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HOBART HOUSE

**80 HANOVER STREET
EDINBURGH EH2 1EL**

**122 - 1,036 SQ M
(1,308 - 11,145 SQ FT)**

**MODERN OPEN PLAN
REFURBISHED OFFICE SUITES**

HOME AT THE HEART OF BUSINESS

MODERN, OPEN PLAN SUITES AVAILABLE ON THE 1ST, 2ND AND 3RD FLOORS OF THIS HIGH QUALITY OFFICE BUILDING, SITUATED IN THE HEART OF EDINBURGH'S BUSINESS DISTRICT.

122 - 1,036 SQ M
(1,308 - 11,145 SQ FT)

Hobart House has just undergone a comprehensive refurbishment to provide excellent modern, open plan space that benefits from the following specification:

- Feature mesh metal tiled suspended ceiling (2nd & 3rd floor)
- Feature LED lighting with PIR sensors
- New VRF air conditioning system (2nd & 3rd floor)
- Perimeter trunking
- Refurbished male, female and disabled WCs
- 2 lifts servicing the building
- Refurbished reception foyer
- Manned reception
- 5 shower facilities
- 20 internal secure bike racks
- 9 car spaces



*4th Floor Now Let to Indie Semi



WITH ROOM AT THE TOP...

THE 2ND & 3RD FLOORS OFFER
REFURBISHED OFFICE SPACE
FROM 4,810 - 9,837 SQ FT,
UPSCALING OR DOWNSIZING,
THERE IS SPACE TO SUIT.

COME AND JOIN OUR EXISTING
TENANT LINE UP...



TLT



HSBC UK



gleeds



CANTOR
Fitzgerald



Objective



Trident



BM



indie

BROOKS MACDONALD

SEMICONDUCTOR



WALK THE WALK, CYCLE, TAKE THE BUS OR HOP ON THE TRAIN

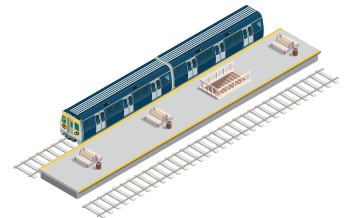
WITH ITS CITY CENTRE LOCATION
AND EASY ACCESS TO MULTIPLE
TRANSPORT OPTIONS AVAILABLE,
HOBART HOUSE IS THE IDEAL
LOCATION FOR ANY BUSINESS.



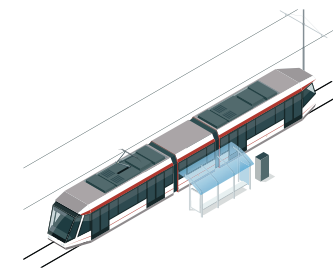
With dedicated off-street entry to the secure cycle rack room, you can ride straight into work



Generous underground parking allows you to drive directly from home to the office, door to door



Waverley Station offers access to the country's rail network and lies within 5 minutes' walk of Hobart House



St Andrew Square, a 2 minute walk from the property, offers access to the Edinburgh Tram linking to Edinburgh Airport



Edinburgh Bus Station, is approximately 3 minutes from the building, offering services around the city centre and beyond



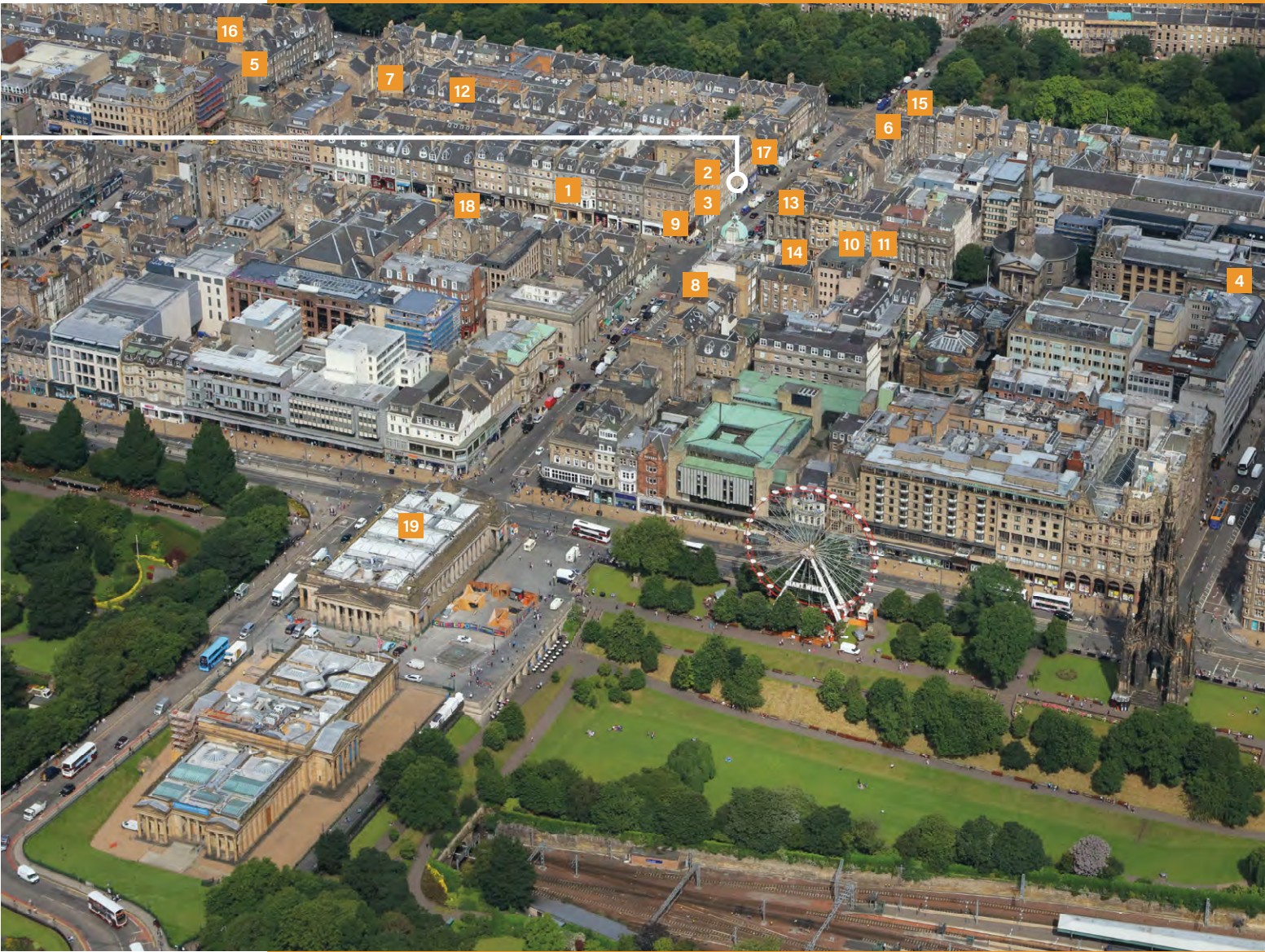
WHERE TO PLAY, WHERE TO STAY

LOCATED 30 SECONDS FROM GEORGE STREET AND 2 MINUTES FROM PRINCES STREET HOBART HOUSE ENJOYS A THRIVING COMMERCIAL SETTING THAT PROVIDES IMMEDIATE ACCESS TO A WIDE RANGE OF SHOPS, BARS AND RESTAURANTS.

Hobart House is located on the west side of Hanover Street between George Street and Queen Street and occupies a prestigious location within Edinburgh's central business district, known as 'The Golden Rectangle'

The property is in close proximity to Waverley Railway Station, St Andrew Square Bus Station and the Edinburgh Tram, with tram halts located on Princes Street and St Andrew Square.

Other occupiers in the vicinity include Aberdeen Standard Investments, RBS and Royal London with Hobart House being home to Gleeds, HSBC Bank, Cantor Fitzgerald, Trident Building Consultants and TLT Solicitors.



- LOCAL OCCUPIERS**

 - 01 Medical Protection Society
 - 02 HSBC
 - 03 Amnesty International
 - 04 Aberdeen Standard Investments
 - 05 Balfour+Manson LLP

CAFÉS

 - 06 Urban Angel
 - 07 Thistle Street Café
 - 08 Pret A Manger
 - 09 Wellington Coffee
 - 10 Burr & Co
- BARS & RESTAURANTS**

 - 11 The Printing Press Bar & Kitchen
 - 12 The Bon Vivant
 - 13 Grand Cru
 - 14 All Bar One
 - 15 Bramble Bar & Lounge

LEISURE

 - 16 Bannatyne Health Club & Spa
 - 17 Zen Beauty
 - 18 Cheynes Hairdressing
 - 19 Scottish National Gallery

MAKING A HOUSE, A HOME

UPSIZING OR DOWNSIZING, CORPORATE OR TECH, HOBART HOUSE CAN ACCOMMODATE ALL.

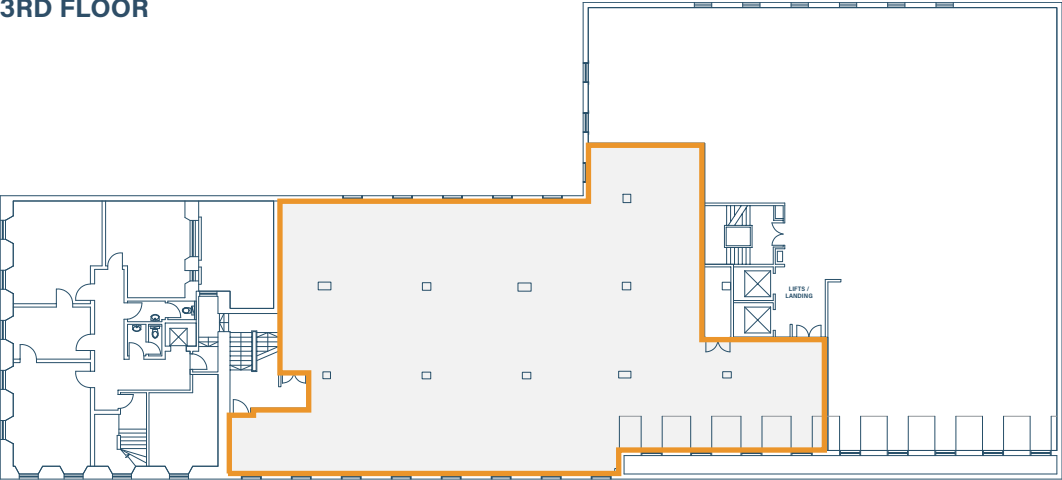
The table below summarises the current availability within Hobart House.

Further information is available from the joint agents.

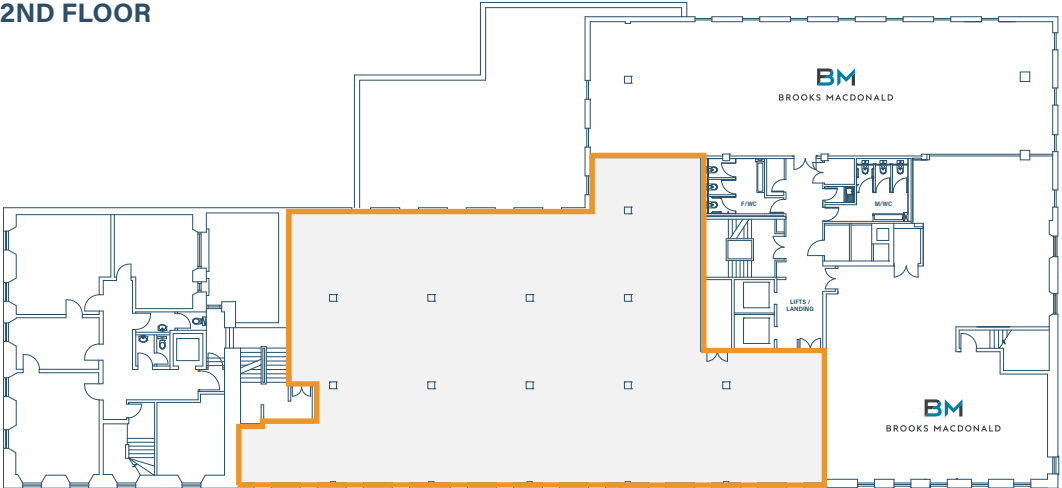
Floor	Sq Ft	Sq M
1st Floor (part)	1,308 sq ft	122 sq m
2nd Floor (Suite 1)	let to Brooks MacDonald	
2nd Floor (Suite 2)	Let to Brooks MacDonald	
2nd Floor (Suite 3)	5,027 sq ft	467 sq m
3rd Floor	4,810 sq ft	447 sq m
4th Floor	Let to Indie Semiconductor	
TOTAL	11,145 sq ft	1,036 sq m



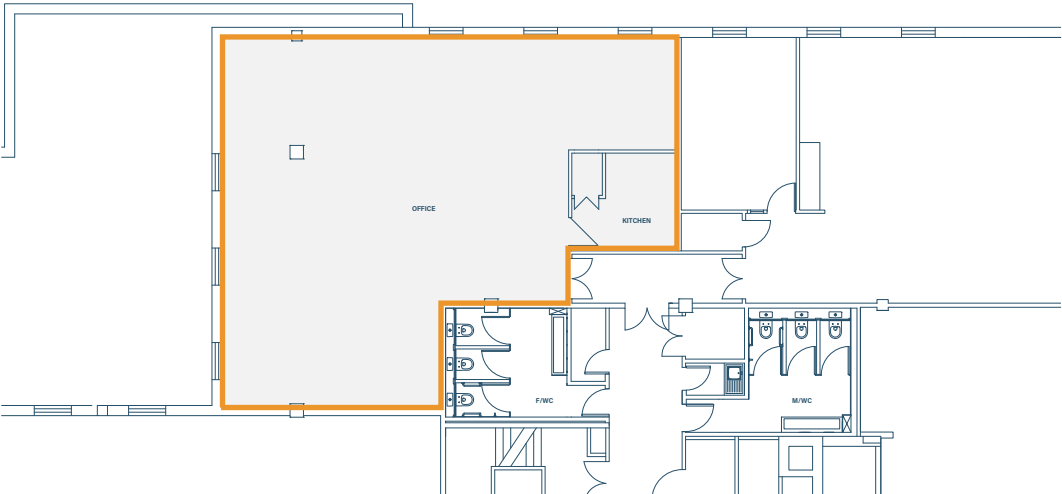
3RD FLOOR



2ND FLOOR



1ST FLOOR



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RATEABLE VALUE

We have been informed by the Lothian Valuation Joint Board that the premises are entered in the valuation roll as follows:

1st floor	To be reassessed
2nd floor	To be reassessed
3rd floor	£81,800

EPC

The suites benefit from the following Energy Performance rating: D+

LEASE TERMS

The accommodation is available on a new full repairing and insuring lease. Full details of the quoting rental and lease terms are available from the joint letting agents.

ENTRY

Available immediately on conclusion of missives.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction and the incoming tenant will be liable for Land and Buildings Transaction Tax and registration dues.

VAT

All prices, rents and premiums are quoted exclusive of VAT.

VIEWING

By appointment through the joint letting agents:

 **Knight
Frank**
0131 222 9601

Simon Capaldi
0131 222 9621
simon.capaldi@knightfrank.com

Charlotte Swearman
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 **eyco**
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