

30%
saving
over city
centre
locations



its your
clients' money
we're saving

oceanpoint1

Edinburgh's Flagship Business Location
www.oceanpoint.co.uk



In one step your clients could reduce their property costs by **30%**



Property costs are second only to salaries in terms of high operating costs now facing your clients' businesses. At Ocean Point we can offer a 30% saving on total occupancy costs against city centre locations.

Wouldn't it be nice, if in one step your clients could reduce their property costs by 30% and invest this saving into their company. Just think about what they could do with this – more staff to help win new business, that new IT infrastructure that would speed up work – it is all down to making the move.

Ocean Point allows you the opportunity to shrink office costs and reduce monthly outgoings.

Pricing Comparison:

City Centre	rent		rates	service charge
Ocean Point 1	rent	rates	service charge	30% saving

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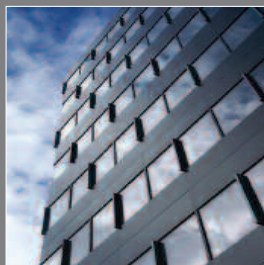
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get real financial flexibility with 30% savings on similar city centre property



Ocean Point allows your clients to get more out of the money that they invest in their company, rather than waste money on costly often inappropriate office accommodation for today's working teams. Our lower cost business occupancy levels allows for reductions in monthly outgoings and frees up capital for investment – now that's real financial flexibility. In some terms this could equal over £1.4 million of savings over an average lease length.

Our emphasis is on providing first class office accommodation that does not cost the earth and takes the headache out of high business costs in the city centre. Ocean Point offers a flexible, tailored option that is a real alternative to the city centre. There are no unpleasant surprises for occupiers at Ocean Point with the building providing some of the best office accommodation in Edinburgh.



the flexible location for business



So just what do your clients get for their money at Ocean Point.

Ocean Point

Building

- Statement waterfront building
- Manned reception area

Office space

- Flexible open-plan accommodation
- New air-conditioning system for ultimate control of your office
- Excellent natural light
- Efficient floor space allowing for more staff to be accommodated
- Low-cost office occupancy costs

Transportation

- On-site car parking
- Buses every five minutes to and from City Centre and train stations
- The future Northern tram line will connect with city centre (including Haymarket and Waverly) with Ocean Point.

Location

- New regenerated waterfront area with continuing multi-million pound investments
- Unique Edinburgh waterfront location
- Ocean Terminal within two-minute walk offering award winning restaurants, spas and over 75 coffee and retails shops.
- New open space will include parks, marinas, canals and breakwater walks.
- Home to 320,000 sq ft Scottish Executive and further 3 million square feet of office developments planned
- Future 18,000 new homes planned allowing access to growing pool of staff



To discuss your individual client requirements and to receive a free space plan please contact any of our letting agents below now.



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