Forty Princes St.

Edinburgh / EH2 2BY

9,118 Sq Ft of outstanding workspace in an unrivalled location



40



For the Presence

For those in the market for 9,118 Sq Ft of outstanding workspace in an unrivalled location, look no further than Forty Princes St.

The 5th floor offers occupiers the opportunity to locate to a prime spot on Princes Street, immediately opposite Edinburgh Waverley Station - the second busiest in Scotland - and the expansive green space of Princes St Gardens.

Available immediately, unrivalled connectivity and an abundance of amenity, Forty Princes St. is arguably one of the best locations in the city.

For the Locale



For the shopping enthusiast, the coffee connoisseur, the fine diner and the art lover, Edinburgh's main retailing thoroughfare of Princes Street has a lot to offer.

The immediate surrounds boast a plethora of world class dining; artisan coffee shops; local and international retailers and outstanding places to stay; whilst nearby St Andrew Square and Princes St gardens offer inner city tranquility.

With St Andrew Sq tram stop minutes walk away; wider Edinburgh is easily accessible with Leith 'one of the world's coolest neighbourhoods' a short 18 min journey, offerings waterfront bars and Michelin-star restaurants.

Scotland's most exciting retail led, lifestyle district, the St James Quarter is a short stroll away and offers a cornucopia of watering holes and eateries and an enviable collection of well-known brands.

- 850,000 sq ft of retail, living, leisure and entertainment space.
- Vast range of retail brands including Zara, Mango, Bershka, H&M, Tommy Hilfiger and Coach.
- Enticing mix of restaurants including Ka Pao, Duck & Waffle and The Alchemist anchored by Bonnie & Wild food hall.
- Outstanding leisure offering including Lane 7, Everyman Cinema with Flight Club and Toca Social.













Forty Princes St.

For the Company



Amazon, Microsoft, Wood Mackenzie, Royal London, AJ Gallagher	01
Signature Serviced offices	02
xDesign, Labcorp, Henderson Loggie, Atkins	03
Scottish Government	04
The City of Edinburgh Council	05
FNZ	06
UBS, KPV LAB, Places for People, Ediston	07
Glenmorangie, Heineken, Dickson Minto	08
Cadence, Cubo, Canaccord, Multrees Investors	09
Rathbones, Arup, Artisanal Spirits Company, Mott Macdonald	10
Souter Investments, Ledingham Chalmers, Julius Baer	11
Indie Semiconductor, Gleeds, Brooks Macdonald	12
Aberdeen Investment	13
Stewart Investors	14
Computershare	15
Dialog Semiconductors, Brown Shipley, Charles Stanley	16
Royal Bank of Scotland	17

For a different perspective, south facing views from the 5th floor showcase Edinburgh's landmark Old Town, the Castle, Princes Street Gardens, the Scott Monument, Waverley Station and more; making for some of the best views from any workspace in the capital.

For the View





For the highest quality workspace, the 5th floor offers a walk in ready open plan floor plate.

The space benefits from modern fit out including LED lighting (PIR), raised access floor and freshly decorated finishes. The floor plate will suit a variety of configurations and combined with outdoor balcony spaces and a flood of natural light, provides an energising and inspiring place of business.

For the Quality





For the Finish

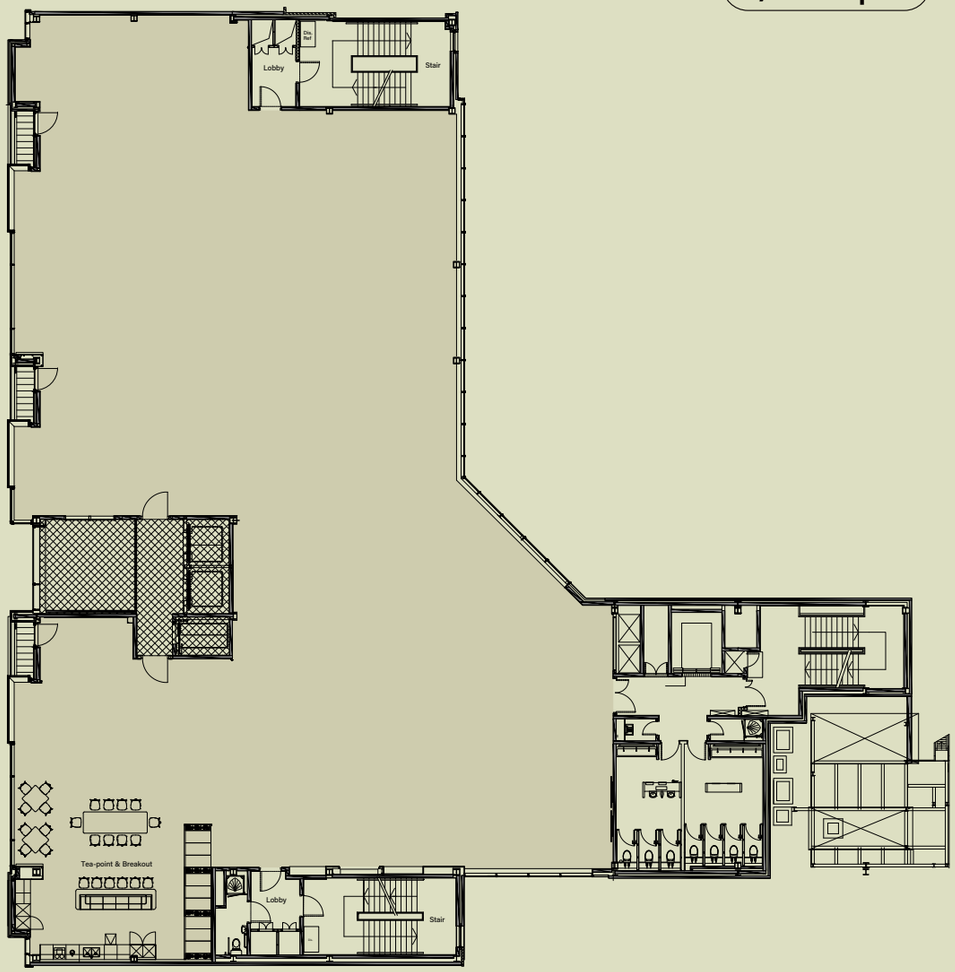
The landlord is adopting a “let ready” approach to the latest refurbishment with the installation of a feature, high quality kitchen and collaboration zone, which saves occupiers time and cost on entry.

Gathering with colleagues or clients or simply having a bit of ‘me’ time the stylish kitchenette features all modern appliances to suit everyday needs. Fridge, water dispenser, dishwasher, microwave and recycling station are readily available in this bright and contemporary space all accented with a stylish Terrazzo worktop.

Forty Princes St.

Fifth Floor

9,118 Sq Ft



Low Density Plan

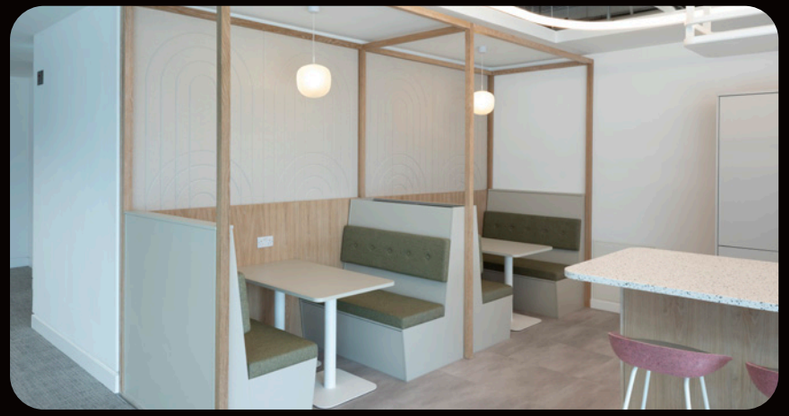
68 Workstations

Indicative Layout

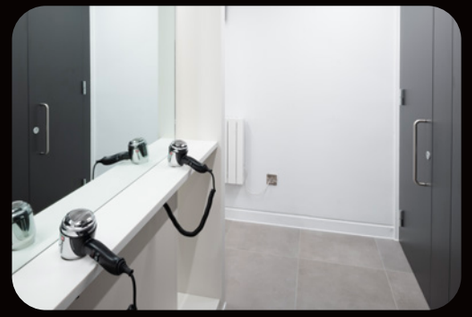














Specification

STRUCTURE

- Steel frame construction with in-situ reinforced concrete (East – West grid of 4.5m or 7.5m, North – South 10m from façade)
- Floor loadings: 4 +1 KN/sq m
- Front façade: Mix of natural stone (solid sandstone) cladding and curtain walling.
- Rear façade: rendered masonry construction
- Cleaning system: By abseiling system

EXTERNAL & INTERNAL DOORS

- Full height revolving entrance door
- Fully glazed Optima aluminium doors and associated stainless steel ironmongery for the main entrance to the offices off the lift core.
- Solid timber doors with steel ironmongery to all fire escape and toilet areas

LIFTS

- 3 x 13 person passenger lifts, 2 of which have glass doors and walls. 3rd lift solid walls. Stainless steel finishes
- 1x 1,600kg Fire Lift to rear doubles as car park access and service lift

SERVICES

- Heating/Cooling – New mechanical system 4 pipe fan coil air conditioning via units fully exposed
- Building Energy Management System (BEMS) provided – at reception desk
- Fire alarm
- CCTV to common parts

CYCLE STORAGE

- 23 cycle racks within a secure enclosed area in ground floor car park.
- Bike repair station

FINISHES

LIFT LOBBY
- Flooring: Natural stone finish and new barrier matting within the main reception space.
- Walls: Larch feature walls around reception desk and feature “green” wall
- Reception desk: New reception – enclosed area for building manager.
- Tenancy Board: An “intelligent” tenancy board (i.e. TV screen within green wall)

OFFICES
- 1.5m space planning grid
- Raised access floor with 120mm clear void – CAT A cable trays & baskets provided
- Exposed ceiling with perimeter plasterboard margin
- Walls: decorated plaster finish
- Electric anti-glare blinds provided on Princes Street elevation
- Lighting – Suspended linear LED light fittings with PIR movement detector zones

TOILETS / SHOWERS
- Male, female and accessible toilets on all levels
- 2x showers on every floor
- Flooring: Concrete porcelain tile and skirting
- Cubicles: finished in coloured (grey) IPS panel system
- Ceiling: New feature ceiling
- Floor to ceiling height of 2.4m
- New unit incorporating trough sinks
- Central freestanding units inc. full height mirrors, urinals & shelving, hand dryers and Hair Dryers installed

Forty Princes St.

For Further Info

Craig Watson
-
craig.watson@jll.com
07739 299 532

Sara Dudgeon
-
sara.dudgeon@jll.com
07731 986 156

JLL

Gary Cameron
-
gary.cameron@realestate.bnpparibas
07815 836 499

Hannah Machugh
-
hannah.machugh@realestate.bnpparibas
07901 514 002

BNP PARIBAS REAL ESTATE

JLL / BNP Paribas Real Estate for themselves and for the vendors or lessors of this property whose agents they are, give notice that:a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. no person in the employment of JLL / BNP Paribas Real Estate has any authority to make or give any representation or warranty whatever in relation to the property; d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law. October 2026.

fortyprincesst.com