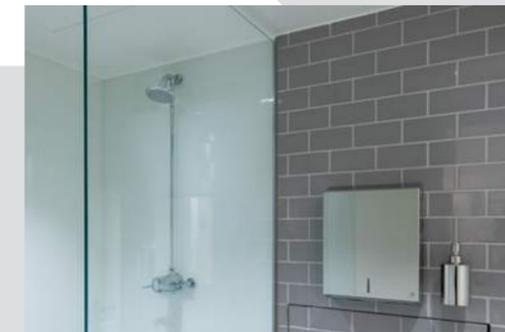
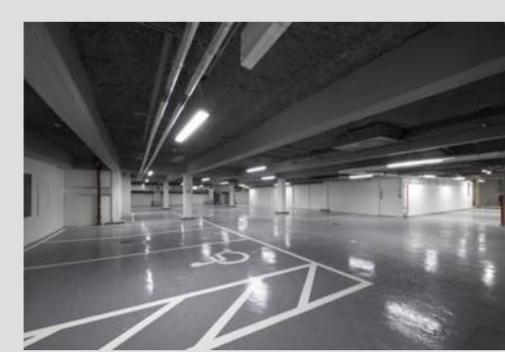


6th floor terrace looking North West on George Street

Whether driving, cycling or running to the office, the lower ground floor caters for a multitude of ways of getting to work.

## WELLNESS FACILITIES

- 7 showers
- 80 bike racks
- Dedicated male and female locker areas
- Drying room
- Storage area
- 12 car spaces



# TO BOTTOM



80 bike racks on the lower ground floor

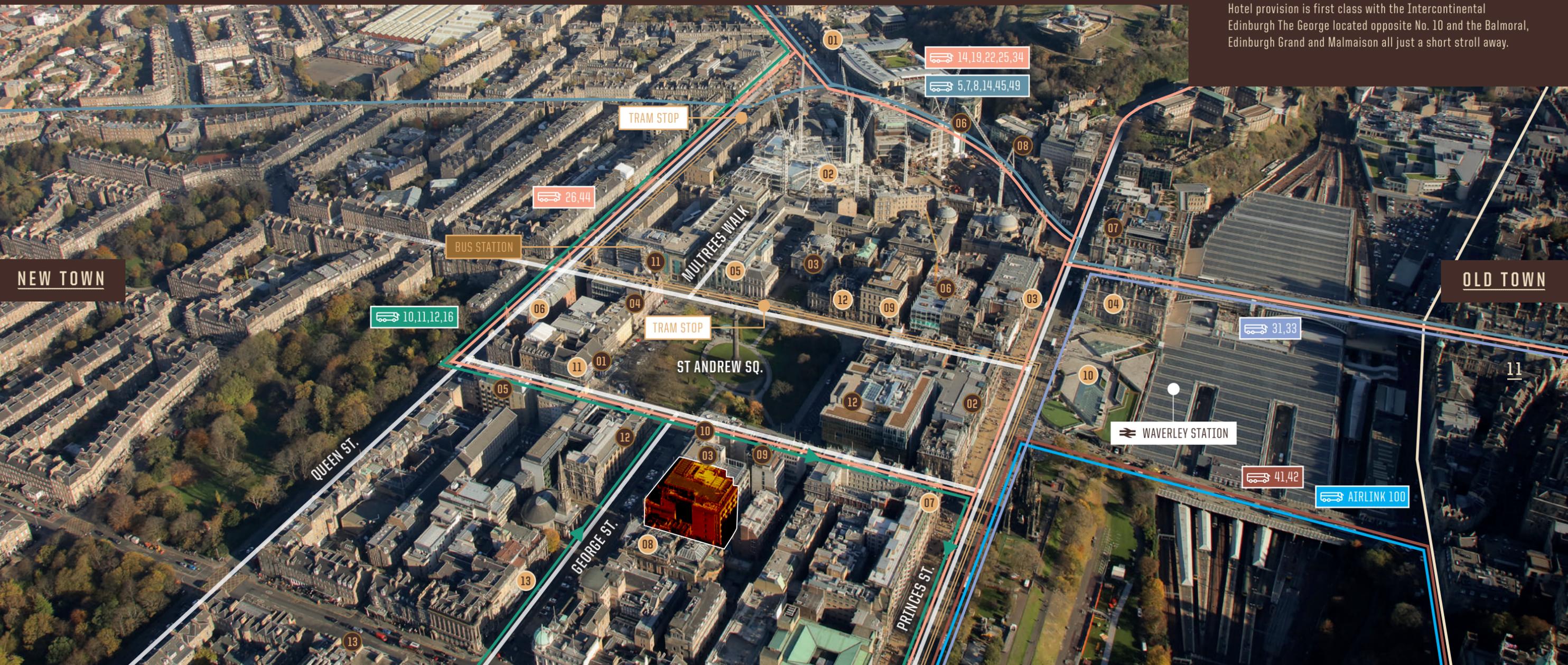
# AN ESTEEMED ADDRESS

When you take into account all that the surrounding area has to offer, it is understandable why No. 10 is one of Edinburgh's most desirable addresses.

Princes Street Gardens and St Andrew Square, just moments away, offer green havens to relax and unwind or take in an event, courtesy of the city's numerous festivals.

The cultural offer is unsurpassed with The National Gallery, the National Portrait Gallery and the Playhouse Theatre all located close by, including the proposed new IMPACT Centre that will be home to The Scottish Chamber Orchestra.

Hotel provision is first class with the Intercontinental Edinburgh The George located opposite No. 10 and the Balmoral, Edinburgh Grand and Malmaison all just a short stroll away.



○ Occupiers	01 Stewart Investors	06 Baillie Gifford	11 Computershare
	02 Multrees Investors, Red Rock Power	07 Amazon, Microsoft	12 Aberdeen Standard Investments
	03 Royal Bank of Scotland / Adam & Company	08 Glenmorangie	13 HSBC
	04 Rathbones / Virgin Money	09 Regus	
	05 Royal London Asset Management	10 SG Hambros & Santander	

● Amenity	01 The Playhouse Theatre	06 National Portrait Gallery	11 Malmaison
	02 St James Quarter	07 Jenners	12 The Gleneagles Club (opening in 2021)
	03 Apple Store	08 The Dome	13 The Intercontinental
	04 The Balmoral Hotel	09 The Edinburgh Grand	Edinburgh The George
	05 Harvey Nichols	10 Waverley Mall	



No. 10 George Street offers virtually every transport option you could wish for and it's all conveniently on hand.

St Andrew Square Tram Stop	02 minutes
Edinburgh Airport by Tram	35 minutes
Edinburgh Bus Station	02 minutes
Waverley Station	04 minutes
Glasgow Queen Street	50 minutes
London Kings Cross by Train	4 hours 50 minutes



On George Street and Multrees Walk an array of classic luxury brands rub shoulders with contemporary boutiques and the renowned Harvey Nichols will soon be joined by the new £1 billion St James Quarter mixed-use destination that will further enhance the areas outstanding shopping provision.



# AMM ENTITY

## UNRIVALLED



Foodies will love the array of bars, restaurants and coffee shops on No.10's doorstep, including St Andrew Square, which is now home to some of the city's most fashionable eateries.

And those wishing to let off steam can head to Bannatyne's Health Club on nearby Queen Street.



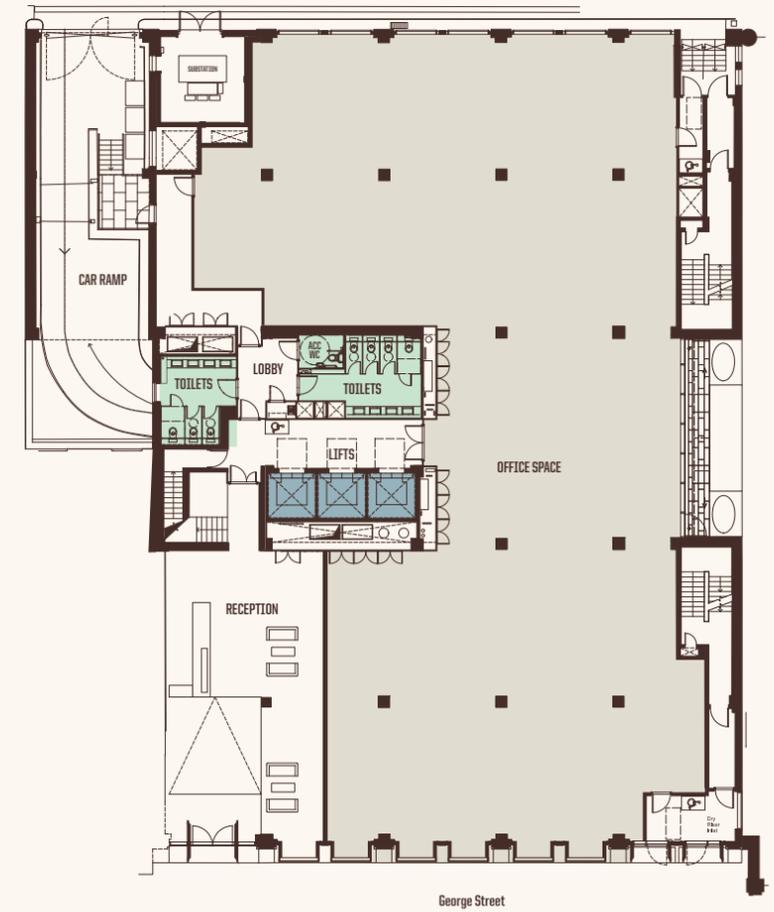
# FLOOR PLANS

## SCHEDULE OF ACCOMMODATION

FLOOR	SQ FT	SQ M
Lower Ground	1,618	150
Reception	1,211	113
Ground	8,130	755
1st	10,515	977
2nd	11,353	1,055
3rd	11,152	1,036
4th	10,442	970
5th	9,630	895
6th	5,507	512
TOTAL	69,558	6,462

## GROUND

8,130 sq ft / 755 sq m



## LOWER GROUND

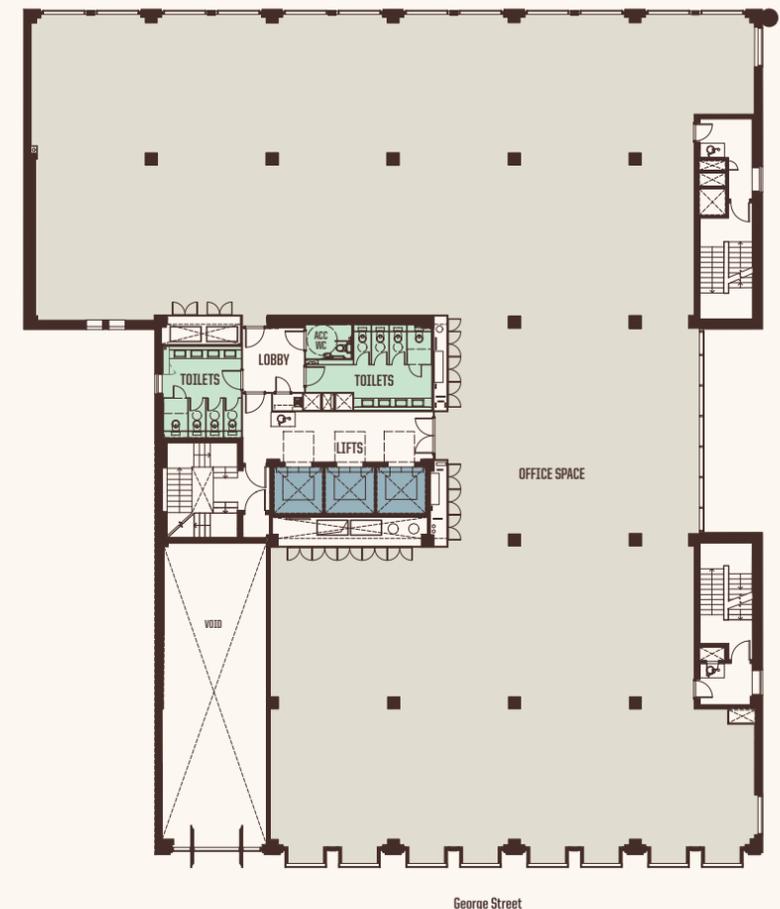
1,618 sq ft / 150 sq m

- 7 showers
- 80 bike racks
- Dedicated male and female locker areas
- Tenant generator providing 100% power coverage
- Drying room
- Storage area
- 12 car spaces
- Lift Access



## FIRST FLOOR

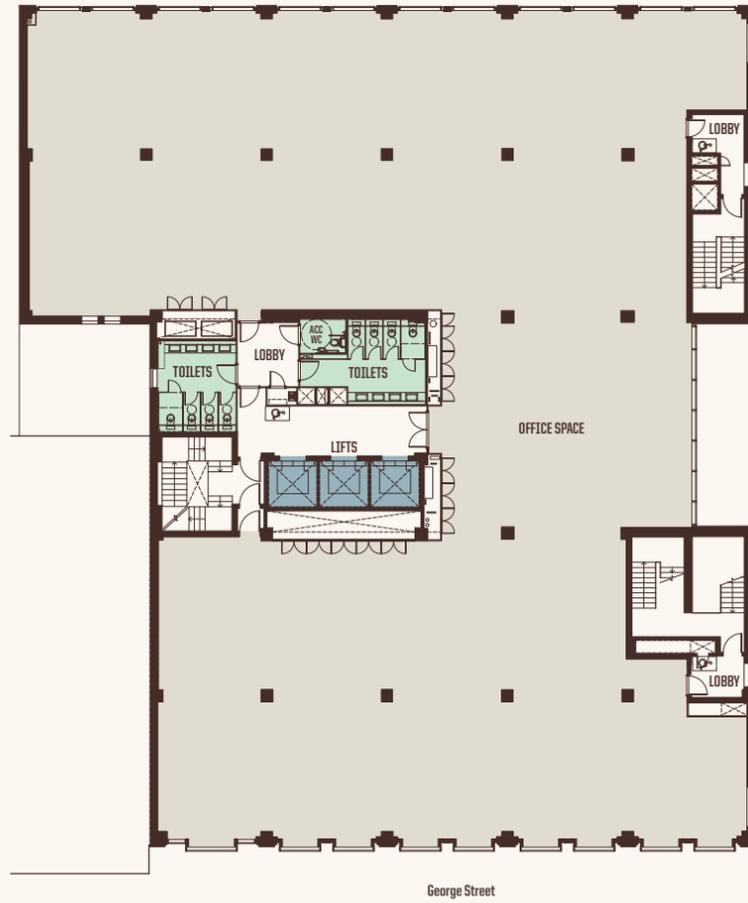
10,515 sq ft / 977 sq m



## SECOND - THIRD

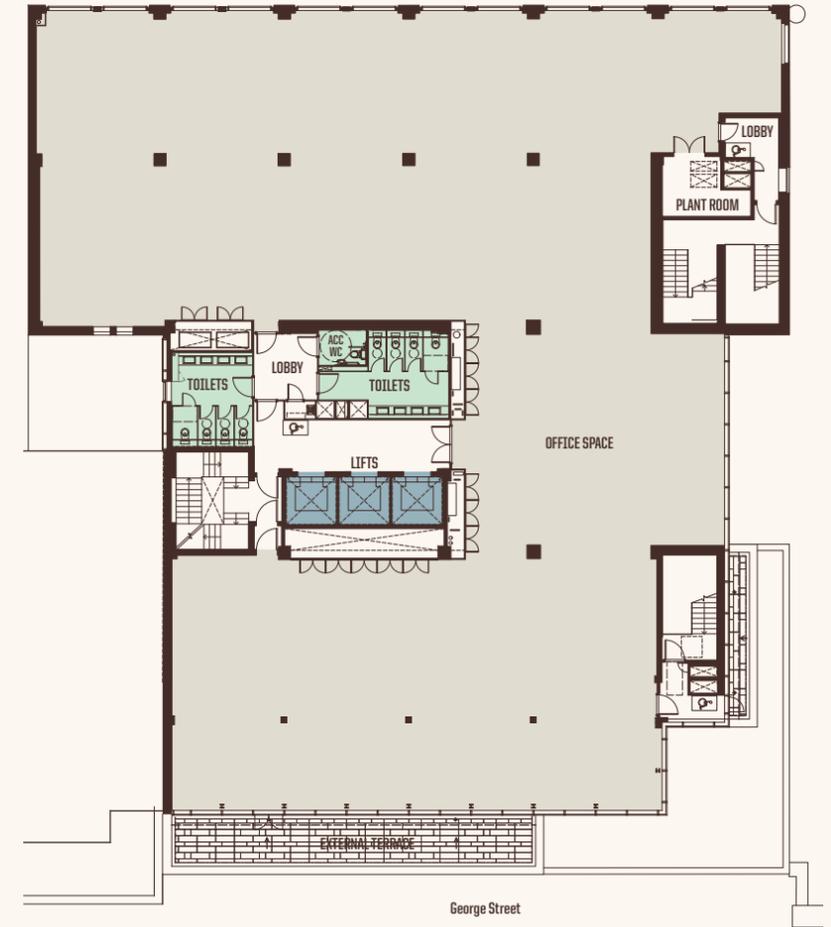
2nd - 11,353 sq ft / 1,055 sq m

3rd - 11,152 sq ft / 1,036 sq m



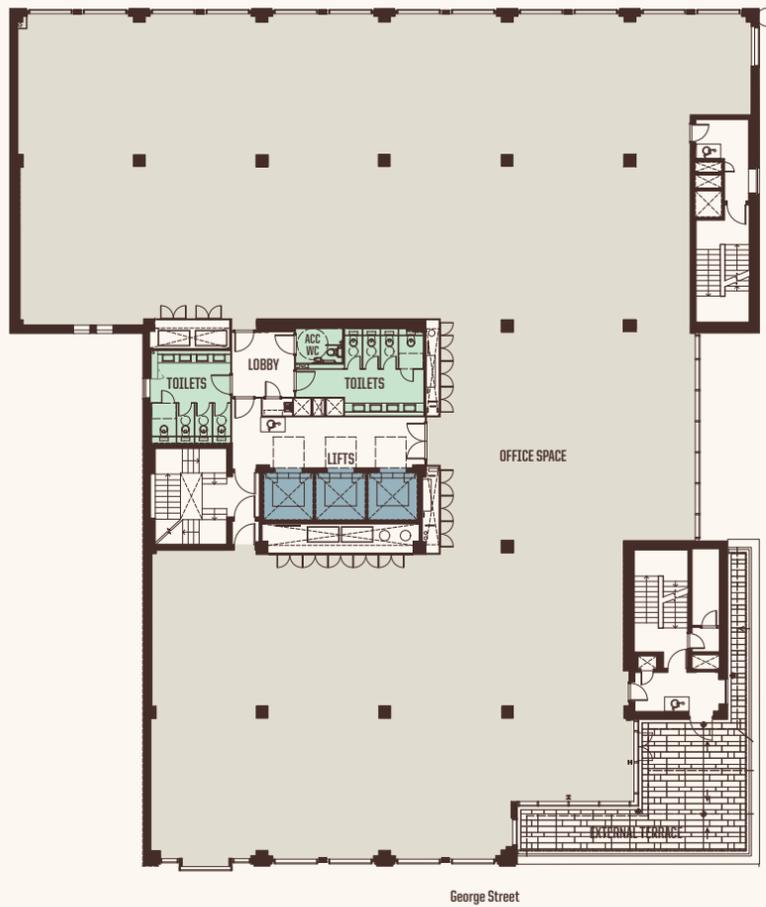
## FIFTH FLOOR

9,630 sq ft / 895 sq m



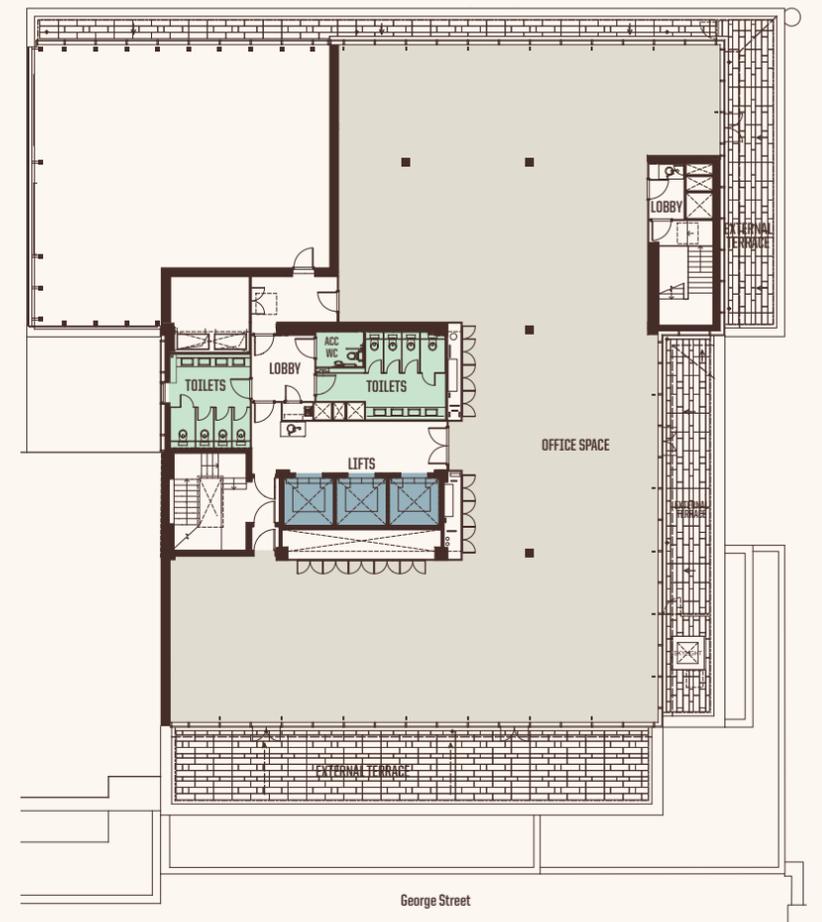
## FOURTH FLOOR

10,442 sq ft / 970 sq m



## SIXTH FLOOR

5,507 sq ft / 512 sq m



# SPACE PLANNING



## TYPICAL

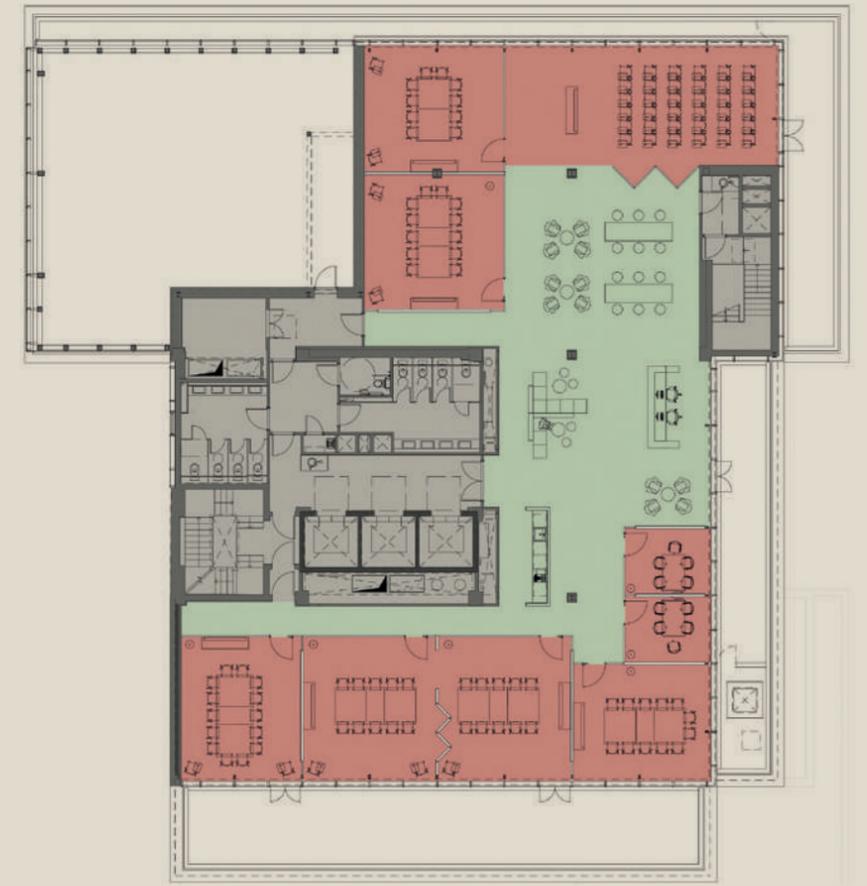
HIGH DENSITY

5 meeting rooms  
156 desks (122 open plan, 28 hot desking, 6 cubicles)

## SIXTH FLOOR

MEETING SUITE - OPTION 1

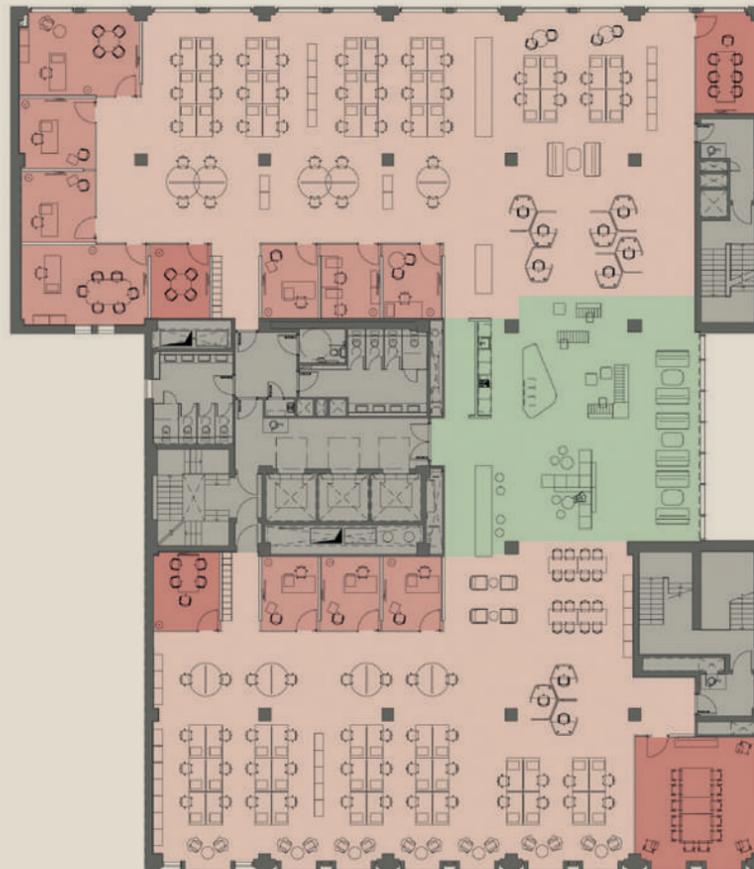
8 / 9 meeting rooms  
(including 1 training room)



## TYPICAL

LOW DENSITY

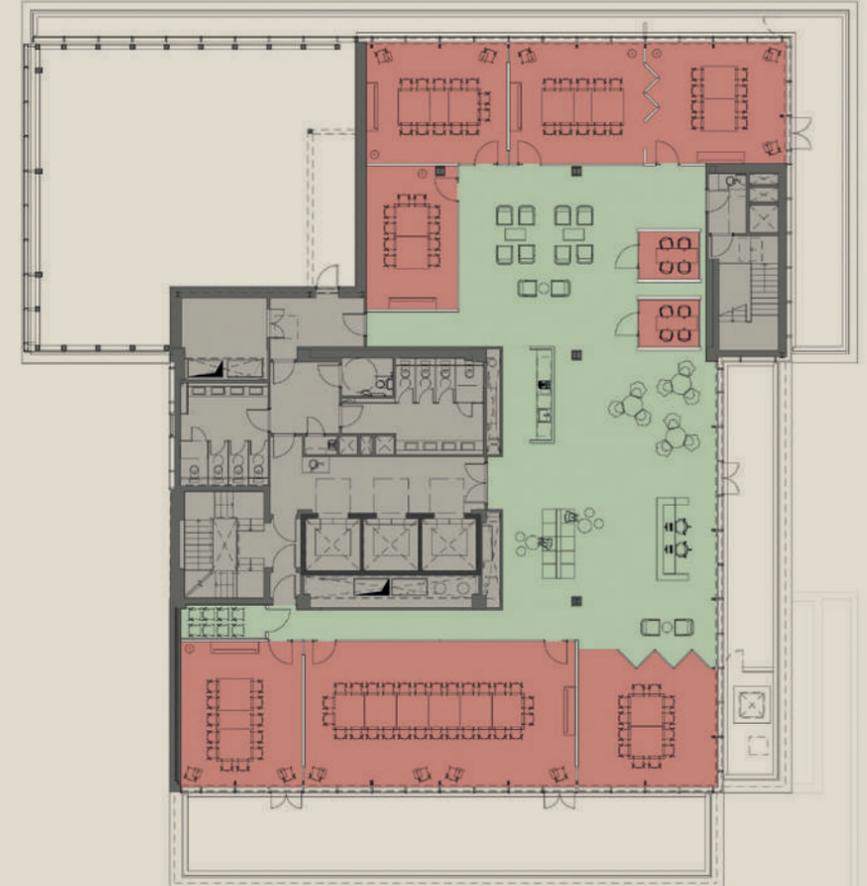
4 meeting rooms  
10 partner offices  
108 desks (64 open plan, 18 PAs, 16 hot desking, 10 cubicles)



## SIXTH FLOOR

MEETING SUITE - OPTION 2

8 / 9 meeting rooms  
(including 2 pod meeting rooms)



# EXEMPLARY WORKSPACE IN THE HEART OF EDINBURGH

## FIND OUT MORE:

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## 10 TEN GEORGE ST.

10 GEORGE STREET / EDINBURGH / EH2 2PF

[10GEORGESTREET.COM](https://www.10georgestreet.com)

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