



MODERN

HISTORY

RAEBURN  
HOUSE



# Old School /

Behind the elegant Georgian façade of Raeburn House lies 8,976 sq ft of outstanding contemporary workspace designed with flair.

Within minutes' walk of St Andrew Square, one of the city's most desirable business locations, Raeburn House offers superb amenity and easy access to all forms of public transport.



# Cool



# Exposed / Elegant



Comprising a townhouse, link building and mews, Raeburn House has been refurbished externally and internally to the highest standard.

Intricate architectural period details fuse seamlessly with the clean lines of the modern extension to provide an inspirational light, bright and unique working environment.



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## Specification

The building has been comprehensively refurbished to provide:

- New entrance area
- LED lighting throughout
- "De-furbished" design in open plan areas
- New lighting pendants in principal townhouse rooms
- New air-conditioning in open plan areas
- Gas fired central heating in townhouse
- Underfloor cable ducting and ceiling mounted cabling trays, all linking back to single server room
- High quality finishes throughout
- New floor coverings and carpets
- New WC and shower facilities
- Multiple areas for secure bike storage
- Three garaged car parking spaces
- EPC rating "B"





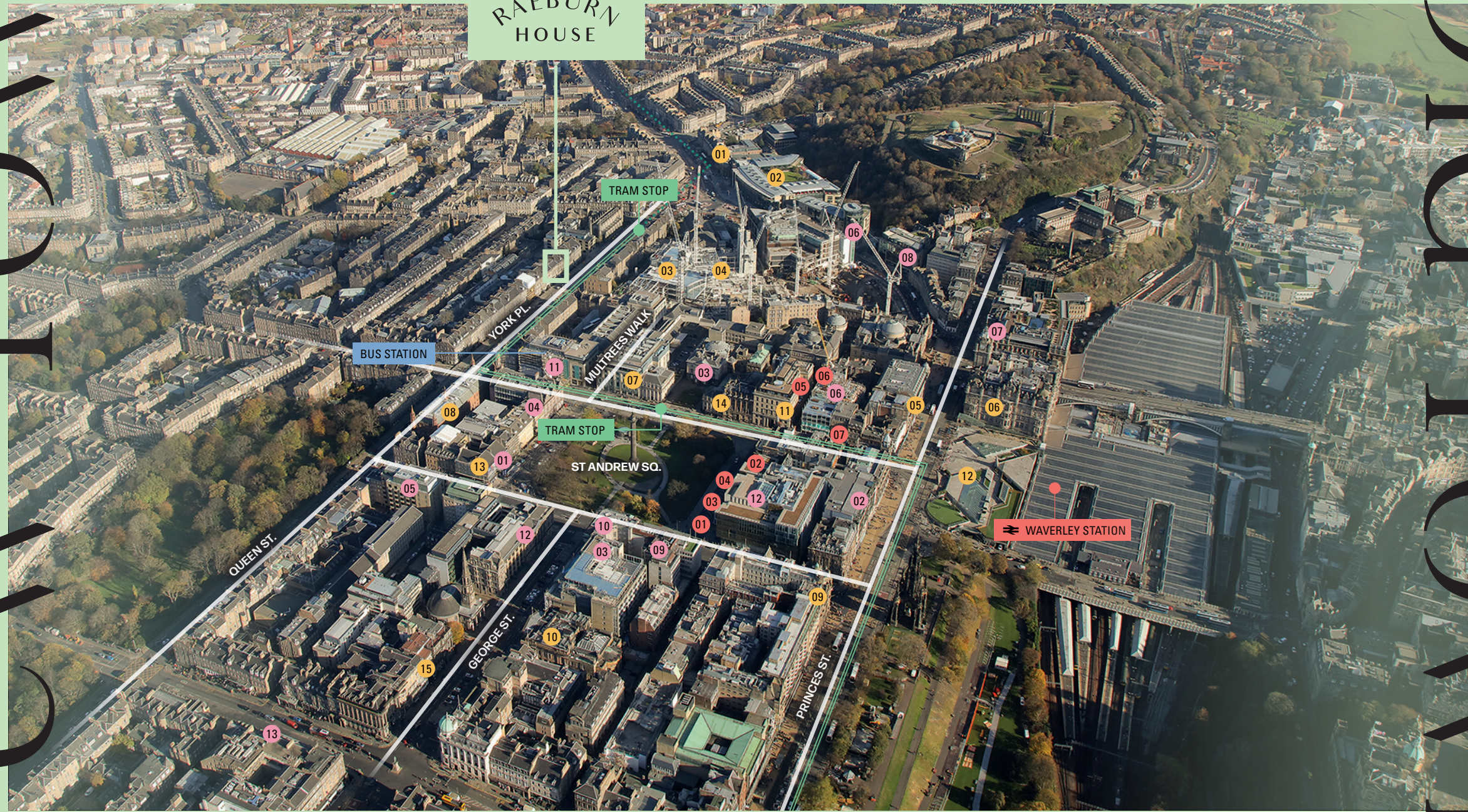
Located in the heart of Edinburgh's east end, Raeburn House benefits from immediate proximity to the bars and restaurants of St Andrew Square; the new Edinburgh St James Shopping Centre; and the city's key rail, tram and bus networks. In addition the surrounding area is home to numerous blue-chip occupiers.

Raeburn House offers virtually every transport option you could wish for and it's all conveniently on hand.

By foot:  
 York Place tram stop    Less than a minute  
 Edinburgh bus station    2 minutes  
 Waverley rail station    5 minutes

By tram:  
 Edinburgh Airport    35 minutes  
 West End    10 minutes

By train:  
 Glasgow Queen Street    50 minutes  
 London Kings Cross    4 hours 20 minutes



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**Occupiers**

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

**Amenity**

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

**Some of Edinburgh's newest restaurants in close proximity:**

- 01 The Ivy
- 02 Dishoom
- 03 Gaucho
- 04 Wagamama
- 05 The Hawksmoor
- 06 Tattu
- 07 Franco Manca



The area surrounding Raeburn House combines all that is great about the energy and diversity of Edinburgh. A short stroll away is St Andrew Square, a destination that is proving to have a magnetic appeal to many of Edinburgh's newest restaurants, bars and hotels.

Already home to outstanding shopping courtesy of Harvey Nichols, Multrees Walk and George Street this provision will be further enhanced with the opening of the new Edinburgh St James development. The new St James Centre will include: 85 shops, 30 restaurants, a cinema and a new 244 bed W Hotel (Scotland's first) and will transform Edinburgh's retail and leisure offering. Add to all of this a superb cultural offer and ease of access to green open spaces and you have the perfect business location.



# Gastronomic / Grab & Go



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# Classic / Contemporary

Raeburn House provides a mix of townhouse and open plan office accommodation. The space is highly efficient and capable of accommodating a similar occupational density to fully open plan accommodation. A sample space plan is shown below with others available upon request from the agents.

| FLOOR                | SQ.FT        | SQ.M       |
|----------------------|--------------|------------|
| <b>TOWNHOUSE</b>     |              |            |
| Lower Ground         | 1,143        | 106.2      |
| Ground               | 958          | 89.0       |
| First                | 1,264        | 117.4      |
| Second               | 908          | 84.3       |
| Second (Storage)     | 20           | 1.9        |
| Third (Storage)      | 386          | 35.9       |
| <b>LINK BUILDING</b> |              |            |
| Basement             | 2,004        | 186.1      |
| Ground               | 1,627        | 151.1      |
| <b>MEWS</b>          |              |            |
| Ground               | 667          | 61.9       |
| <b>TOTAL</b>         | <b>8,976</b> | <b>834</b> |

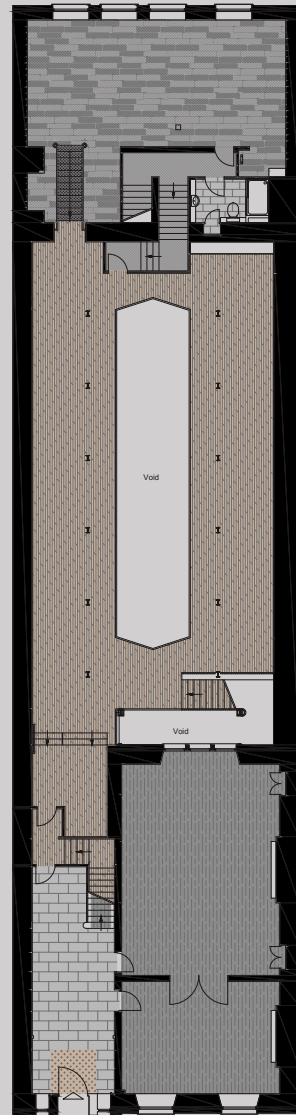
Parking: 3  
 Additional storage  
 Pavement vaults: 306 sq ft (28 sq m)

## Example Layout

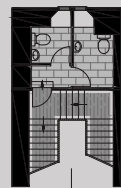
- 8,976 sq ft (834m<sup>2</sup>) office accommodation
- 104 desks providing ratio of 1 : 8m<sup>2</sup>
- 6 hot desks / collaborative spaces
- 3 meeting Rooms
- 9 WCs (all unisex)
- 3 showers
- 243 sq ft storage vaults
- 3 car parking spaces



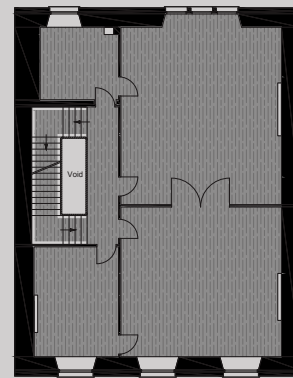
Lower Ground



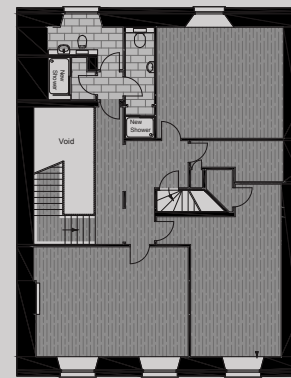
Ground Floor



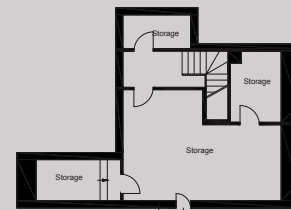
Ground Floor Half Landing



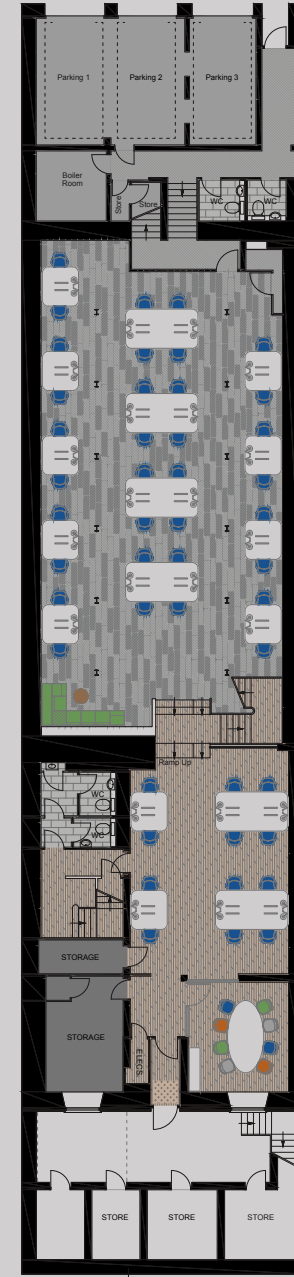
First Floor



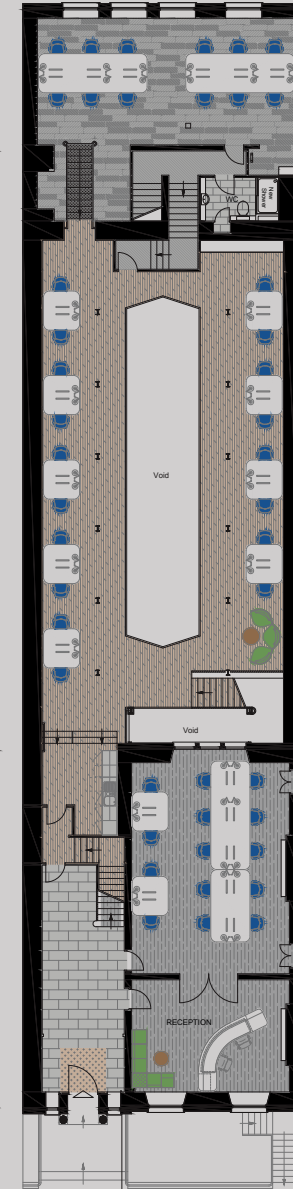
Second Floor



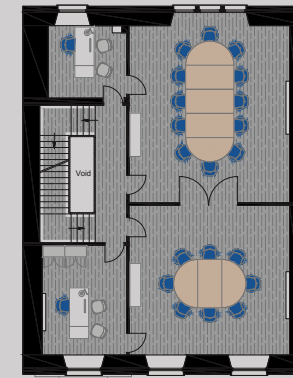
Third Floor



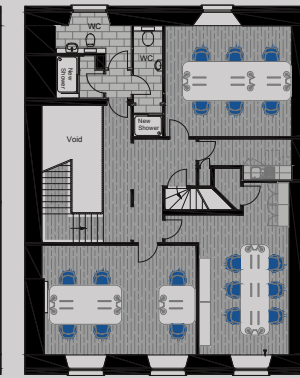
Lower Ground



Ground Floor



First Floor



Second Floor



# Get in touch

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