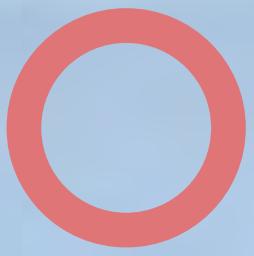




QUARTERMILE ONE

15 LAURISTON PLACE
EDINBURGH EH3 9EP



8,000 - 20,987 SQ FT
FULLY REFURBISHED, GRADE A OFFICE SPACE

UNRIVALLED VIEWS OF EDINBURGH

ONLY ONE FLOOR REMAINING

QUARTERMILE ONE OVERVIEW



WELCOME TO QUARTERMILE ONE

Quartermile One is a striking glass and steel Foster + Partners designed office building in the award winning Quartermile development.

- Set within 7 acres of green space in a fantastic mix of new build and restored period buildings, overlooking the Meadows and with views over Edinburgh city centre.

- Outstanding office, residential, retail and leisure facilities offering a true 'mixed use' environment in which to work, stay and play.

- The last available floor has been comprehensively refurbished to provide state of the art, sustainable office space, with new finishes throughout, in keeping with the building's overall quality.

- New 'end of journey' facilities at basement level with lockers, shower facilities, drying room, secure bike storage and parking for up to 20 cars.





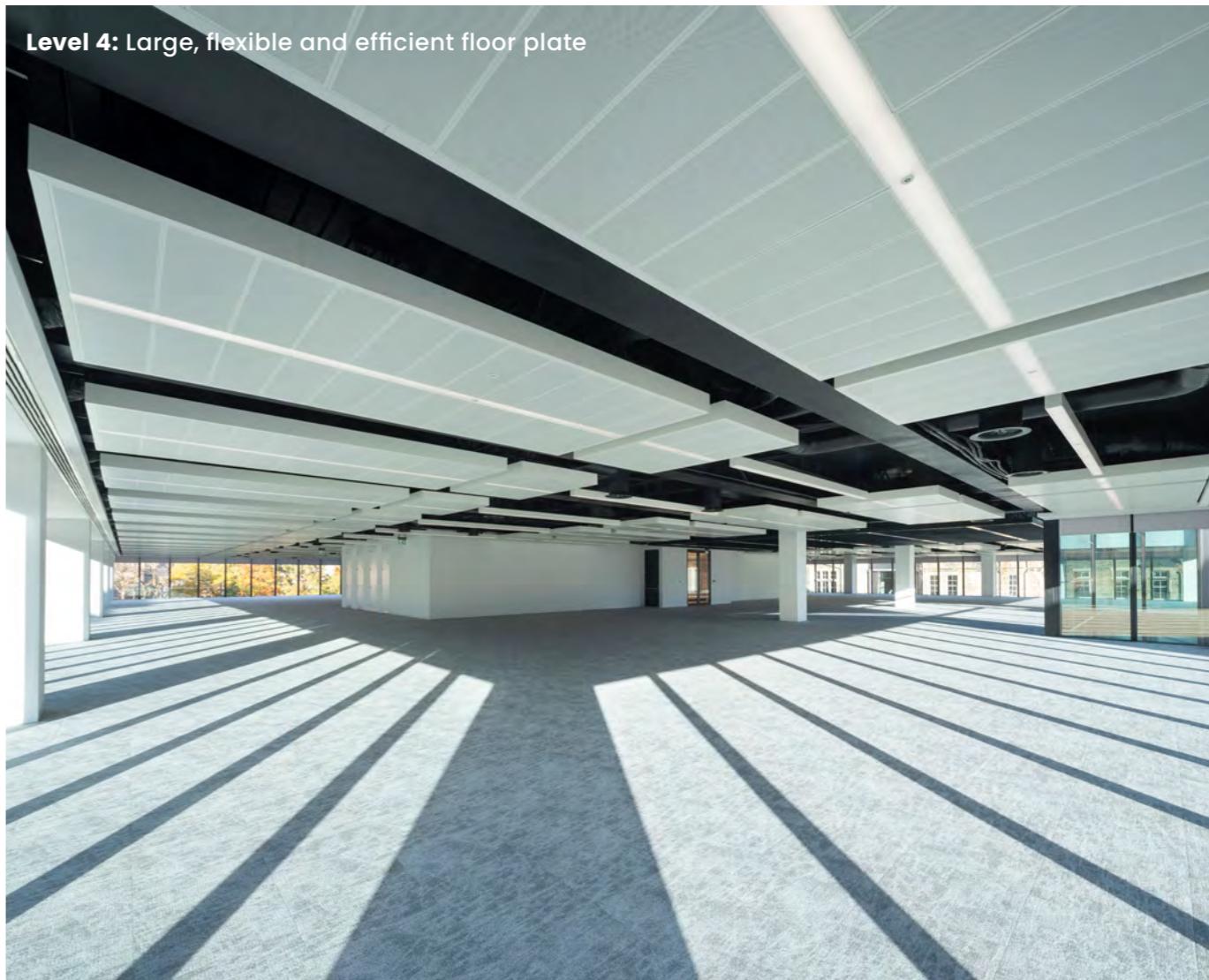
Refurbished north reception

With north and south receptions Quartermile One makes a stunning visual impact on arrival.

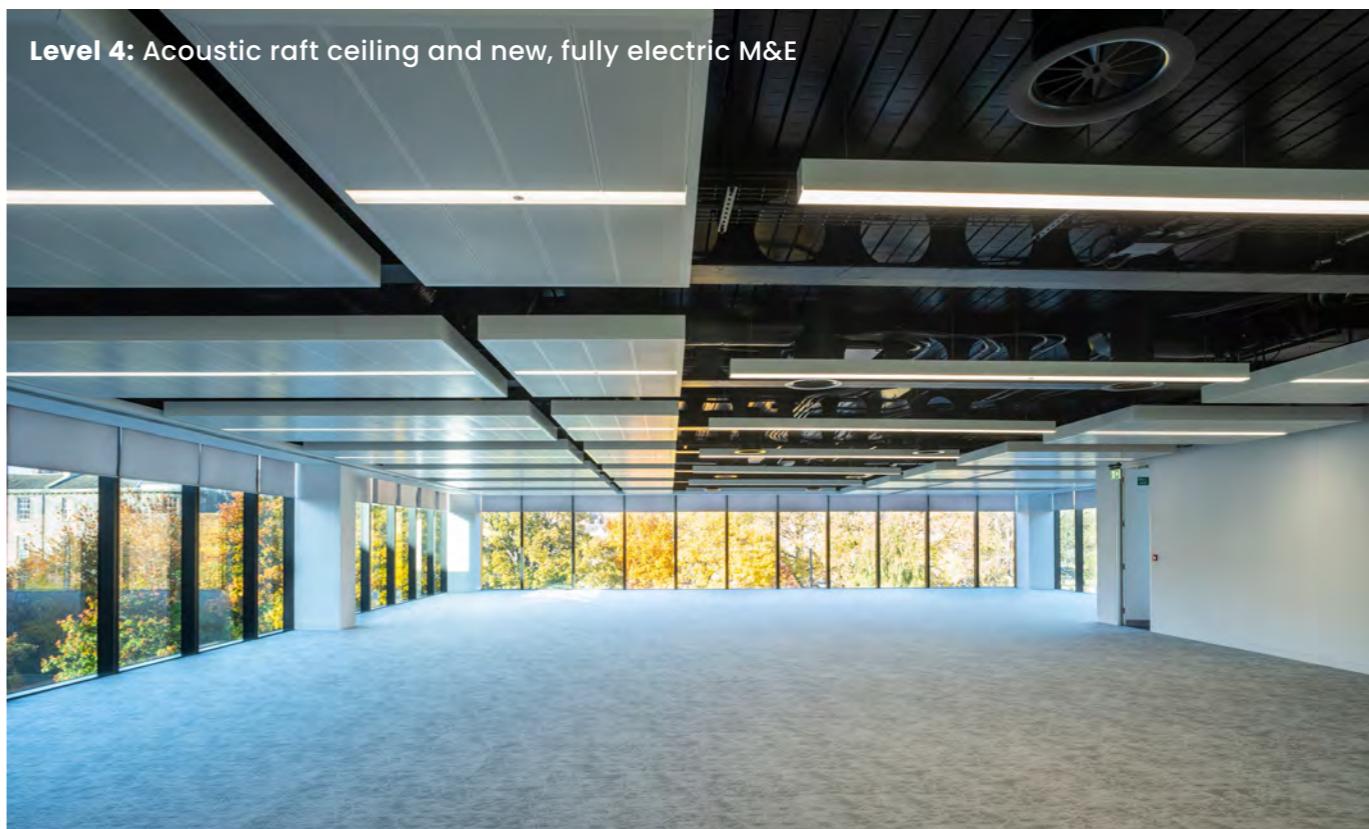


Quartermile One has one available floor which has undergone major refurbishment to provide state of the art, sustainable office space. The new finishes are exceptional and in keeping with the overall quality of the building.

Level 4: Large, flexible and efficient floor plate



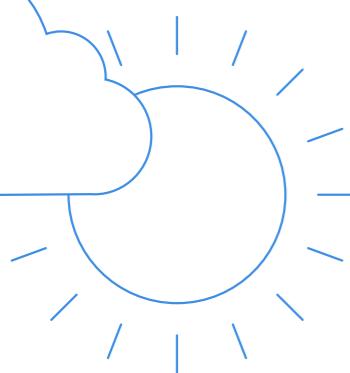
Level 4: Acoustic raft ceiling and new, fully electric M&E



A WARM RECEPTION

The recently refurbished south reception of Quatermile One provides access directly from and to the central area of the Quatermile estate.

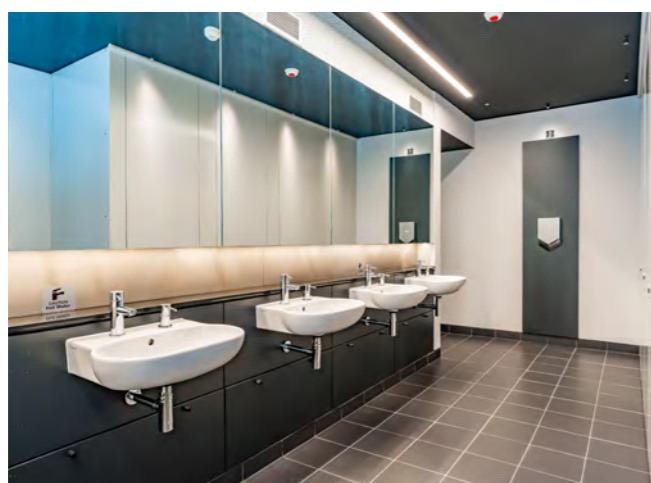




FANTASTIC LIGHT FILLED OPEN SPACE

The available floor is flexible and efficient:

- Floor to ceiling glazing with outstanding natural daylight
- New, fully electric, VRF air conditioning
- New feature ceiling, incorporating mix of exposed services and acoustic raft suspended ceiling
- New LED lighting
- Contemporary male, female and accessible toilet/shower facilities
- Largely column free space



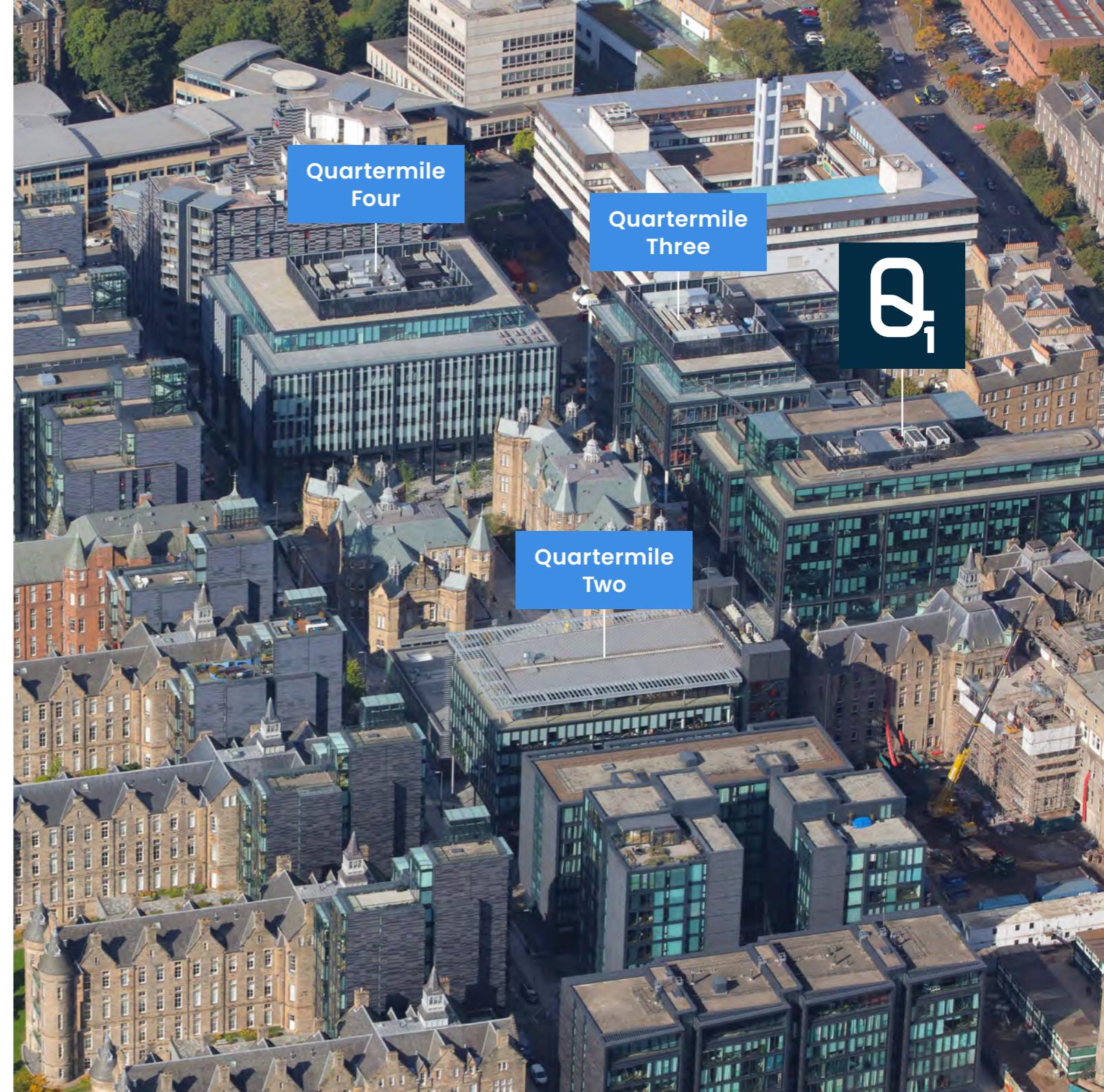
Quermile One forms part of the outstanding Quermile development on Lauriston Place backing on to Edinburgh's famous Meadows. The Old Town, Princes Street and Exchange District are all within a short walk. It lies adjacent to the University of Edinburgh, Edinburgh Futures Institute (EFI) and The Bayes Centre. This offers unparalleled opportunities for businesses, including:

- **Direct access to cutting-edge research expertise**
- **Early visibility of emerging technologies**
- **Strong connections to top-tier graduate talent**
- **Leverage of shared innovation facilities and creation of academic partnerships**

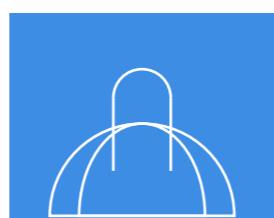
1 Source: ed.ac.uk

The EFI development uses include teaching and event space, lecture halls, meeting rooms and work hubs. The restoration has also created a new public piazza.

Edinburgh University is a fantastic source of graduate talent for employers in the city. Indeed, six months after graduating 96.5% of its students are in employment or postgraduate study, and it is one of the UK's leading universities targeted for recruitment.¹



BE AMONGST THE BEST



Edinburgh's world famous heritage district is 5 minutes walk away.



The development is very well established and home to some of Edinburgh's leading companies.

Quermile One

- Addepar
- Avaloq
- Ofcom
- Skyscanner
- Windward Energy

Quermile Two

- Crown Estate Scotland
- The Scotch Whisky Association

Quermile Three

- Cirrus Logic
- Enoda
- ESRI
- State Street

Quermile Four

- BMO Global Asset Management
- Cirrus Logic



BUILDING SPECIFICATION



Fitout example: Skyscanner board room Level 1

A STUNNING BUILDING FIT FOR THE FUTURE

The available 4th floor has been refurbished to the highest quality.

An environmental management system has been introduced with a programme of energy saving improvements.

- Recycled metal floor tiles with 135mm void
- New carpets installed
- Re-decoration throughout
- De-furbished hybrid ceiling finish with acoustic raft system
- Clear floor to ceiling height of 2.7m
- New LED lighting with PIRs
- New VRF, all electric air conditioning
- Building Energy Management System (BMS)
- 4x 13 person lifts (1,000 kg)
- 1x goods lift (1,600 kg)
- 5 Star E-wave connectivity score

Sustainable features includes:

- Smart Landlord meter with individual metering per floor
- Heat recovery system
- Waterless urinals
- Platinum award for ModeScore and ActiveScore
- EPC A rating
- ISO 14001 accreditation
- 100% renewable green energy contract

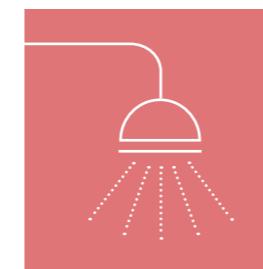
Fitout example: Skyscanner breakout area Level 1



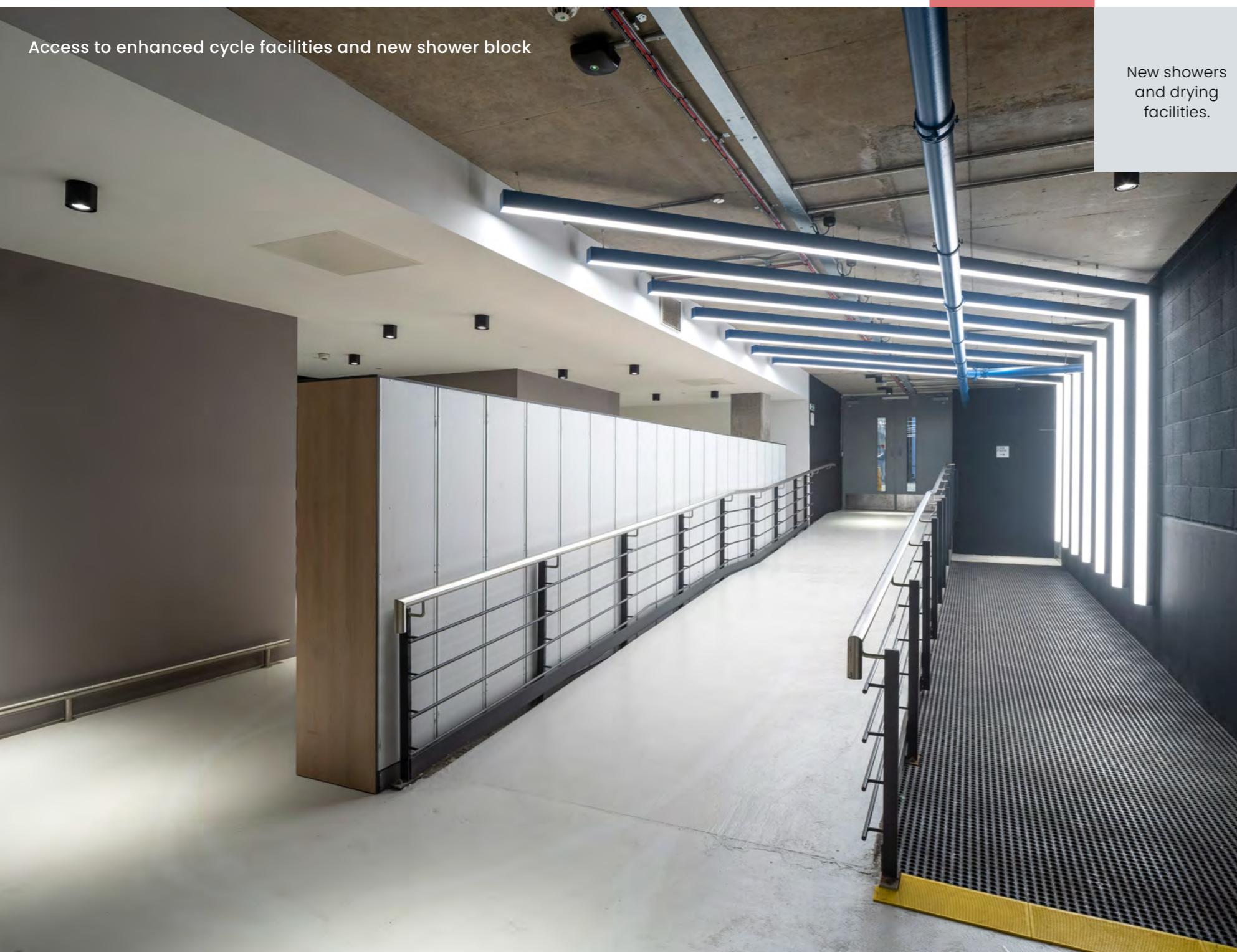
Fitout example: Skyscanner reception Level 1



YOUR WELFARE FRONT & CENTRE



Access to enhanced cycle facilities and new shower block

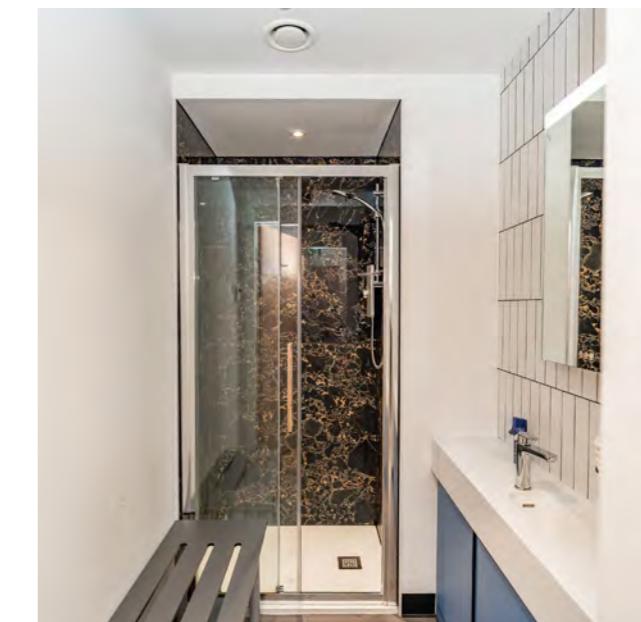


New showers
and drying
facilities.



Quartermile One has a new welfare facility in the basement offering occupiers the following:

- Showers, including drying room
- New secure bike storage with space for 54 bikes with an additional 30 wall hanging spaces
- Bike repair stand
- 60 new lockers
- Onsite PureGym



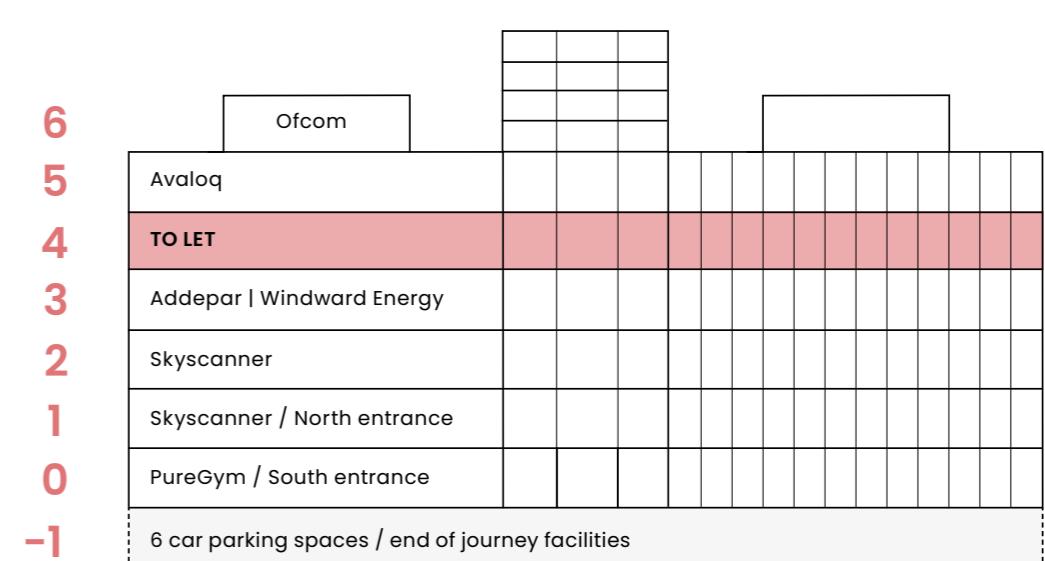
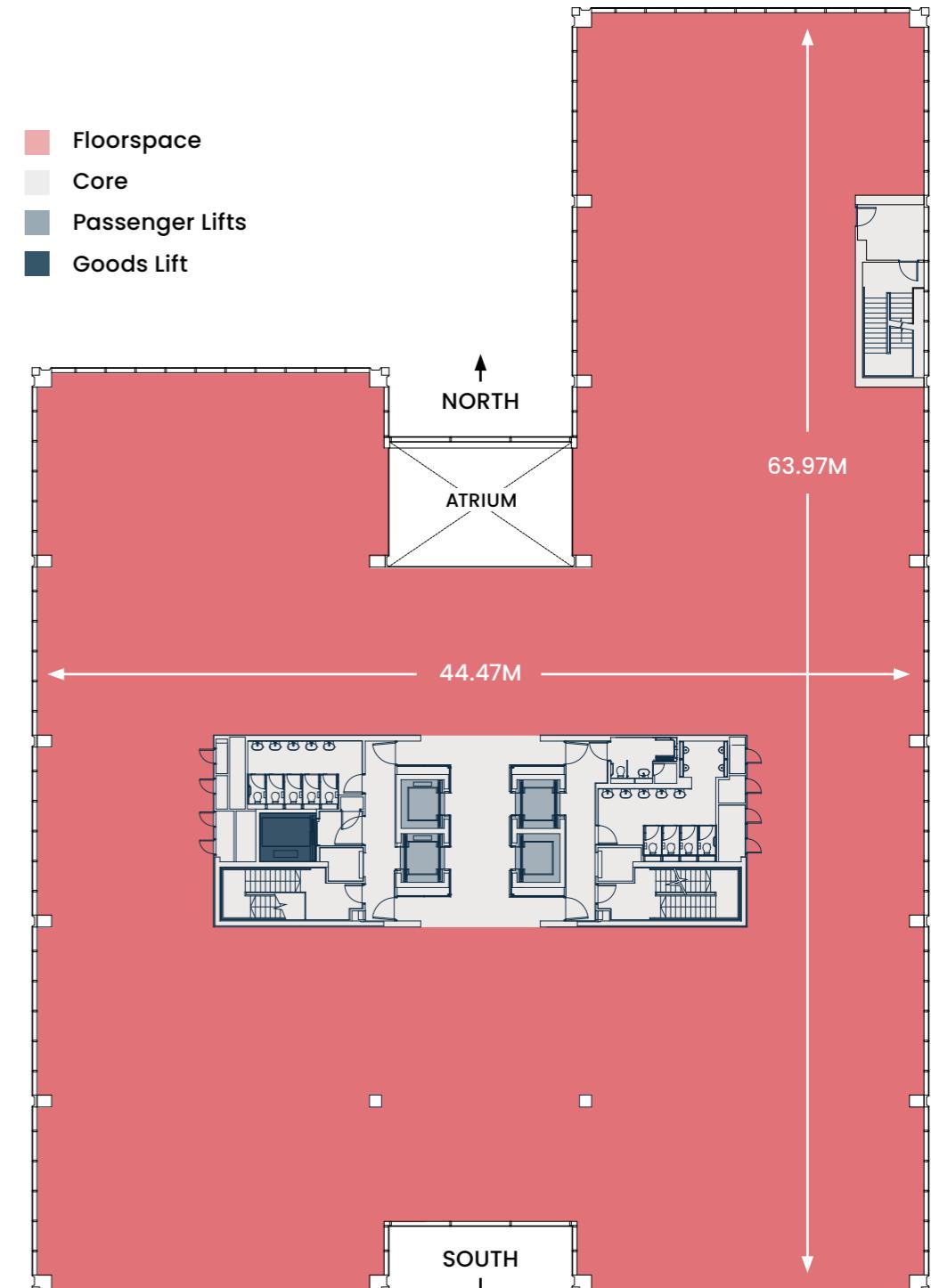


AVAILABLE SPACE

Level 4

- 1,950 sq m / 20,987 sq ft
- Can be subdivided to provide c. 8,000 / 12,000 sq ft options
- Up to 6 car parking spaces

Floorspace
 Core
 Passenger Lifts
 Goods Lift



SPACE PLAN SUITE A

1,120 sq m / 12,063 sq ft



- Reception and Client Lounge
- Meeting Rooms X 8
- Focus Rooms X 6
- Breakout and Collaboration Areas X 23; Hot Desks X 14
- Open Plan Office - Workstations (1600 X 800mm) X 88
- Passenger Lifts X 4
- Goods Lift X 1
- Server Room

Space plan of 1 person per 8-10 sqm



SPACE PLAN SUITE B

786 sq m / 8,468 sq ft

- Reception and Client Lounge
- Meeting Rooms X 5
- Focus Rooms X 2
- Breakout and Collaboration Areas X 19; Hot Desks X 6
- Open Plan Office - Workstations (1600 X 800mm) X 68
- Passenger Lifts X 4
- Goods Lift X 1
- Server Room

Space plan of 1 person per 8-10 sqm





LOCATION & CONNECTIONS

CLOSER THAN YOU THINK





CONNECT FASTER

Train

Waverley Station is a 15 minute walk away with regular fast connections to Glasgow and beyond, and Haymarket station is just 21 minutes away.

On an average weekday there are 21 trains from Edinburgh to London.¹

Journey times from Waverley:

| | |
|------------|---------------|
| GLASGOW | 50 MINS |
| NEWCASTLE | 1 HR 30 MINS |
| ABERDEEN | 2 HRS 15 MINS |
| MANCHESTER | 3 HRS 12 MINS |
| BIRMINGHAM | 4 HRS 14 MINS |
| LONDON | 4 HRS 20 MINS |



Bus

Multiple bus routes run nearby connecting Quartermile One with the wider Edinburgh area and beyond – routes 23, 27, 35, 45, 47 and 300.² The Skylink airport bus stop is a 10 minute walk away on nearby Bread Street.



Tram

Quartermile One is a 15 minute walk from the Princes Street tram stop, with services every 7 - 10 minutes quickly and conveniently connecting the city centre with Edinburgh Airport in approximately 35 minutes.



Air

Edinburgh Airport is a short bus, tram, or taxi ride away. It is Scotland's busiest, and the UK's 6th busiest airport overall, and carries over 14.7m passengers a year. A total of 37 airlines fly 221 routes to 158 destinations around the world.³



¹ Source: thetrainline.com

² Source: Lothian Buses

³ Source: Edinburghairport.com

YOUR OASIS IN THE CITY



The Meadows, just a couple of minutes from Quermile One, provides acres of open space featuring:

- Children's playgrounds
- Tennis courts
- Bowling greens
- Croquet
- 36-hole short hole golf course
- Recreational sports pitches
- Outdoor gym circuit with fixed equipment
- Many recurring outdoor clubs/activities



The Meadows,
58 acres of
wonderful
parkland.

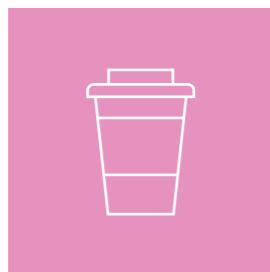


AMENITIES

IT'S ALL WAITING FOR YOU



Quermile One offers excellent amenities in the building, in Lister Square opposite and across the wider development.



22 **Coffee shops**
within a 10 minute walk

10 **Sandwich shops**
within a 5 minute walk

30 **Bars**
within a 7 minute walk

80 **Restaurants**
within a 10 minute walk

A selection of our local favourites include the following:

••
soderberg

For a truly excellent cup of coffee

THE SOURCE
coffee roasters

A great independent focusing on quality beans

**TING THAI
CARAVAN**

Vibrant, fast-paced Thai street food


TRIBE YOGA

One of the best yoga studios in Edinburgh

Ciuerinos

For pizza's with creative toppings and quality base


EST.1987
**THE BOW
BAR**

One of the best pubs in Scotland

Key outlets in Quartermile

- 1 Caffe Nero
- 2 Chinese Bubble Tea
- 3 Soderberg Pavilion
- 4 Starbucks
- 5 Butta Burger
- 6 Nanyang Malaysian
- 7 Sainsbury's Local
- 8 Soderberg The Meadows
- 9 Residence Inn by Marriot
- 10 Novotel

Restaurants

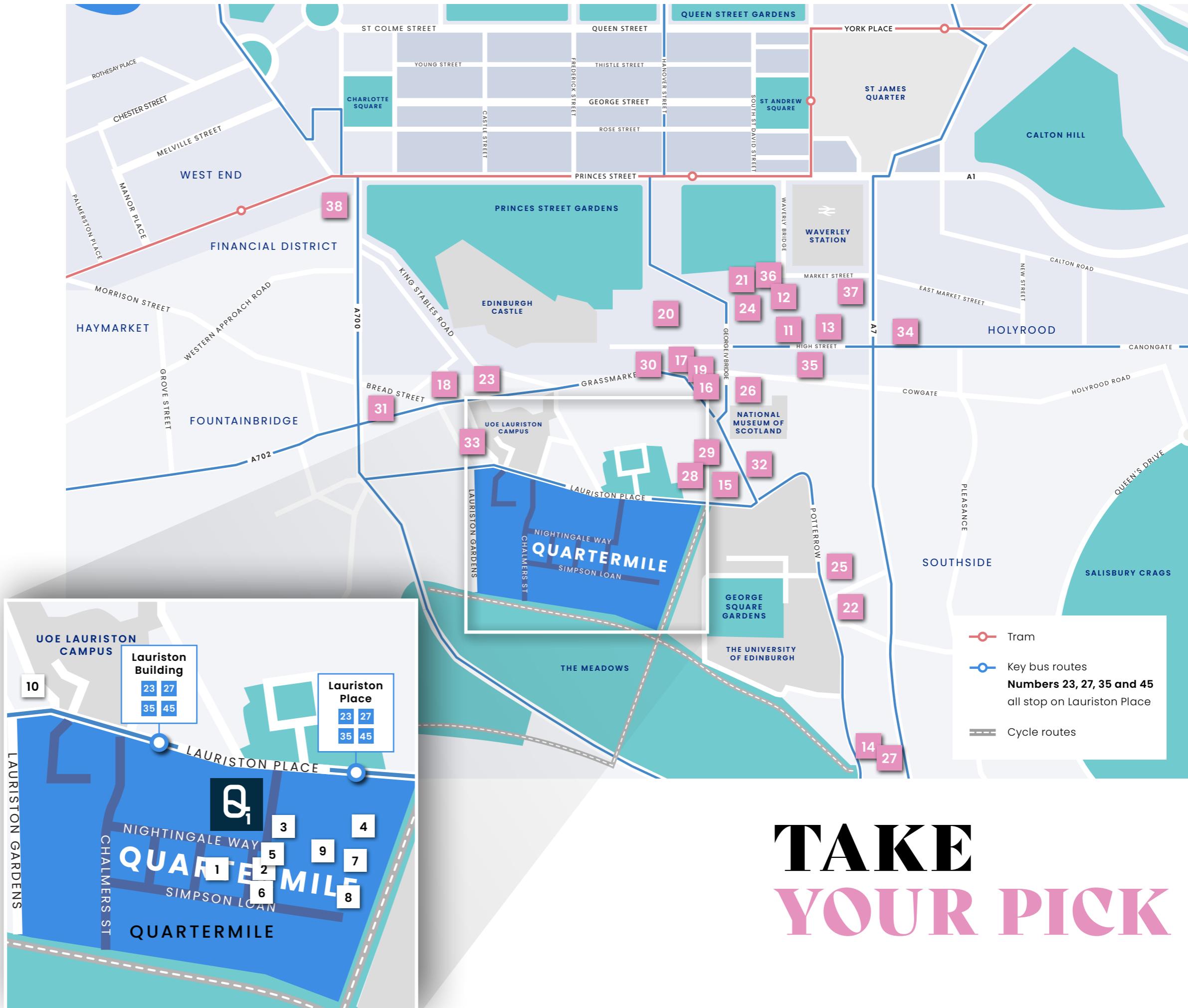
- 11 Angels with Bagpipes
- 12 El Cartel
- 13 Montieth's
- 14 Condita
- 15 Ting Thai Caravan
- 16 Divino Enoteca
- 17 Ondine
- 18 Timberyard
- 19 Vittoria
- 20 The Witchery

Bars

- 21 The Devil's Advocate
- 22 56 North
- 23 Dragonfly
- 24 McSorley's
- 25 The Pear Tree
- 26 Revolution
- 27 The Royal Dick
- 28 Doctors
- 29 Sandy Bell's

Hotels

- 30 The Radisson Collection
- 31 Hilton Double Tree
- 32 Hotel du Vin
- 33 Premier Inn
- 34 Radisson Blu
- 35 Ibis
- 36 Motel One
- 37 The Scotsman
- 38 Waldorf Astoria





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