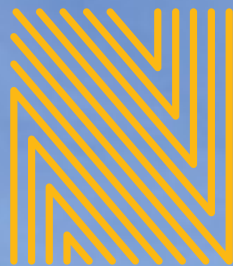




NOVA
EDINBURGH



NOVA

3 PONTON ST · EH3 9QQ

02

03

High quality, open plan office accommodation located in Edinburgh's prime business district with outstanding views of Edinburgh Castle.

Nova comprises modern office accommodation arranged over ground and four upper floors. The suites are accessed from a manned entrance foyer with lift access to all floors.

A program of refurbishment works is shortly due to be undertaken to further improve the reception and exterior of the building. Further information is available from the joint letting agents.



The available offices benefit from:

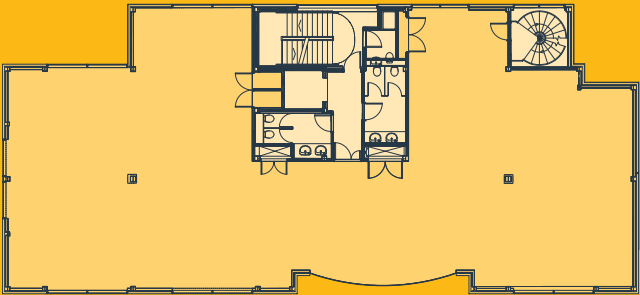
- Raised access floors
- Male and female and disabled toilets
- Wheelchair accessibility
- Tea prep facilities
- Passenger lift access to all floors
- Outstanding views of Edinburgh Castle
- Open plan suites
- Comfort cooling
- Shower facilities
- Secure car parking and bike racks

Building Accommodation

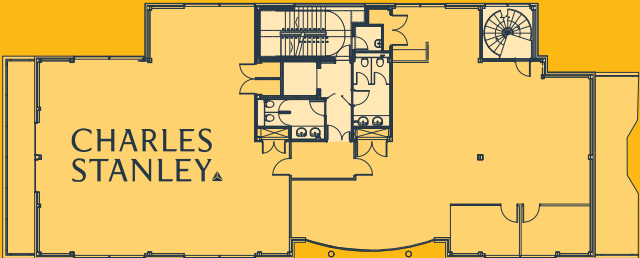
The suites have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprise of the following net lettable areas:

Floor	sq ft	sq m
4th	Republic of Media	
3rd	3,409	317
2nd (Remaining)	c.1,500	c.139
2nd (Part Let)	Charles Stanley	
1st	3,409	317
Ground (North)	1,568	146
Ground (South)	Unispace	
Total	9,886	919

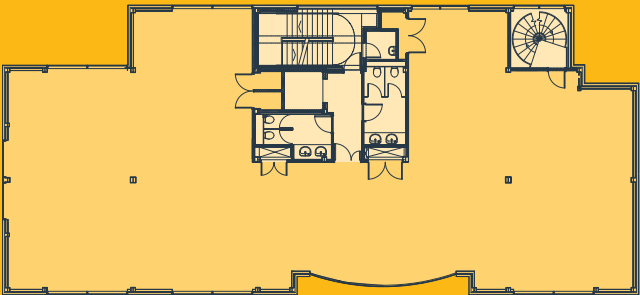
3rd Floor Plan: NIA - 3,409 sq ft / 317 sq m



2nd Floor Plan: NIA - 1,500 sq ft / 139 sq m



1st Floor Plan: NIA - 3,409 sq ft / 317 sq m



Ground Floor Plan: NIA - 1,568 sq ft / 146 sq m



Lifestyle

Nova is located within Edinburgh's Exchange District, the city's prime business district. Situated on the west side of Ponton Street, the property benefits from excellent transport links, with both Haymarket railway station and the West End Princes Street tram stop within 12 minutes' walking distance. The location is well served by Edinburgh's extensive bus network, with frequent services on offer to all areas of the city.



The building benefits from proximity to a variety of hotels, bars and restaurants on Lothian Road and in Fountainbridge. Such local amenity complements a wider offering of city centre retail outlets on Princes Street and George Street.



Neighbours & Amenities

Local Occupiers

- 01 BlackRock, Hymans Robertson
- 02 Wood Mackenzie, i2 Office
- 03 Scott Moncrieff, Cromwell Property Group
- 04 Scottish Widows
- 05 Franklin Templeton
- 06 Lloyds Banking Group
- 07 Aberdeen Standard Investments
- 08 Brewin Dolphin
- IBM
- Green Investment Bank
- Law Society of Scotland
- PwC
- AON
- 09 DWF LLP
- 10 Companies House
- 11 Lindsays, Mott Macdonald, Hudson
- 12 Bank of Scotland
- 13 Turcan Connell
- 14 STV

Health & Fitness

- 15 Hot Yoga
- 16 Pure Gym
- 17 One Spa
- 18 Therapie Clinic

Restaurants, Cafés & Bars

- 19 Akva
- 20 Burger
- 21 Loudons Café & Bakery
- 22 Barburrito
- 23 Café Klaris
- 24 The Hanging Bat
- 25 Henrys Cellar Bar
- 26 The Chanter
- 27 Innis & Gunn Beer Kitchen
- 28 All Bar One
- 29 Philpotts Sandwich Bar
- 30 BrewDog

Hotels

- 31 Sheraton Hotel
- 32 The Caledonian
- 33 Mercure Edinburgh Haymarket

Convenience

- 34 Sainsbury's Local
- 35 Tesco Express
- 36 Co-op Food
- 37 Co-op Food





FURTHER INFORMATION

For further information or to arrange a viewing
please contact the joint letting agents:



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NOVA-EDINBURGH.COM

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