

# Architects move to new 'defurbished' space on Princes Street

An ambitious architectural and masterplanning firm is looking to the future by relocating to newly refurbished office space with views overlooking Edinburgh Castle.

10 DESIGN, a practice of architects headquartered in Hong Kong with five offices globally, leased 5,000 sq ft of first floor space at the newly refurbished [132 Princes Street](#), which was formerly home to a cinema and laterally the HMV record store.

Previously based at Hunter Square in an office spanning 2,000 sq ft, 10 DESIGN needed a larger, more modern space to accommodate its plans for growth.



The firm has 35 members of staff at present and has agreed a ten year lease at 132 Princes Street. The new space offers the architects what is called a 'de-furbished' office look

including exposed services, brick, concrete and steel. The agents say this offers a breath of fresh air from traditional office stock in the capital.

JLL Scotland say the building's history is evident across all floors. Considerable effort has been put into exposing and retaining some of the character of its former uses which includes the HMV record store, a theatre, cinema and a tea room.

**Geoff Scott, Associate Director at JLL, said:** "We are delighted to have secured 10 DESIGN as a tenant who will be an excellent addition to the building. 132 Princes Street offers a de-furbished finish to meet modern demand for engaging, thought provoking places to work. Only the 2<sup>nd</sup> and 3<sup>rd</sup> floors remain both of which offer high quality modern accommodation with stunning castle views as well as a prime city centre location with direct access to Edinburgh's Tram Network."

Owners Hazledene House Ltd undertook a substantial transformation over three floors of the Category B Listed building. The company is based in Kent and has been involved in nursing home provision.