

**P-THREE**

PEOPLE . PLACES . PROPERTY



---

**SU 1.07, LEVEL ONE,  
ST JAMES QUARTER, EDINBURGH**  
**CLASS E / RETAIL UNIT AVAILABLE**

---

ST JAMES QUARTER, ST JAMES  
CRESCENT, EDINBURGH EH1 3AD

---

NEW LEASE

---

## LOCATION

St James Quarter is the most significant transformation Edinburgh has seen in a generation combining a unique blend of experiences with the character and appeal of one of the leading cities in Europe.

It has significantly changed the city's retail and leisure landscape, connecting the old and the new with public realm whilst keeping with Edinburgh's 250-year-old original masterplan.

It comprises 850,000 sq ft of retail, living, leisure and entertainment space. The W Edinburgh, Roomzzz Aparthotel, 152 unique apartments by Native Land, 30 eateries, including a food hall, and a five-screen Everyman cinema are all part of the deliciously rich mix on offer.

---

## SIZE

The unit is 4,110 sq ft.

---

## TERMS

The property is available on a new lease.

---

## RENT

Rent on request.

---

## BUSINESS RATES

Interested parties should make their own enquiries with the VOA.

---

## SERVICE CHARGE

The service charge is estimated at tbc p.a.

---

## INSURANCE

The insurance is estimated at tbc p.a.

---

## SPECIFICATION

Developers shell specification with capped off services and no shop front.

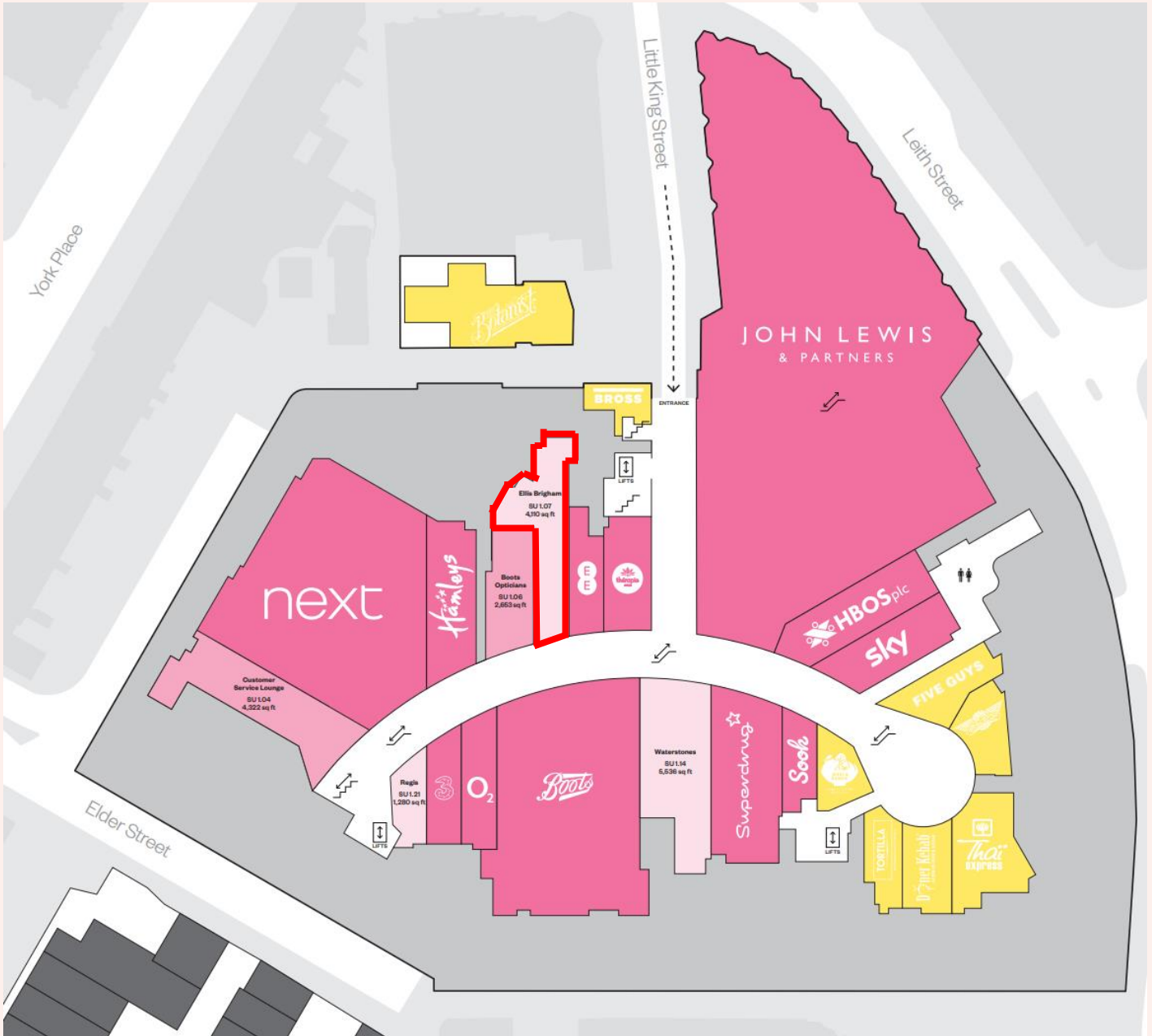
---

## VIEWING

By appointment only through P-THREE or our joint agents Culverwell and CWM:

**Hannah McNamara**  
hannah@p-three.co.uk  
07739 174 184

**Justin Taylor**  
justin@p-three.co.uk  
07764 398 198



P-THREE, as joint agents for the vendors or lessors of this property, gives notice that: (i) These particulars are set out as a general outline for guidance only, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact; (ii) All descriptions, dimensions, photographs, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but intending purchasers or lessees should not rely on them as statements or representations of fact and must satisfy themselves as to their correctness; (iii) No person acting on behalf of P-THREE has any authority to make or give any representation or warranty whatsoever in relation to this property. P-THREE accepts no responsibility for any statement made in these particulars; (iv) Any areas, measurements or distances given are approximate. Unless otherwise stated, all purchase prices, any rents or outgoings are correct at the date of publication, and unless otherwise stated, are quoted exclusive of VAT; (v) Images may be computer generated. Photographs show certain parts of this property as they appeared at the time they were taken; and; (vi) Any descriptions given of this property cannot be taken to imply this property is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Intending purchasers or lessees are advised to carry out their own investigations.