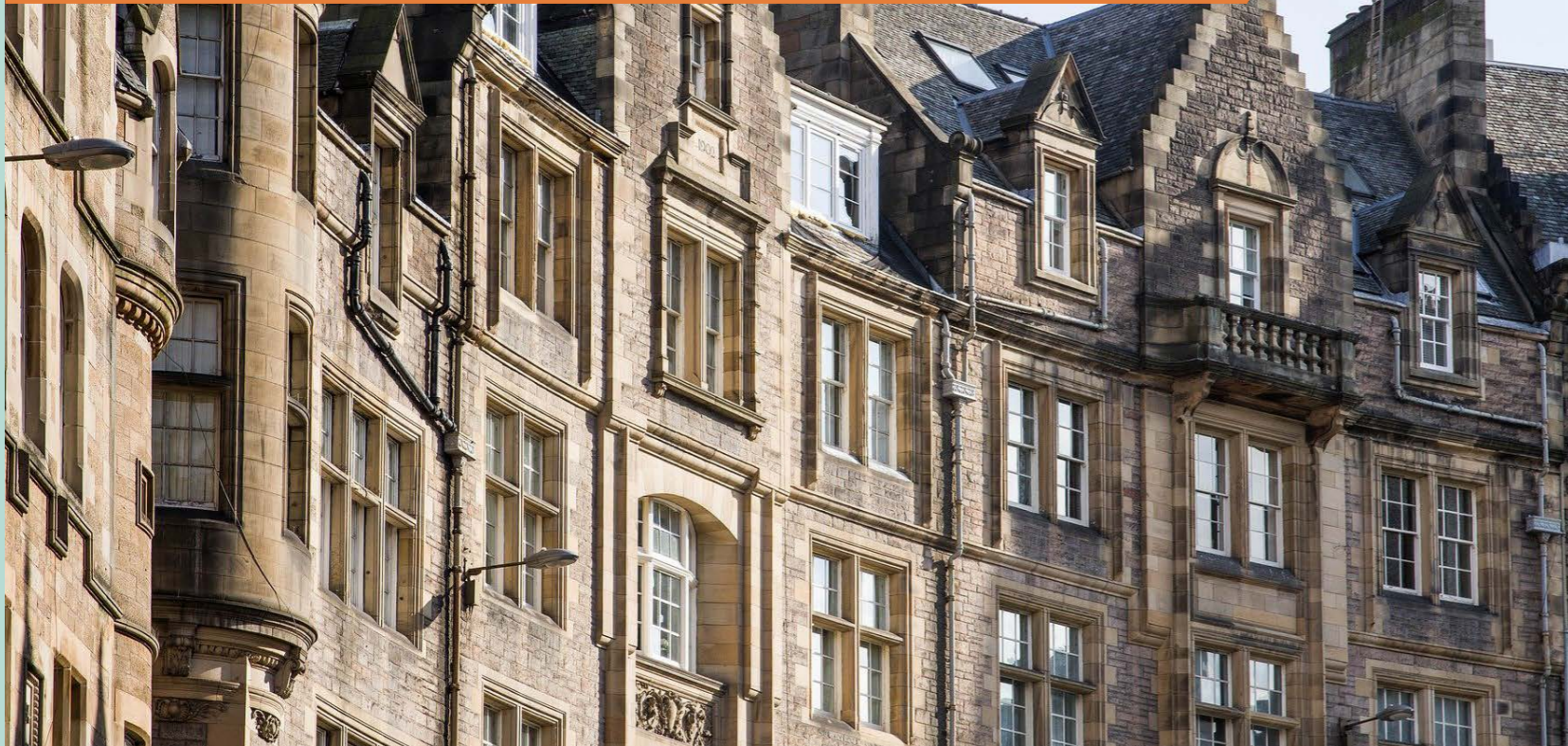


EDINBURGH 'The Capital of Culture'



Home to more Michelin-starred restaurants than any other city in Scotland



First city in the world to become a UNESCO City of Literature



The Annual International Festival & Fringe Festival presents a world renowned programme of the finest performers including dance, opera, music and theatre

IN GOOD COMPANY



In the heart of Edinburgh's Exchange District, this is an unbeatable location for companies that value fresh thinking and a powerful presence.



LOCHRIN SQUARE

Two Lochrin Square forms half of the Lochrin Square development. Sleek lines and a prominent corner position mesh harmoniously with an original stone façade – and the effect is dramatic.



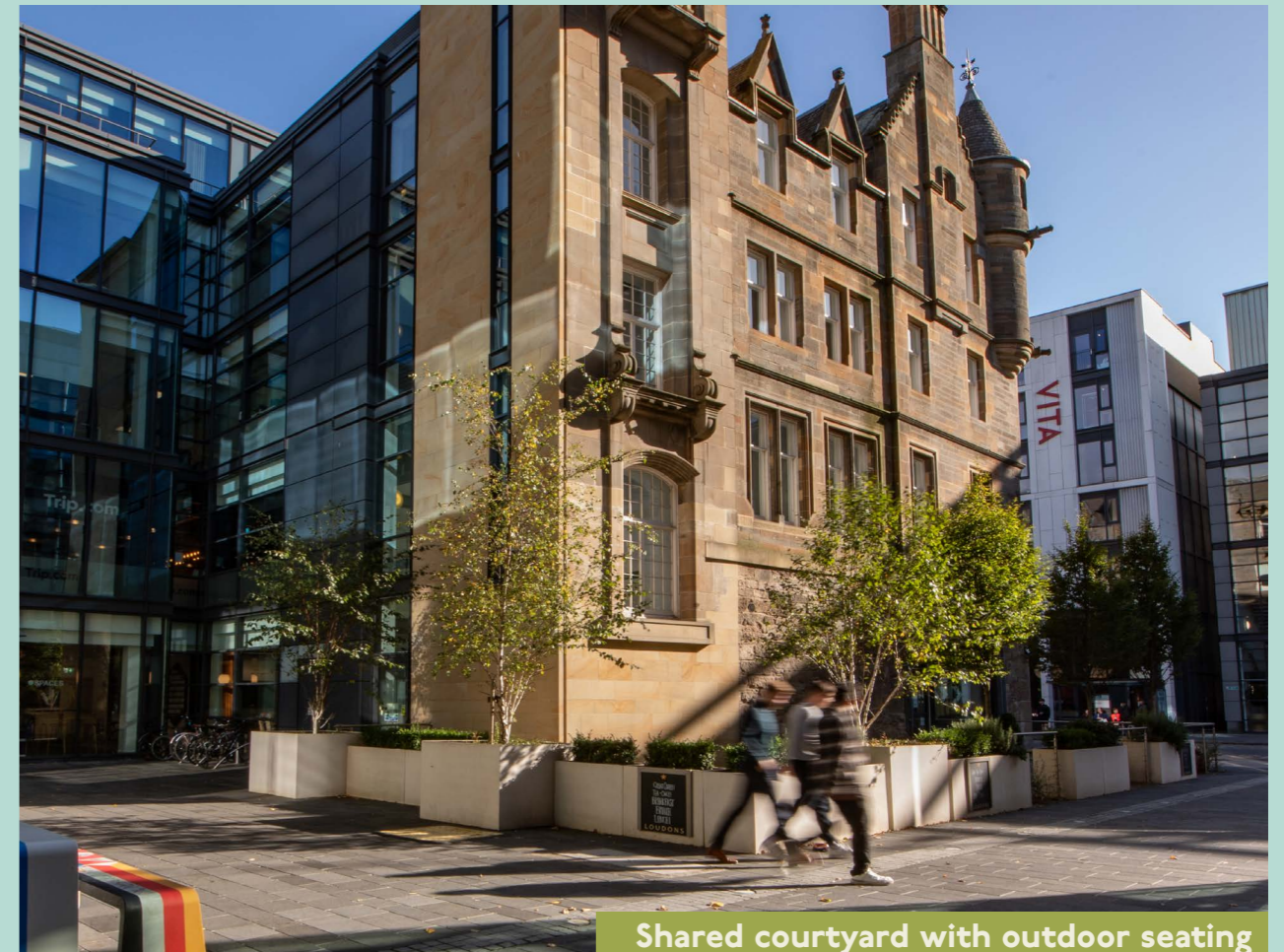
One Lochrin Square



Two Lochrin Square



'B' listed original brick facade incorporated into the development



Shared courtyard with outdoor seating

BUILDING PLAN

TWO
LOCHRIN SQUARE



ONE
LOCHRIN SQUARE

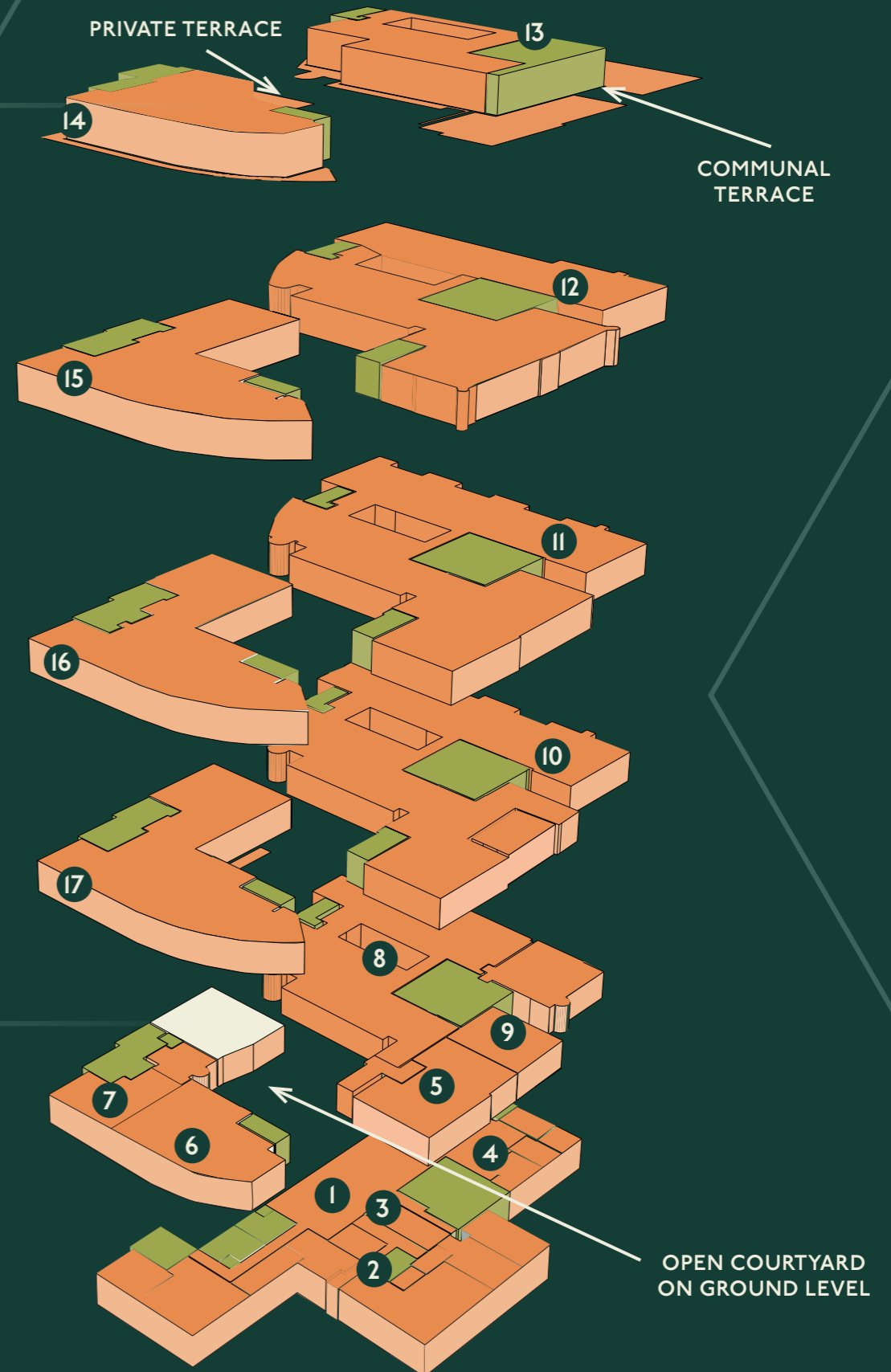
- ① CAR PARK
- ② GYM
- ③ SHOWERS & CHANGING ROOMS
- ④ BIKESTORE

Available to let

Occupied

Map showing numbered units and tenant logos:

- 5: LOUDONS
- 6: oec Offshore
- 7: FarrPoint
- 9: MAISON BREW
- 10: Trip.com
- 8, 11: SPACES.
- 12, 13: HAYS
- 14: D. R. NEWITT RECRUITMENT SPECIALISTS
- 16: Orsted
- 17: nadara



A SUSTAINABLE FUTURE

Energy rating A
(EPC)

By repurposing the existing building, we've saved significant energy and embodied carbon emissions compared to building new.

Carbon neutral in operations *

Using building walls as a canvas and working with local artists to generate art. Our goal is to inspire creativity, promote mental health, and uplift emerging artists.

Integrated Green Technology**

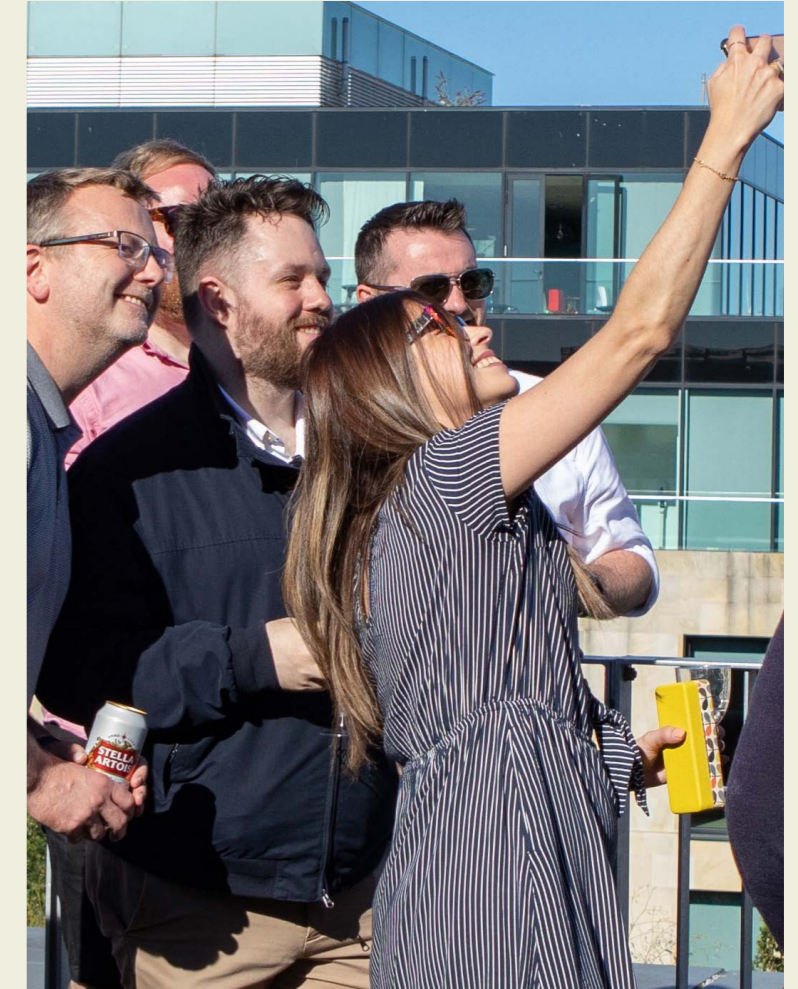


* 2 Lochrin Square only - common areas and building infrastructure
** Including climate control, lighting, and efficient heating and cooling

AMENITIES

Two Lochrin Square benefits from many amenities including:

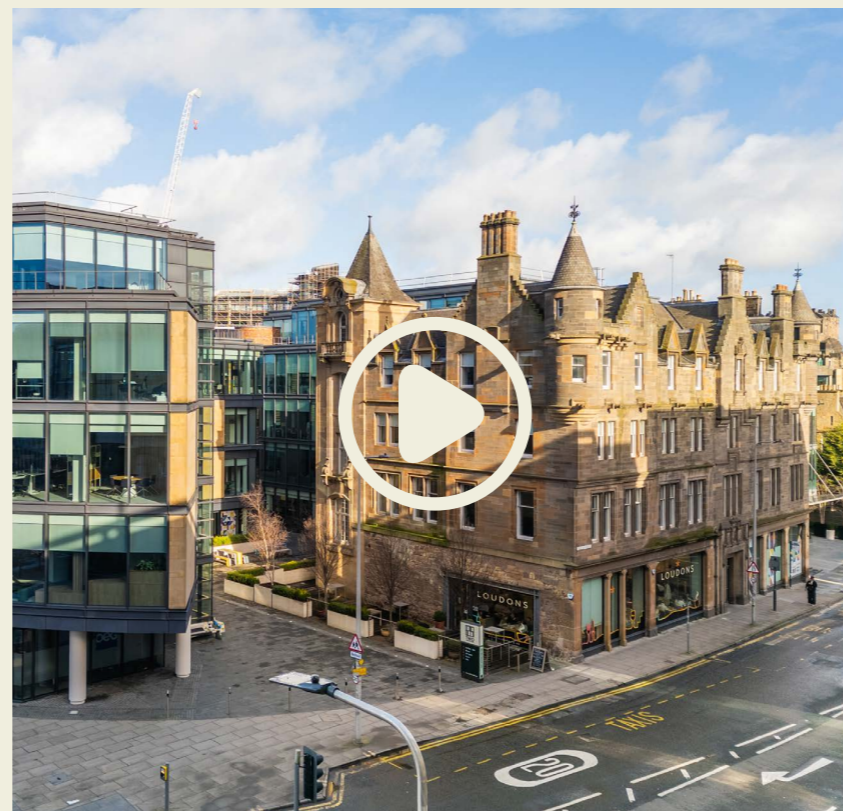
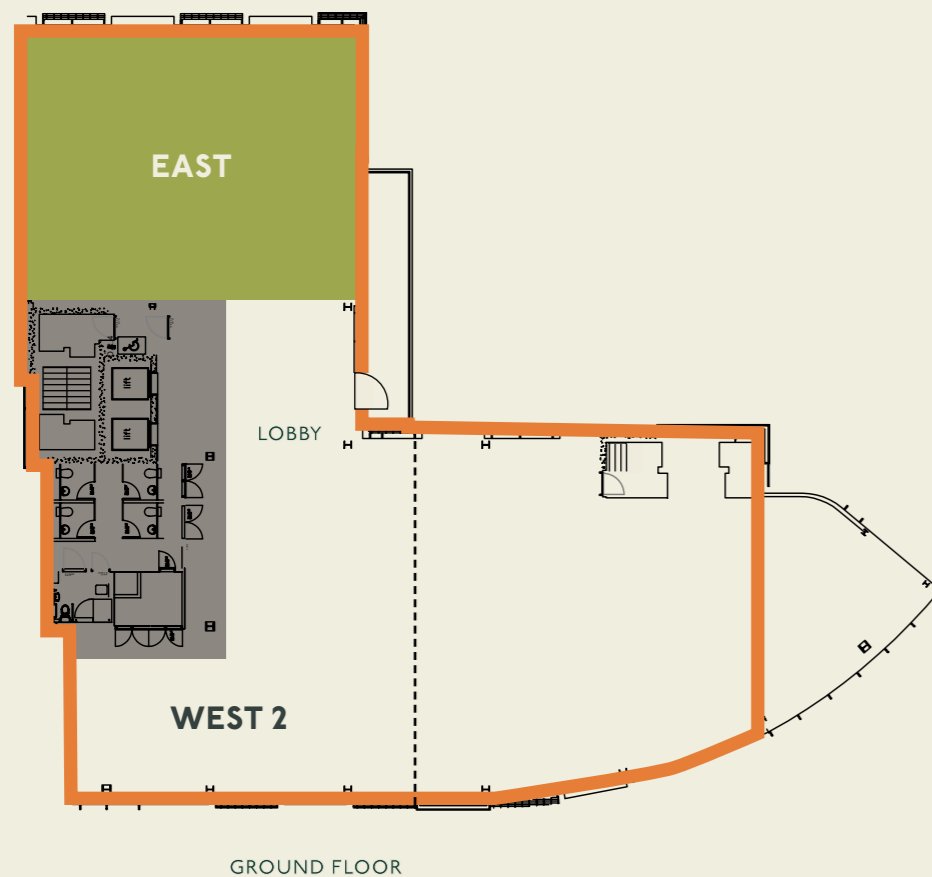
- ◆ **Secure indoor cycle storage and bicycle repair stand**
- ◆ **Showers and changing rooms**
(including Dyson hairdryers) to support tenants who cycle, jog, or walk to work
- ◆ **Complementary tenant gym with Peloton bikes**
- ◆ **Events programme for tenants with a focus on social interaction and creativity**
- ◆ **Communal rooftop and lounges offer locations for social engagement**



GROUND FLOOR, 2 LOCHRIN SQUARE

- ◆ Energy rating (EPC) A+
- ◆ Floor to ceiling windows, create light filled floor plates
- ◆ Building energy management system
- ◆ New electrically powered, VRF air conditioning
- ◆ Fully cabled for power and data
- ◆ Fully fitted kitchen installed
- ◆ Ready for immediate occupation
- ◆ LED Lighting
- ◆ Suspended ceilings and raised access flooring

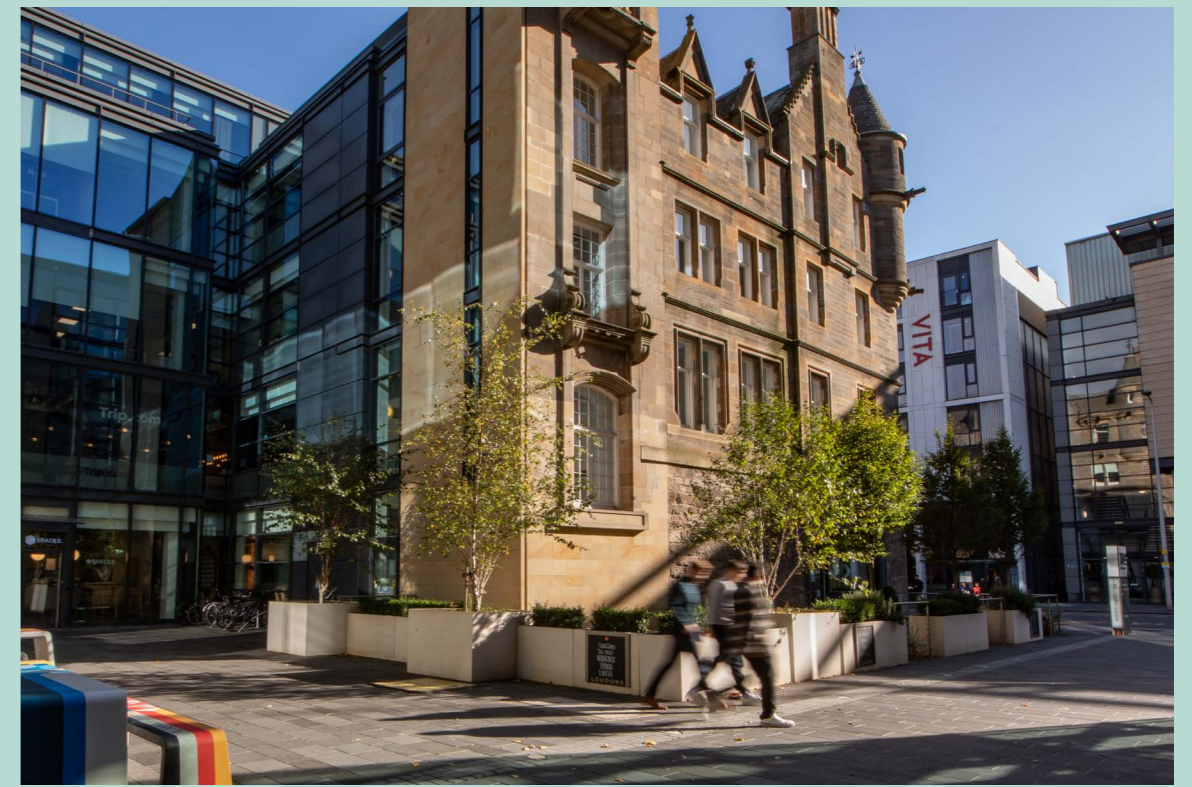
Unit	Sq ft	Sq m
East	1,822	169



COMPANIES THAT HAVE GROWN WITH JAMESTOWN

Jamestown is a sustainable, design-focused real estate investment and management company, operating internationally. **We understand that to attract and retain top talent, our tenants must be able to offer their employees an office space that transcends basic needs; from space to work to a place that inspires.** This means that every stakeholder is considered in an effort to make our properties inclusive, humble, and community driven.





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