THE CUBE

Reimagined office space, setting a new standard in Edinburgh

Play video

Putting U in the Cube

The Cube is undergoing a major repositioning, featuring a comprehensive refurbishment that redefines the building for modern occupiers.

Designed with an all-electric infrastructure and a highly sustainable approach, the development delivers up to 62,000 sq ft of contemporary, open-plan office space. Every element has been carefully considered, with exceptional attention to detail ensuring a high-quality working environment that combines efficiency, comfort, and style.

Targeting EPC 'A'

NABERS DESIGN FOR PERFORMANCE

Targeting 5-star Rating

BREEAM®

Targeting 'Excellent'

ACTIVE SCORE PLATINUM

Targeting ActiveScore 'Platinum'

UK Net Zero Carbon Buildings Standard

Upfront Embodied Carbon well below UK Net Zero Carbon Buildings Standard upfront carbon limits

CRREM CARBON RISK REAL ESTATE MONITOR

Greenhouse Gas Emissions Pathway-aligned for 20 years





Where the city meets *u*

From outstanding transport links and local amenities to a lively, secure setting and access to Edinburgh's top talent, The Cube delivers all the essentials of a prime business address.

Everything *u* need on your doorstep



Centrally located in the heart of Edinburgh, with everything within easy reach. Just moments from Waverley Station, the building is surrounded by an array of shops, cafés, and restaurants, with the new St James Quarter offering premium retail and dining on the doorstep. From quick coffee stops and casual eateries to renowned fine dining destinations, the area provides options to suit every taste. The historic city centre, with its cultural attractions, hotels, and leisure facilities, is a short walk away, ensuring occupiers benefit from excellent local amenities in one of Edinburgh's most vibrant districts.



1



2



3



4



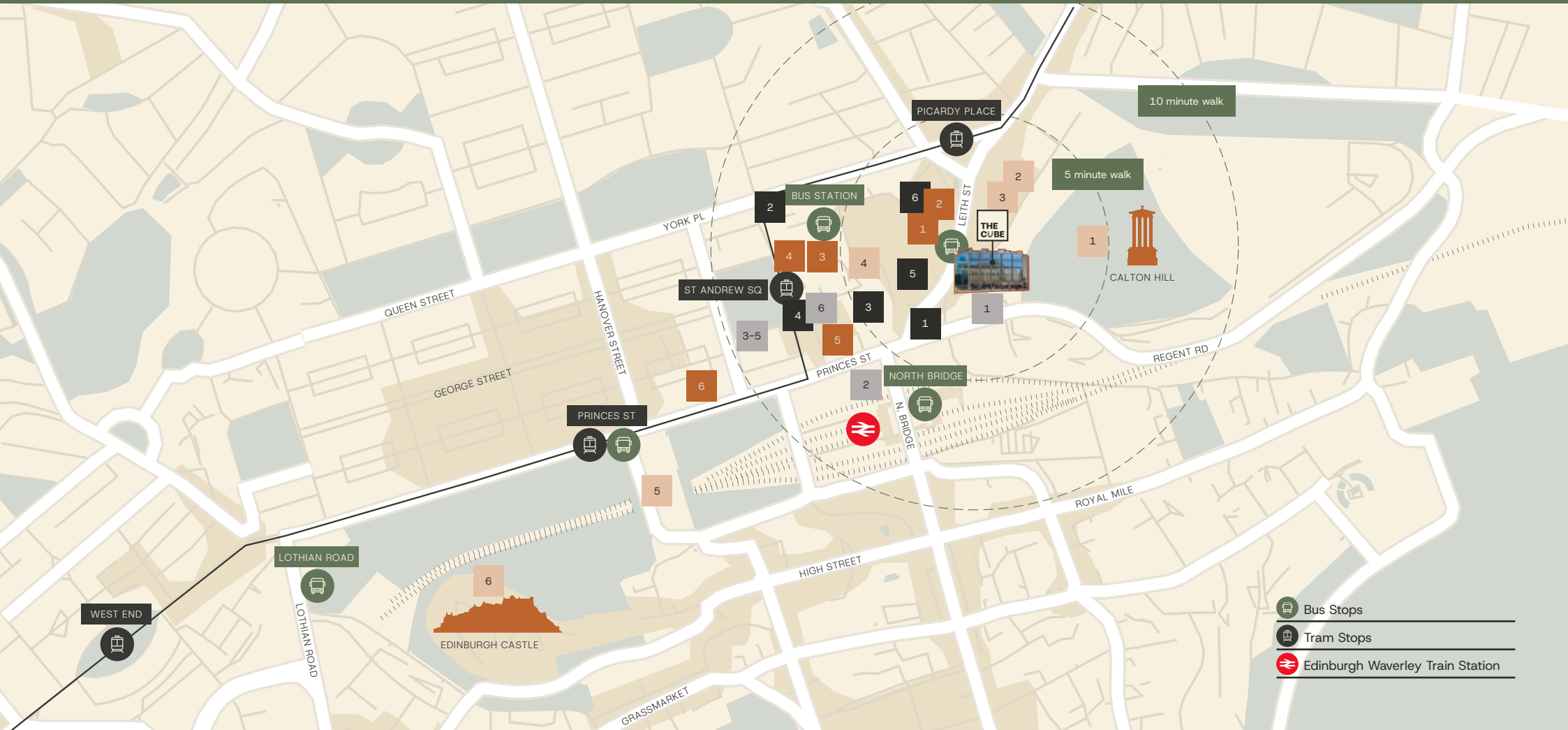
5

1. ST ANDREW SQUARE
2. W HOTEL
3. WAVERLEY STATION.
4. THE BOTANIST
5. MULTREES WALK SHOPPING

Location

Located at the east end of Princes Street on Leith Street, The Cube enjoys an unrivalled position in central Edinburgh.

Retail	Cafés/Bars	Restaurants	Destinations
1. St James Quarter	1. Society Bar & Kitchen	1. Howie's	1. Calton Hill
2. John Lewis	2. Fortitude Coffee	2. No1 Balmoral	2. Omni Centre
3. Multrees Walk	3. Starbucks	3. The Ivy	3. Edinburgh Street Food
4. Harvey Nichols	4. Gleneagles Townhouse	4. Dishoom	4. W Hotel
5. Apple Store	5. The Alchemist	5. Wagamama	5. National Gallery of Scotland
6. Marks & Spencer	6. The Botanist	6. Hawksmoor	6. Edinburgh Castle



Designed for U

1. OMNI CENTRE
2. ST ANDREW SQUARE
3. EDINBURGH STREET FOOD
4. TRAM TO AIRPORT
5. ST JAMES QUARTER
6. GEORGE STREET SHOPPING
7. WAGAMAMA













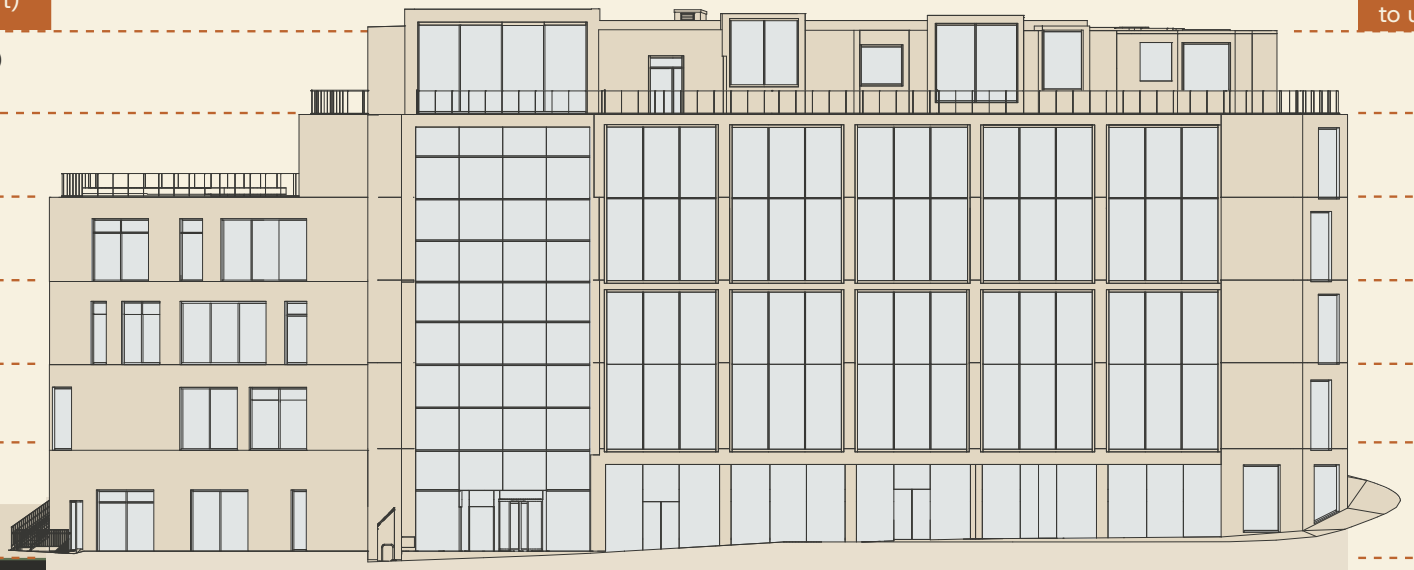


Availability





Floor	Area (sq ft)	Terraces (sq ft)	Top of raised floor to underside of slab
5th	6,368	1,057 (Front) 3,468 (Rear)	3.6m
4th	11,375	1,430	3.6m
3rd	12,397	-	3.6m
2nd	Under Offer		3.6m
1st	Under Offer		3.6m
Ground	6,490	1,210	4.35 m
Reception	1,037	-	
Total	36,630	7,165	

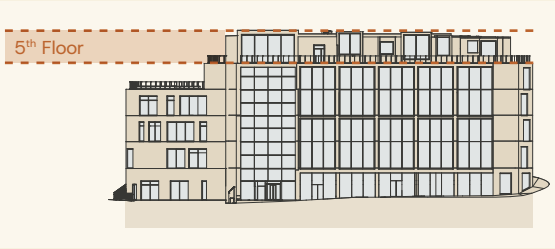


Lower ground floor includes: 2 car parking spaces, 4 motorcycle spaces, 'end of trip' facilities & wellness room

5th Floor
6,368 sq ft

1,057 sq ft of private terrace space at the front and an additional 3,468 sq ft at the rear.





This top floor space offers a private, south-facing workspace for its occupier, featuring extensive balcony areas and a completely open office space, all set overlooking Calton Hill.



4th Floor
11,375 sq ft

1,430 sq ft private terrace space.





This space features a private terrace exclusively for the occupier on this floor, south-facing aspects, and a leafy outlook overlooking Calton Hill. It benefits from superb natural daylight through full-height glazing and offers a large, efficient workspace.



3rd Floor
12,397 sq ft





This space boasts open outlooks on all elevations, with views overlooking Calton Hill. It is flooded with superb natural daylight through full-height glazing and provides a large, efficient workspace.



2nd Floor
12,669 sq ft

323 sq ft private terrace space.





This floor offers a private terrace exclusively for the occupier, south-facing aspects, overlooking Calton Hill. It is filled with superb natural daylight through full-height glazing and features a large, efficient workspace. A standout element of this floor is the cantilevered "Cube," a key architectural feature of the entire building.



1st Floor
12,740 sq ft





This floor enjoys the views of Calton Hill and is flooded with superb natural daylight through full-height glazing. It offers a large, efficient workspace and is the largest floor in the building.



Ground Floor
6,490 sq ft

1,210 sq ft private garden space.





This space features a private external garden, an efficient floorplate, and floor-to-ceiling glazing, complemented by an increased floor-to-ceiling height, creating a bright and spacious environment



Lower Ground







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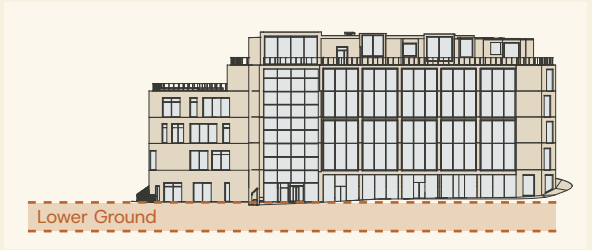
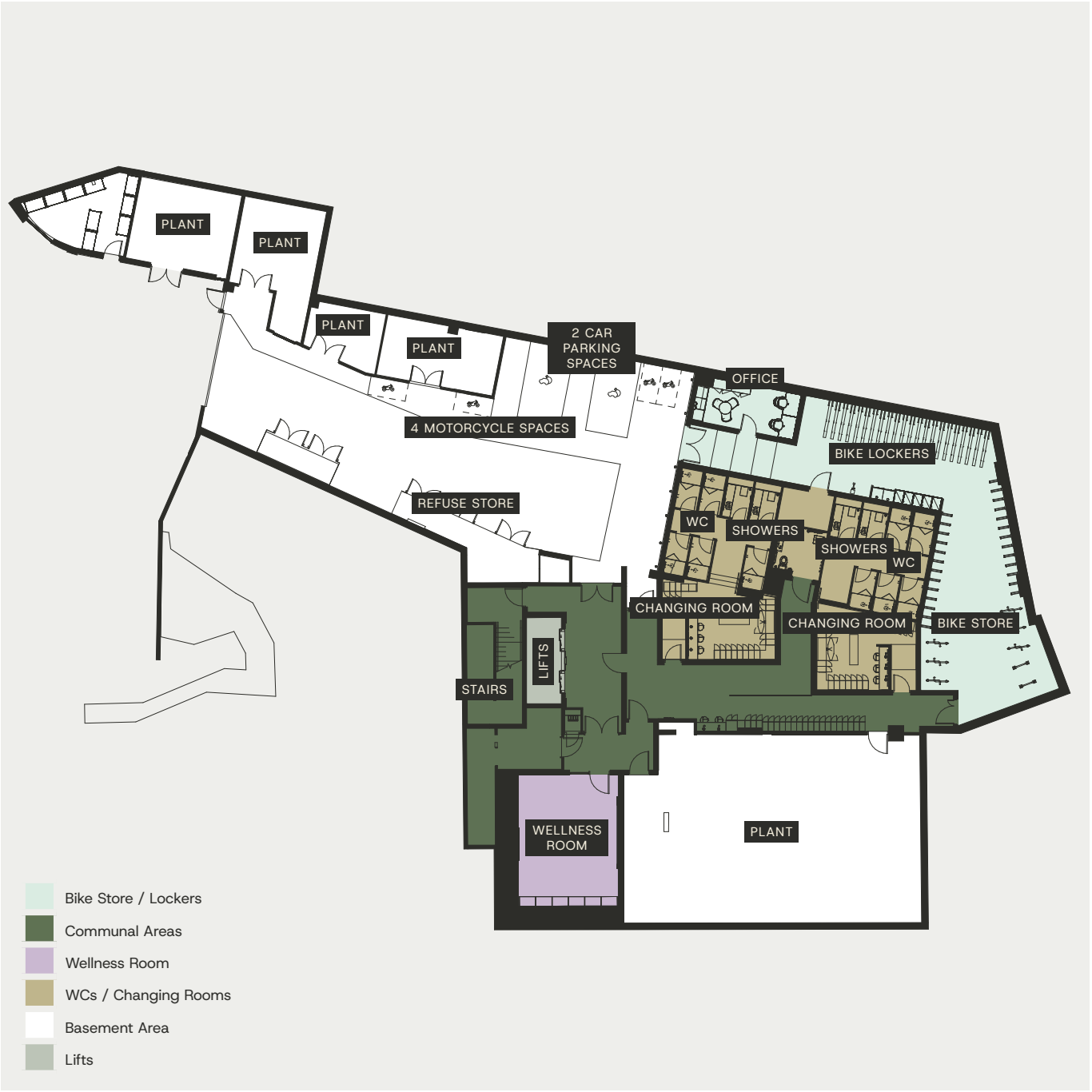


The lower ground floor amenities offer extensive cycling facilities, including a bike store accommodating up to 80 bikes, secure bike lockers, and drying cupboards. Two changing villages feature 10 showers, 4 WCs, 98 double lockers, 3 vanity units, 2 ironing boards, with additional drying cupboards as well as a wellness suite.



The space features a bespoke reception desk, breakout and co-working tables, and feature seating with integrated planting that brings biophilic design to life. Speed gates and a scent box enhance the experience, while modern, sustainable design is complemented by convenient staff storage and a fully equipped tea point.



CGI OF RECEPTION AREA



A versatile wellness space for yoga, fitness, meetings, and more, created to support the wellbeing of every tenant.

CGI OF AMENITY SPACE

Amenities & ESG

Setting the new benchmark for commuting, our basement amenities redefine the "end of trip" experience, combining convenience, efficiency, and comfort for all occupiers. As part of the ActiveScore "Platinum" certification, we've created a fully equipped changing and cycling hub.



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80 Bike racks & Electric Charging

Folding Bike Lockers

Bike Maintenance Stand

2 Drying Cupboards

Water Fountains

10 Showers

98 Lockers

2 Iron Maidens

Sustainability

The refurbishment of the existing 'The Cube' building aims to enhance its market appeal, reduce energy consumption, introduce sustainability credentials to future-proof the building, and improve the health and well-being of its occupants.

Fully-electric / fossil-fuel free

Designing-out waste by provision of exposed ceilings

Inclusion of recycled materials throughout

95%

Aiming for 95% diversion of waste from landfill from demolition and construction

Solar Panels

Green Spaces

Electric charging

Maximising retention by retaining existing structure and façade and reusing raised access flooring

Targeting EPC 'A'

Targeting 5-star Rating

Targeting 'Excellent'

Undertaken pre-refurbishment audit to identify routes for materials and found new homes for existing building elements such as carpet tiles, kitchen equipment

Targeting ActiveScore 'Platinum'

Upfront Embodied Carbon well below UK Net Zero Carbon Buildings Standard upfront carbon limits

Greenhouse Gas Emissions Pathway-aligned for 20 years

The embodied carbon savings equate to 2,795 tonnes of CO2e, or 1,862 return flights from Edinburgh to New York





IMAGES FOR REFERENCE ONLY

Detailed Specification

The building provides 6,130m² (65,978ft²) of offices and retail over 6 floors (Ground to Fifth). The offices are arranged behind contemporary, modern facades with the transparency of full height glazing balanced against solid stone walls.

Sustainability

- Targeting an EPC Rating of "A"
- Targeting a BREEAM RFO "Excellent"
- Targeting a NABERS Design for Performance 5*
- Targeting ActiveScore "Platinum"
- Designed to function in accordance with UK Green Building Council Net Zero Carbon buildings framework definition
- Introduction of 80 No Eurener MEPV 108 420w bifacial solar panels to the roof
- LED lighting system on office floors including PIR (passive infra-red) sensors for presence detection and energy efficiency purposes
- All new electric mechanical HVAC plant

Structure

- The site slopes steeply between the front and rear of the building. Therefore, retaining walls have been constructed around the full perimeter of the Basement Level -1 and to a lesser extent around areas of the Level +0 and Level +1 floors
- The retaining walls are insitu reinforced concrete faced externally and with a tanking system installed where required
- The floors slabs at ground to fifth floors are typically 350mm-400mm thick post-tensioned, prestressed concrete elements. However, the basement slab and some parts of the ground floor slab are ground bearing
- Stability of the structural frame is achieved by means of insitu reinforced concrete walls to the lift shaft, lift lobby and stairwell wall areas at the east and west ends of the building
- Columns at Fifth floor level for the steel roof structure comprise of portalised steel frame construction
- Office Floors: Designed to 4 kN/m² superimposed load plus 1 kN/m² for partitions
- Basement Car Park: Designed to 2.5 kN/m² (cars / light vans not exceeding 2500 Kg)
- Roof Areas with public access: Designed to 2.5 kN/m²
- Plant rooms: Designed to 7.5 kN/m²
- There is a Plant Area Enclosure at the Southwest corner of Level 5. A steel plant deck has been provided, in this area which has been designed for a Live Load of 4kN/m2
- The Level 6 roof area, which is accessible for maintenance only has been assessed as having been designed for 0.6 kN/m²

External Elevations

- The external envelope is predominantly clad with an open jointed sandstone rainscreen system with standard pressure plated Schuco curtain walling and punch windows, and a full height Pilkington Planar Glazing System to the Reception Atrium
- Areas of stone walling to comprise of open jointed rainscreen with integral proprietary support system, insulation and membrane

Glazing

- All glazing comprises fixed pane sealed double glazed units with low E glass. Solar control/tinted glazing to South-West and South-East facing facades. Toughened and laminated glazing is provided where necessary in accordance with BS
- Internal blinds for solar shading to be provided by Tenant
- Fully integrated moveable screens provided to Leith Street facade, which also provide a striking architectural feature
- All glazing is cleaned from the building exterior

Balconies

- Private balconies provided on 2nd floor, 4th & 5th floors
- Private and secure garden provided on Ground floor
- Balustrades and guarding to external terraces and roof gardens comprise glass balustrade with stainless steel handrail. Glass panels toughened in accordance with BS

Roof

- Flat roofs to external (trafficked) terrace(s) comprise warm roof construction membrane with concrete paving system over, also incorporating raised planter beds
- Flat roofs to external (trafficked) 'Green' roof garden(s) comprise warm roof construction, single ply membrane with mixture of hard and soft landscaping and planting over
- Shallow pitched roofs comprise fully insulated standing seam metal roof covering

Reception Finishes

Adopting 95% recyclable circularity principles, new finishes and alterations to the reception will include:

- Bespoke Reception Desk made from 100% recycled waste materials
- Breakout/ co working table, sustainably sourced from British forests
- Feature seating with integrated planting
- Biophilic design with feature, 5 storey, planting wall and hanging plants
- 3x Boonedam Speed Gates
- "EcoScent" Scent box
- Storage and tea point for staff
- New feature floor tiling with 60% recycled content
- Acoustic wall panelling made with 80% recycled PET

Ground to 5th Floor Interior Finishes

- Metal raised access flooring to be repaired and/or replaced where required
- Exposed concrete ceiling finish, treated with clear sealant
- Plasterboard walls and wooden skirtings and window cills

Occupancy

- Means of escape: 1 person per 6m² for open plan offices and 1 person per 7m² in enclosed office spaces
- Ventilation: 1 person per 8m²
- Toilet provision: 50:50 male:female ratio based upon the current Building Regulations
- Lifts: 1 person per 10m² with maximum waiting time of 25 - 35 seconds and 80% loading

Noise Levels

- Speculative Offices NR 38
- Reception area NR 40
- Atria (depending on location) NR 45
- Toilets NR 45
- Below ground carpark NR 55
- Plant rooms not to exceed 75 dBA at 1 metre (and to suit adjacent areas)
- All noise levels applicable when base building plant is running under normal operation with carpets and furnishings

Floor Heights

- Basement: Finished floor to underside of slab: 3,350mm
- Offices: Finished raised access floor to underside of slab: 4,350 mm (Ground Floor) 3,600 mm (1st - 4th Floors) & 3,600 - 4,500 mm (5th Floor)

Sanitary Provision

- Basement: 2x Male, 2x Female and 1x accessible toilet
- Office Floors: 4x Male, 4x Female and 1x accessible toilet on every level accessed off the common parts
- New porcelain tiles throughout made from 60% recycled content
- WC cubicles formed with full height hardwood veneered partitions and matching IPS panelling
- Solid surface vanity sink units incorporating "The Ribbon" sensor taps, soap dispensers and hand dryers
- Vanity top made with 100% recycled material - Polygood

End of Trip Facilities

- 2No. changing villages are located in the secure basement, which include 10 showers, 4 WC's, 98 stacked lockers, 3 vanity units and 2 drying cupboards
- 2No. fixed "Iron Maiden" ironing facilities
- 80No. bicycle racks
- 1No. bike repair/maintenance stations
- 6No. "Wishbone" electric charging stations
- 10No. folding bike lockers

CAT A Specification

- Raised service floor zone: 140mm clear floor void from structural slab level to underside of raised floor tile
- Fully accessible metal encapsulated modular floor tiles on adjustable pedestals

Lighting

- All lighting designed and installed in accordance with BCO standards - Wever&Ducre, JPR, Vibia, Zumtobel Group, iGuzzini, XAL Lighting, and Dextra Lighting
- Illuminance (lux) levels shall be in accordance with Part 2 of the CIBSE Code for Lighting for all internal areas of the building
- LED lighting installation with associated presence detection controls and timeclock capabilities.
- Lighting at desk level - 500 lux as per BCO standards for offices

Ventilation & Air Conditioning

- Offices: designed to 1 person per 8m2 and 14 l/s per person
- High efficiency heat recovery variable-volume ventilation system with demand-controlled ventilation based on CO2 monitoring. Full fresh air supply and return air ducted to control zone (half floorplate) VAV boxes within exposed ceiling void
- New H-VRF system utilising external air source heat pump units and internal ducted fan coil units to serve heating & cooling to office floorplates
- Air source heat pump hot water generation for domestic water system
- Toilets & Changing Areas: 10 air changes per hour extract with make-up tempered fresh air supply

Tenant Plant Space

- Dedicated plant space allocated at roof level for tenant comms/server room air conditioning condensers and satellite dishes

Lifts

- 2No. main circulation passenger lifts - OTIS (rated at 13 persons or 1,000 kg each)
- The vertical transportation provision will be based upon the following criteria:
  - Design Interval / handling capacity: between 25 - 35 seconds
  - General use / fire operation: DDA review and Fire Officer comment
  - Occupancy Typical Office Floor: 1 person/ 10m²

Parking

- 2No. car parking spaces are provided (1 space per 30,000 sq.ft.)
- 4No. motorcycle parking spaces

Security / Access Control

- CCTV will be provided to all external entrances and around the perimeter of the building
- Access control will be provided to all landlord areas and main entrances as well as from the landlord areas into tenant floor plates. Tenant specific systems will emanate from the risers as part of individual tenant fit-out. The system will be open protocol

Fire Alarm

- A fully addressable fire detection and alarm system will be provided with automatic detectors conforming to BS 5839-1 system type L2 in landlord areas and in tenant areas

Building Management System

- The Building Management System (BMS) will be an 'Open Protocol' system, interfacing with central building systems and metering installations using industry standard communication protocols

Deliveries

- All deliveries to be made via the basement car park or by prior arrangement with the onsite Management team

Building Management

- Onsite Building Manager
- 24/7 onsite security
- Receptionist/ Concierge based in main reception during normal office hours. It is intended they will provide a concierge service to all occupiers
- 24/7 JLL Helpdesk (phone, email and online)
- All occupiers will have access to a Tenant Handbook and be provided with a Tenant Fit-Out guide

Power

- The current building's electrical supply has been upgraded to accommodate the decarbonisation of the mechanical plant

Telecoms

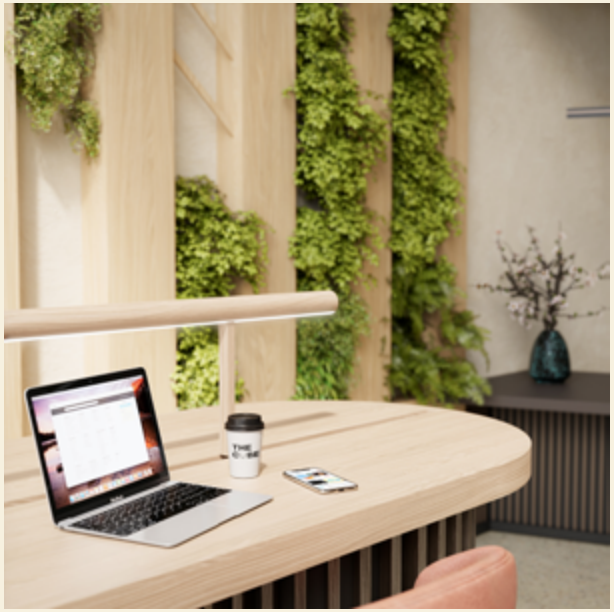
- The building was previously occupied by multiple tenants so has a diverse range of telecoms providers and routes.
- Current providers in the building include; Vodafone, Virgin Media & BT

Zero Carbon Energy

- All energy supplied is 100% renewable from REGO backed UK sources







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A redevelopment by Sicore

SICORE
REAL ASSETS

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See *U* at the Cube

THE CUBE