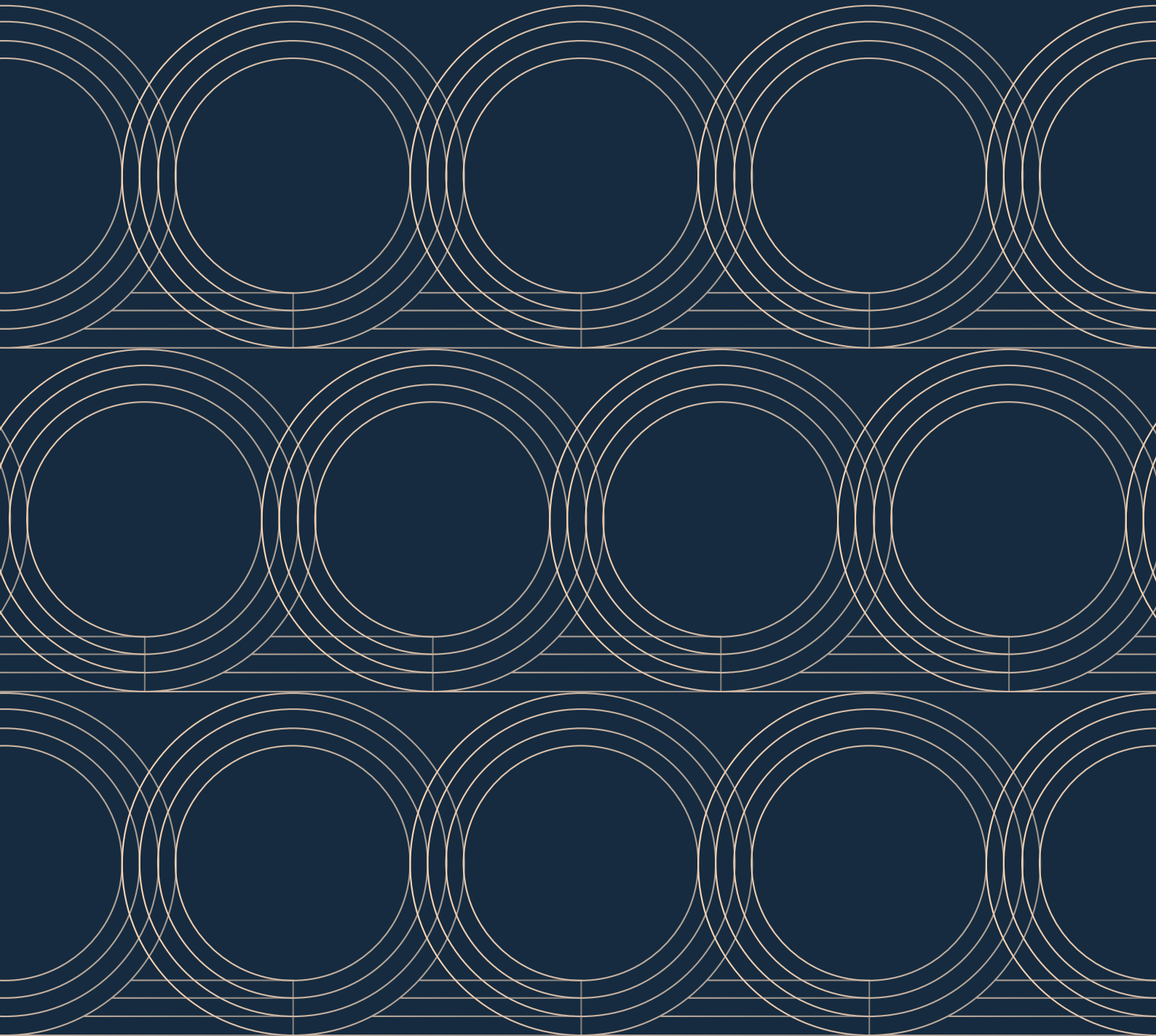


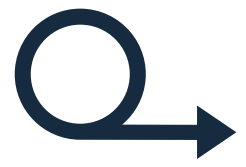


EXCHANGE DISTRICT, EDINBURGH EH3 9BA



3,439 - 18,250 SQ. FT
OF GRADE A OFFICE SPACE TO LET

JOIN THE Q →



A WARM WELCOME TO QUAY 1

- _ Grade A office space
- _ Fully refurbished
- _ New wellness centre
- _ Unique location
- _ Stunning views



Quay1

Quayside
square

Quayside
house



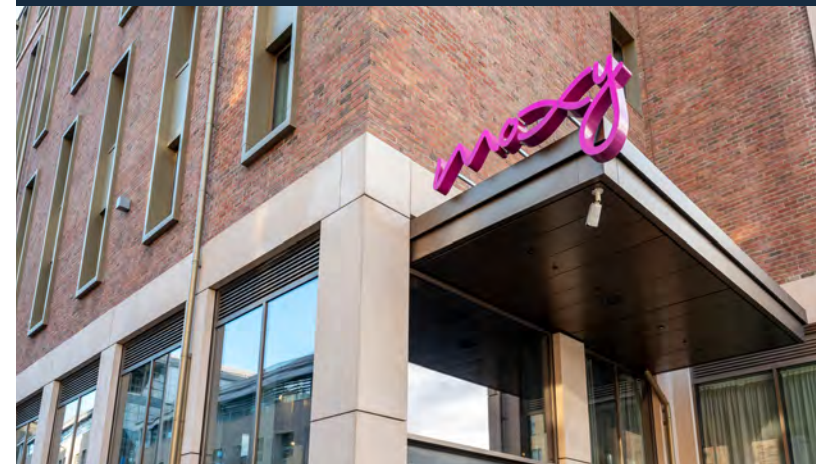
STUNNING LOCATION WITH AMAZING VIEWS

Quay 1 is situated in the heart of Edinburgh's financial exchange district and occupies a unique location on Fountainbridge adjacent to Lochrin Basin.



Quay 1 benefits from a vibrant waterside location which offers a full range of local amenities and is easily accessible by bike, public transport and car.

Newly refurbished space is available on the south wing of Level 1 & 3. There are magnificent views over the Edinburgh skyline on all sides.



The immediate location enjoys numerous amenities including restaurants, bars and independent coffee shops. There are several hotels nearby including Moxy, Hampton by Hilton and Mercure.

Edinburgh's financial exchange district is home to many leading UK companies including Hyman Robertson, Redrock Power, Lloyds Banking Group, Bloomberg, FCA, Wood Mackenzie, Brodies LLP, Anderson Strathern, Pinsent Masons, KPMG, Franklin Templeton, Capricorn, Artemis and many more.

Q SEAMLESS CONNECTIONS

Q TRAIN

Haymarket Station is a 12-minute walk away with regular fast connections to Glasgow and beyond.

Glasgow	43 mins
Newcastle	1 hour 40 mins
Aberdeen	2hrs 15 mins
Manchester	3hrs 10 mins
London	4hrs 35 mins



Q BUS

Multiple bus routes run nearby connecting Quay 1 and Quayside Square with the wider Edinburgh area and beyond – routes 1, 10, 11, 12, 15, 16, 22, 22A, 23, 24, 27, X33, 34, 35, 36, and 45. The Airlink 100 bus stop to Edinburgh Airport is a 12-minute walk away at Haymarket Station.



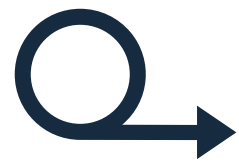
Q TRAM

Quay 1 and Quayside Square are a 12-minute walk from the Haymarket tram stop, with services every 7 - 10 minutes quickly and conveniently connecting the city centre with Edinburgh Airport and Leith in approximately 20 minutes and 25 minutes respectively.



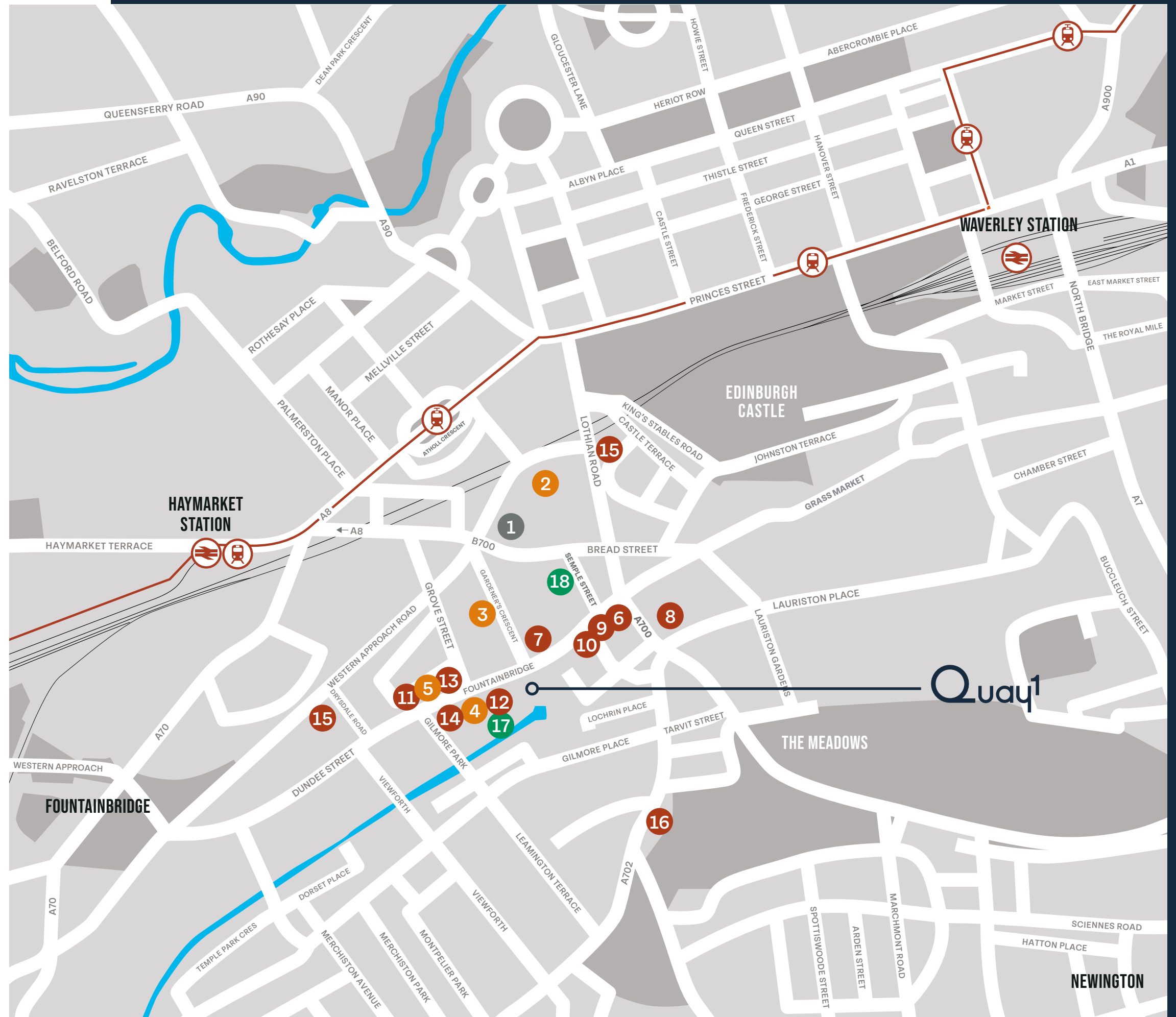
Q AIR

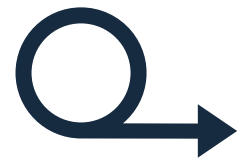
Edinburgh Airport is a short bus, tram, or taxi ride away. It is Scotland's busiest, and the UK's 6th busiest airport overall, and carries over 14.4m passengers a year to 152 destinations around the world.



GREAT AMENITIES RIGHT ON YOUR DOOR STEP

- 1 EICC
- 2 Sheraton Grand
- 3 Mercure City
- 4 Moxy
- 5 Hampton by Hilton
- 6 Costa Coffee
- 7 Loudons Cafe
- 8 Piccolino
- 9 L'Artigiano
- 10 Maki & Ramen
- 11 Sofia's Lounge
- 12 Tesco Express
- 13 The Coffee Cave
- 14 Starbucks
- 15 Nando's
- 16 Henderson's
- 17 Britannia Parking
- 18 Semple Street car park





A VERY WARM WELCOME

Quay 1 has just undergone a comprehensive refurbishment and upgrade to provide exceptional Grade A office accommodation.



Quay¹

Q → INCREDIBLE LIGHT FILLED SPACE

Fully refurbished First Floor South offering 7,231 sq ft/671 sq m of Grade A space.



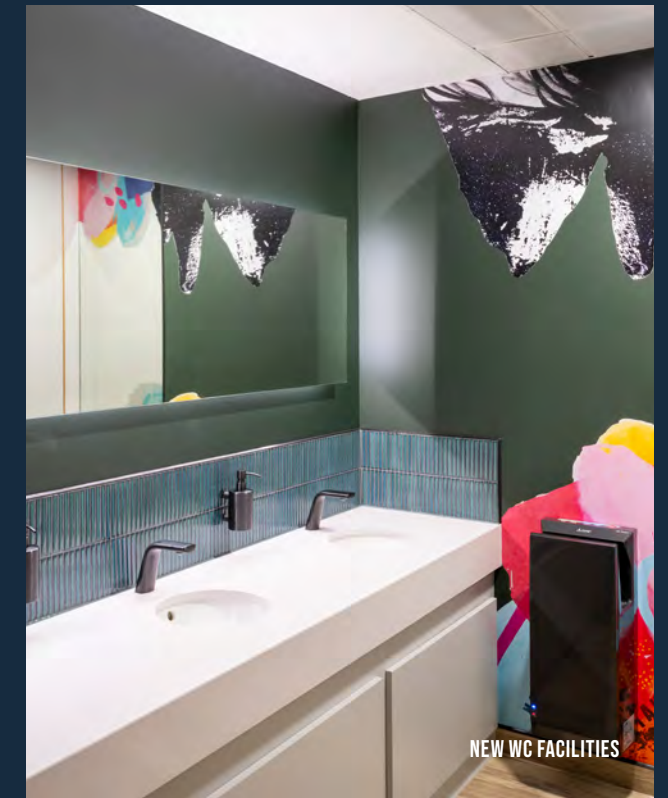
Q → INCREDIBLE LIGHT FILLED SPACE

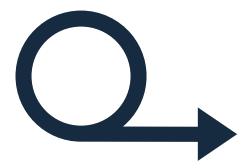
Fully Fitted and Furnished Third Floor South offering 7,580 sq ft/704 sq m of Grade A space.



Q GRADE A SPECIFICATION

- _ Stunning new reception area
- _ Refurbished lobby areas including overhaul of WCs and shower facility
- _ Metal tiled suspended ceiling
- _ Recessed LED lighting
- _ New electric VRV heating and cooling system
- _ Raised access floor with a retained busbar
- _ Floor to ceiling height 2.7m
- _ 3 x passenger lifts and 2 x goods lifts
- _ EPC A





NEW WELLNESS HUB FACILITIES

Quay 1 now benefits
from a superbly fitted
Wellness Hub featuring:

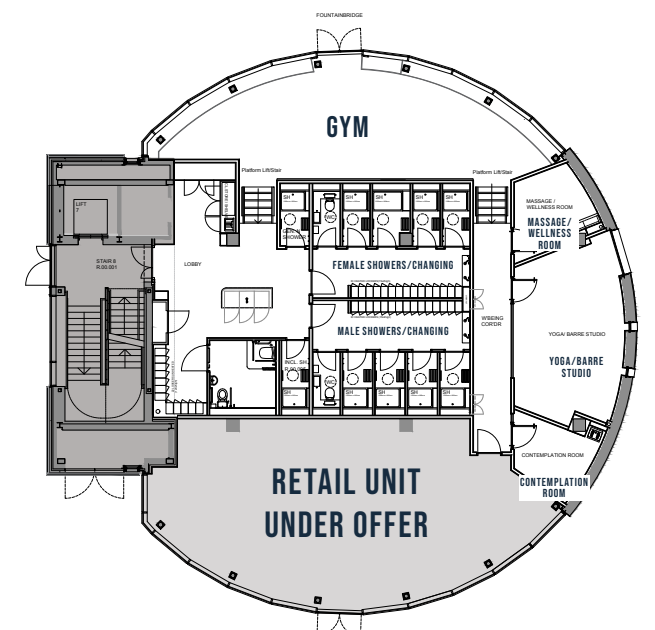
- _ Gym
- _ Yoga Suite
- _ Massage Suite
- _ Prayer Room
- _ 4 male & 4 female showers and changing facilities
- _ 2 unisex showers changing and shower facilities
- _ 1 accessible WC & shower
- _ Lockers
- _ Drying Cabinets
- _ 150 Bike Racks
- _ Electric bike charging stations
- _ Bike repair and cleaning station

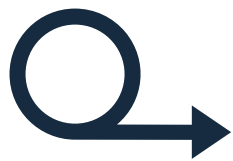




THE GYM

Quay 1 also benefits from access to a new, superbly kitted gym, located in the adjacent Quayside Square.





YOU'RE IN GOOD COMPANY

We calculate the approximate net internal areas (shown below), based on the RICS Code of Measuring Practice 6th Edition.

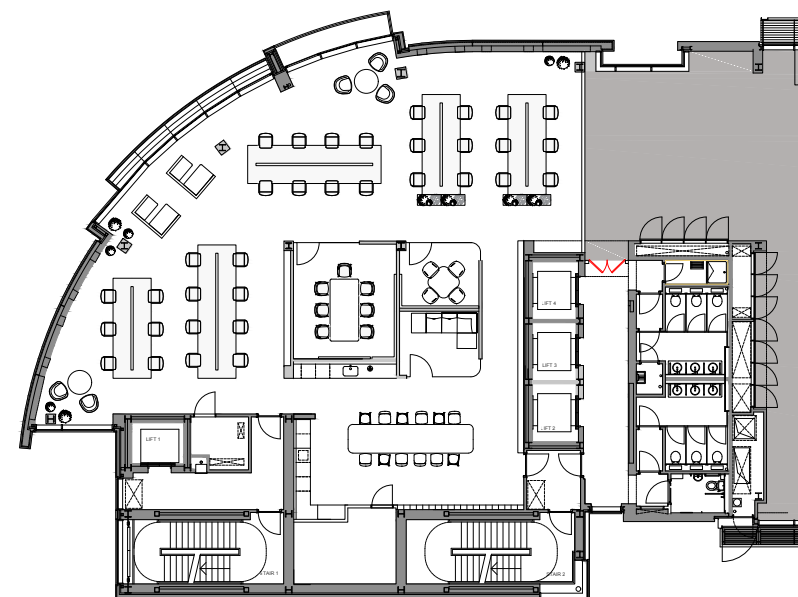
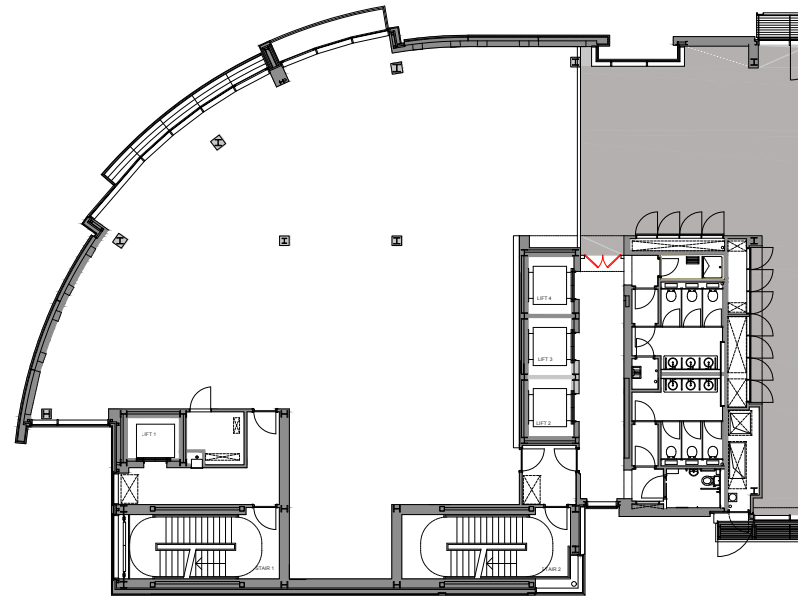


FLOOR	SQ FT	SQ M	AVAILABILITY
8			Let: Apple
7			Let: Bloomberg
6			Let: System C
5			Let: FreeAgent
4			Let: FreeAgent
3 North	3,439	319.5	Q4 2025
3 South	7,580	704.2	Available now
3 North & South combined	11,019	1,024	Q4 2025
2			Let: BTO
1 North			Let: Cushman & Wakefield
1 South	7,231	671.8	Available now
TOTAL	18,250	1,695.50	



Q THIRD FLOOR NORTH

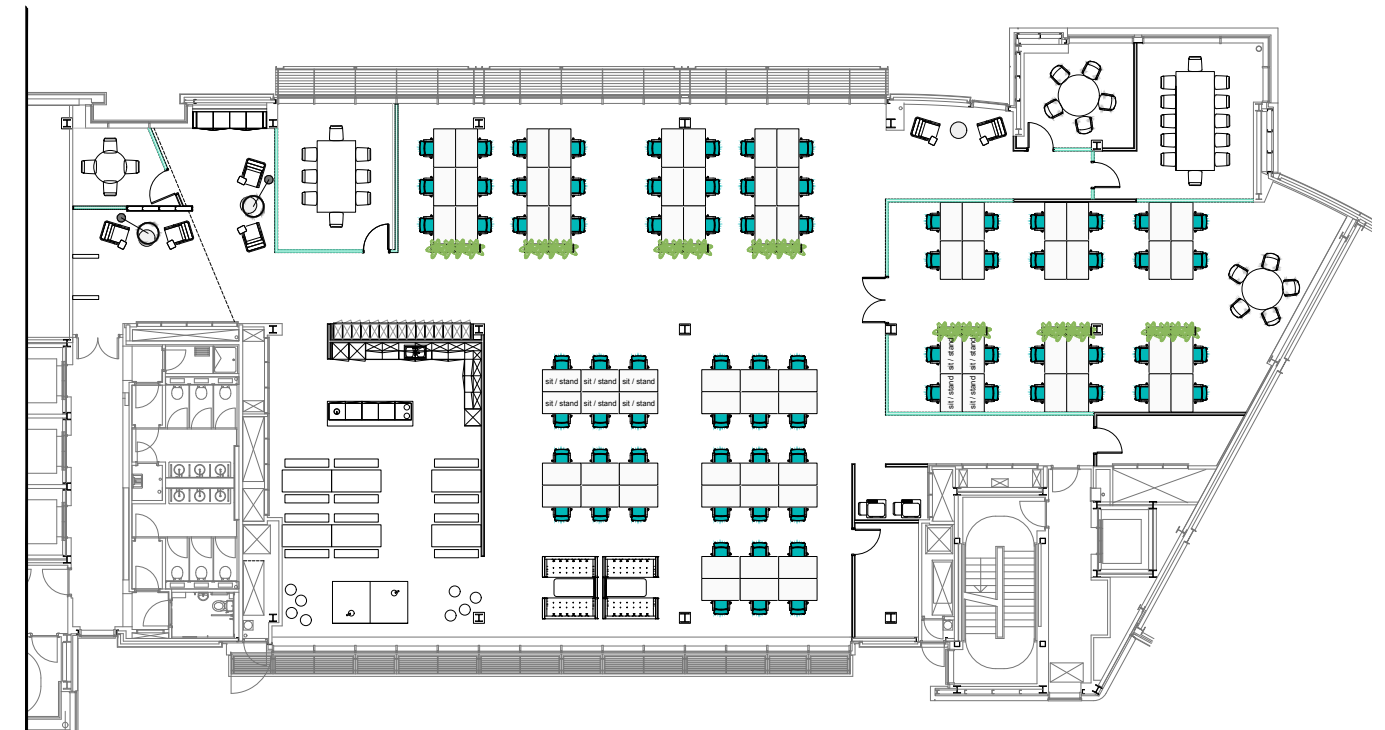
3,439 SQ FT / 319.5 SQ M



INDICATIVE SPACE PLAN

Q THIRD FLOOR SOUTH

7,580 SQ FT / 704.2 SQ M

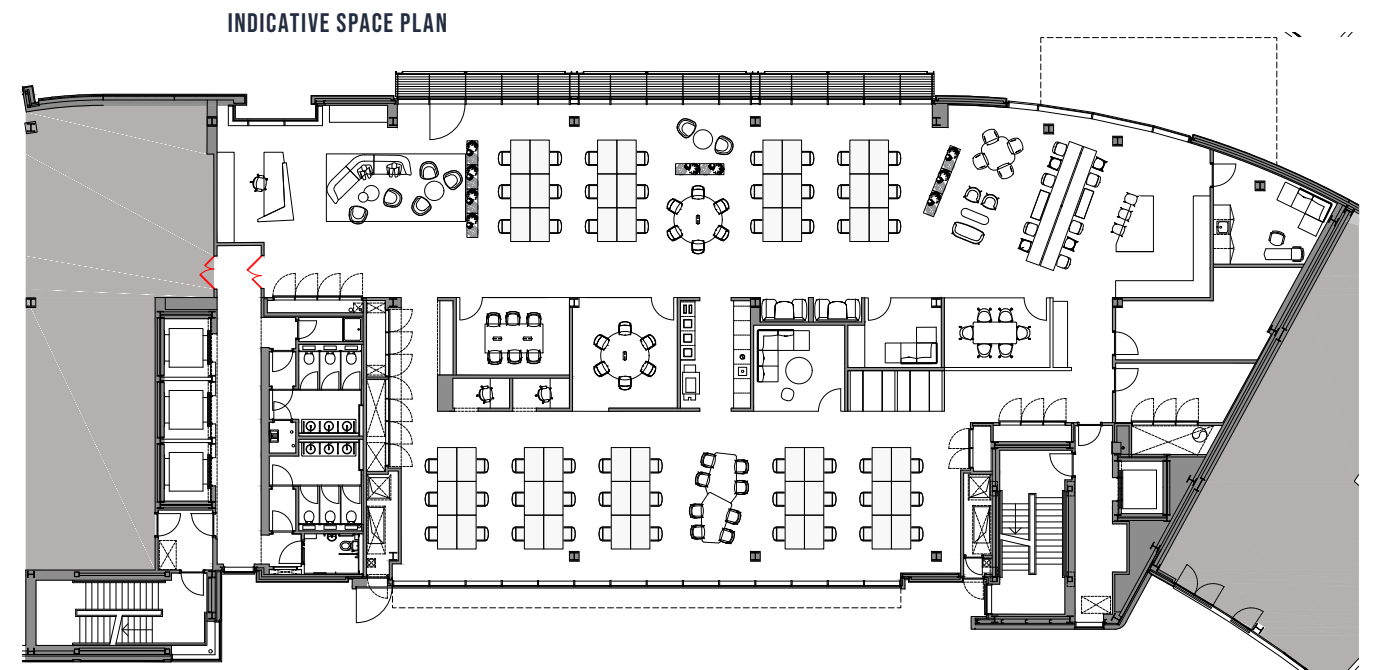
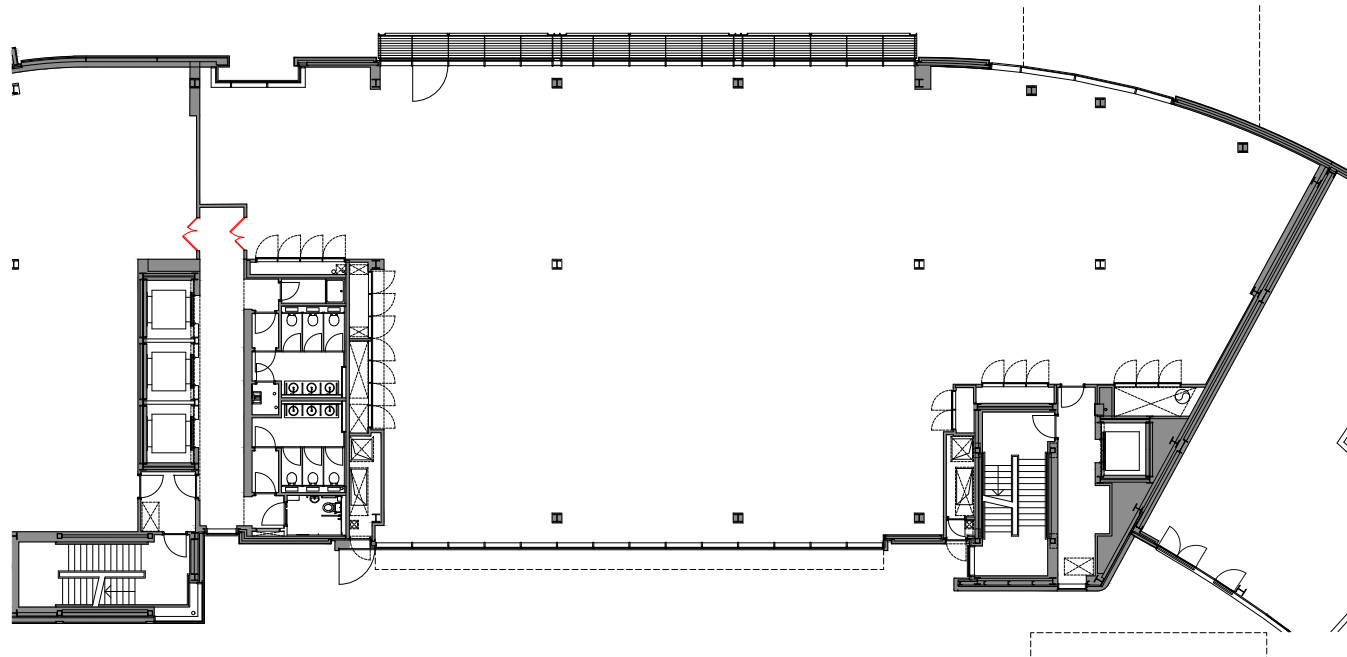


FULLY FITTED AND FURNISHED AS SHOWN ABOVE

Quay 1 Third Floor North and South suites can be combined to offer 11,019 SQ FT / 1,024 SQ M

Q FIRST FLOOR SOUTH

7,231 SQ FT / 671.8 SQ M





Quay¹

FOR FURTHER INFORMATION
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