Blenheim House

For Sale

Prime city-centre office refurbishment opportunity

Blenheim Place
Edinburgh EH7 5JH

www.blenheimhouse.co.uk
Blenheim House
Edinburgh

» 35,000 SQ.FT. HEADQUARTERS OFFICE BUILDING

» 3 MINUTE WALK FROM YORK PLACE TRAM

» 19 ON-SITE CAR PARKING SPACES

» ONE OF EDINBURGH’S BEST KEPT SECRETS – A HIGH QUALITY CITY CENTRE BUILDING IN A GREEN ENVIRONMENT

» UNCONDITIONAL OFFERS INVITED FOR THE HERITABLE INTEREST (SCOTTISH EQUIVALENT OF FREEHOLD)
Blenheim House is located in the heart of the resurgent east end of Edinburgh city centre.

**Headquarter Offices**

The east end is home to a number of high quality private and public sector occupiers of note including - Glenmorangie, Baillie Gifford, Standard Life Investments, Creative Scotland, Bowleven, Scottish Government, City of Edinburgh Council, Microsoft and NHS Scotland.

**Leisure**

The Edinburgh Playhouse and OMNI Centre including: Vue Cinema, Virgin Active, Restaurants (Cosmo, Frankie & Benny’s), Bars (Slug & Lettuce, Walkabout, Lloyds - The Playfair) and Highlight Comedy Club, along with the eclectic mix of bars, restaurants and cafes on Leith Walk and nearby Broughton Street.

**Hotels**

- The Glasshouse (5* boutique hotel)
- Thistle St James
- Holiday Inn Express
- The Balmoral Hotel
- Marriot Courtyard (completion May 2016)

**Major Developments**

The St James Centre is to undergo an £850M redevelopment to create the St James Quarter which will feature:

- Double the amount of retail space with a 3-level, crescent-shaped galleria sweeping from Multrees Walk to the shopping centre’s current Princes Street/ Leith Street entrance
- Cafés and restaurants
- New public square at St James Square
- Reconfigure and update John Lewis which will remain trading throughout construction
- 250 new homes on the upper levels
- A new hotel and an apart-hotel
- 1,800 underground car parking spaces

**Shopping**

John Lewis and Harvey Nichols department stores, Multrees Walk, Princes Street and George Street.

**Restaurants**

There are a substantial number of restaurants in the neighbourhood including Paul Kitching’s Michelin starred “21212” and Valvona & Crolla Deli, Caffe Bar & The Gardeners Cottage.

**Transportation**

Close proximity to the tram route with the York Place tram stop only minutes from 12 Blenheim Place. Waverley Train Station is also only 10 minutes walk.
1. Marriott Courtyard
2. Edinburgh Playhouse
3. The Glasshouse - 5* Boutique Hotel
4. Omni
5. Calton Square - Baillie Gifford
6. The Cube - Glenmorangie, Bowleven and Baillie Gifford
7. Holiday Inn Express
8. John Lewis - Department Store
9. Thistle King James Hotel
10. St. James Shopping Centre/ St. James Quarter
11. Harvey Nichols - Department Store
12. The Balmoral Hotel
13. Waverley Court - Edinburgh Council HQ
15. Calton Hill
16. Greenside Church
17. 21212 Restaurant - Michelin * Chef Paul Kitching
18. St. Andrew's Square
19. Princes Street
20. Waverley Train Station
Blenheim House was constructed in 1989 to an exacting specification for owner occupation by Scottish Equitable and was the former home of Bank of New York Mellon. The building offers a rare refurbishment / redevelopment opportunity of scale in Edinburgh city centre.

There are 5 storeys of open-plan office accommodation with the main entrance and reception at Level 4, with car parking at Level 1.

**The building benefits from the following specification:**

- VAV heating and cooling system
- Full access raised floors
- Two 10 person passenger lifts
- Feature reception with high quality finishes
- Male and Female WCs on each floor
- Secure loading bay with electronically operated roller shutter door
- 19 car parking spaces (12 in secure garage at Level 1)
- On-site back-up generator
## Floor Area

The property has been measured in accordance with International Property Measurement Standards (IPMS 3) and with the RICS Code of Measuring Practice (Sixth Edition).

<table>
<thead>
<tr>
<th>Level</th>
<th>Area (Sixth Edition)</th>
<th>Area (IPMS 3)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>sq.m.</td>
<td>sq.ft.</td>
</tr>
<tr>
<td>1</td>
<td>188</td>
<td>2,024</td>
</tr>
<tr>
<td>Former Post Room &amp; Filing Area</td>
<td>128</td>
<td>1,378</td>
</tr>
<tr>
<td>2</td>
<td>1,104</td>
<td>11,883</td>
</tr>
<tr>
<td>3</td>
<td>814</td>
<td>8,762</td>
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<tr>
<td>4</td>
<td>601</td>
<td>6,469</td>
</tr>
<tr>
<td>Reception</td>
<td>77</td>
<td>829</td>
</tr>
<tr>
<td>5</td>
<td>314</td>
<td>3,380</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>3,226</strong></td>
<td><strong>34,725</strong></td>
</tr>
</tbody>
</table>

19 clear car parking spaces – 12 of which are located within the secure garage at Level 1.

The building has an EPC of E – certificate available on request.
**Floor Area**

**Level 3:** 814 sq.m. / 8,762 sq.ft. (Sixth Edition)  
820 sq.m. / 8,826 sq.ft. (IPMS 3)

**Level 4:** 601 sq.m. / 6,469 sq.ft. (Sixth Edition)  
600 sq.m. / 6,458 sq.ft. (IPMS 3)

**Level 5:** 314 sq.m. / 3,380 sq.ft. (Sixth Edition)  
314 sq.m. / 3,380 sq.ft. (IPMS 3)
Blenheim House is available for sale.

Offers are invited for the heritable interest (Scottish equivalent of freehold) on an unconditional basis exclusive of VAT.

There is a flexible licence in place for occupation of the whole building by a charitable organisation.

For further information please contact the joint selling agents, CuthbertWhite and Savills.

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