



YOUR EVERYTHING QUARTER

8,000 - 38,382 SQ FT
GRADE A REFURBISHED OFFICE SPACE
TO LET



QUARTERMILE ONE

15 LAURISTON PLACE, EDINBURGH, EH3 9EP

03

QUARTERMILE ONE OVERVIEW

The outstanding Fosters & Partners
designed building offers occupiers
state of the art facilities.

WORK SMARTER



GET CLOSER

19

LOCATION AND CONNECTIONS

Quatermile One has excellent
connections within the wider city
and beyond.

27



PLAY HARDER

AMENITIES

Restaurants, cafes, bars
and a gym, it's all here at
Quatermile One.



35

BUILDING SPECIFICATIONS

Quatermile One offers two
floors fully refurbished to the
highest quality.

ARCHITECTURAL EXCELLENCE



QUARTERMILE ONE
OVERVIEW

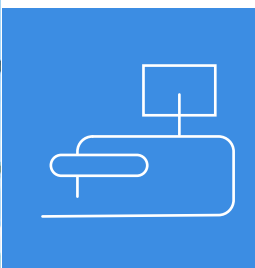
YOUR BUSINESS QUARTER

WELCOME TO QUARTERMILE ONE

Quartermile One is a striking glass and steel Fosters + Partners designed office building in the award winning Quartermile development. Quartermile One sits within 7 acres of green space in a fantastic mix of new build and restored period buildings. The development provides outstanding office, residential, retail and leisure facilities and offers a true 'mixed use' environment in which to work, stay and 'play.'



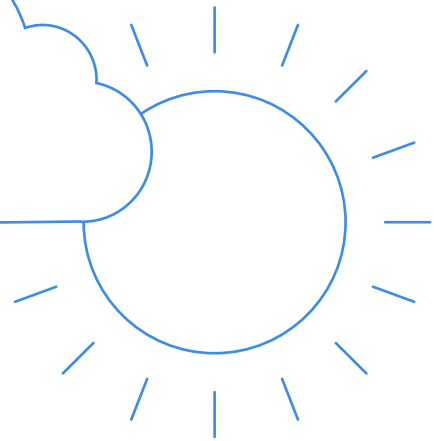
With receptions at both the front and back of the building Quatermile One makes a stunning visual impact upon arrival.



Quatermile One has two available floors both of which have undergone total 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.

The new 'end of journey' welfare facility at basement level complements existing bike and locker space to provide new shower facilities, drying room ...and new secure bike storage. There is also basement parking for 10 cars.





SHED SOME LIGHT ON THE MATTER

The available floors are flexible and efficient, virtually column free with outstanding natural daylight through the floor to ceiling windows.

There are excellent staff facilities, contemporary male, female and accessible toilets and a single shower on each floor. Further showers are provided within the amenity block at basement level.



View from Level 5

WORK OUTSIDE THE BOX

Wrap around terraces provide outstanding views across the castle and Old Town, perfect for social gatherings or a spot of fresh air on a busy day.

WELCOME BACK

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



Stunning recently refurbished rear reception area



YOUR OASIS IN THE CITY

The Meadows,
58 acres of wonderful
public parkland,
lies adjacent to
the development.



The Meadows, just a couple of minutes from Quatermile One, provides acres of open park space with a children's play area, croquet club, tennis courts and recreational sports pitches.

QUARTERMILE ONE OVERVIEW
YOUR BUSINESS QUARTER

Maycheelin Fresh Fruit Bubble Tea
美麒麟茶记

Nanyang M



Q₁

Adjacent to Quatermile One is Lister Square which offers numerous cafés and restaurants to enjoy, right on your doorstep.

Lister Square



- Apothecary
- Butta Burger
- Caffé Nero
- T'ea Chinese Bubble Tea
- Nanyang Malaysian
- Soderberg

MORE TO DISCOVER

Quatermile One sits within a wonderful wider development that offers occupiers easy access to many of the services and amenities you would need and expect. It's a great place to meet for breakfast, lunch or a drink or dinner after work.





LOCATION AND
CONNECTIONS

AT CLOSE QUARTERS

Quartermile One forms part of the outstanding Quartermile 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.

Furthermore, The University of Edinburgh is currently restoring the Old Infirmary of Edinburgh which sits within the Quartermile development and is adjacent to Quartermile One. When the restoration of this Category-A listed landmark is finished the development will be home to the Futures Institute. The completed scheme will provide 21,300 sq.m of floor place of diverse accommodation.

Uses will include teaching and event space, lecture halls, meeting rooms and work hubs. The restoration will also include a new public piazza, and 6,000 sq.m of floor space is already under construction.

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

¹ Source: ed.ac.uk

BE AMONGST THE BEST



Edinburgh's world famous heritage district is a 5 minute walk away, with an array of shopping and leisure amenities in easy reach.

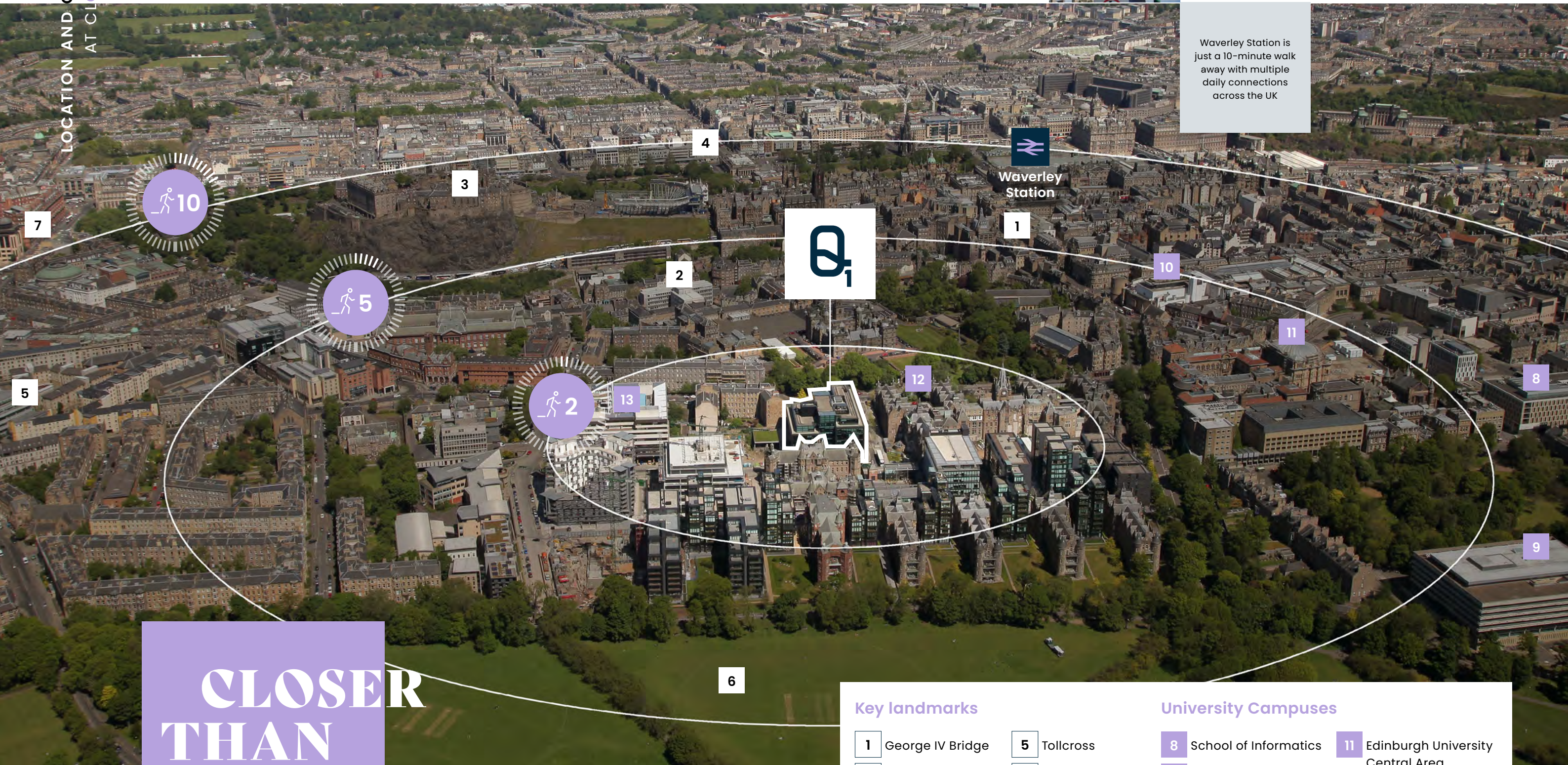


The development is very well established and home to some of Edinburgh's leading companies.

Quartermile One	Quartermile Two	Quartermile Three	Quartermile Four
• Skyscanner • Investec • Mercer	• Morton Fraser • Epic Games • The Scotch Whisky Association • Optimised Environments • Crown Estate Scotland	• State Street • Cirrus Logic • ESRI • Smartsheet • Enoda	• Cirrus Logic • BMO Global Asset Management



Waverley Station is just a 10-minute walk away with multiple daily connections across the UK



**CLOSER
THAN
YOU THINK**

Key landmarks

- | | |
|--------------------|----------------|
| 1 George IV Bridge | 5 Tollcross |
| 2 Grassmarket | 6 The Meadows |
| 3 Edinburgh Castle | 7 Lothian Road |
| 4 Princes Street | |

University Campuses

- | | |
|------------------------------------|--------------------------------------|
| 8 School of Informatics | 11 Edinburgh University Central Area |
| 9 Edinburgh University | 12 Futures Institute |
| 10 Old College & High School Yards | 13 Lauriston Campus |



CONNECT FASTER

Train

Waverley Station is a 10 minute walk away with regular fast connections to Glasgow and beyond, and Haymarket station is just 17 minutes away.

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

Journey times from Waverley:

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



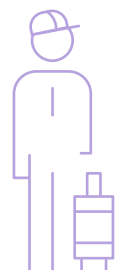
Bus

Multiple bus routes run nearby connecting Quatermile 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

Quatermile 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



AMENITIES

YOUR LIVING QUARTER

AMENITIES
YOUR LIVING QUARTER

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



IT'S ALL
WAITING
FOR YOU



Lister Square

The best coffee in Edinburgh is less than 2 minutes away.



11:30

Grab a coffee from one of the great baristas nearby

13:15

Get away from your desk for lunch in one of the tranquil break-out areas



A DAY IN **YOUR LIFE** AT QUARTERMILE

The days are full at Quartermile One, because we know there's more to life than work, (as you'll discover).



07:45

Start your day in our in-house Pure Gym

18:15

Meet for drinks and a bite after work





Restaurants

- 11 Angels with Bagpipes
- 12 El Cartel
- 13 Montieth's
- 14 Conditia
- 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

**TAKE
YOUR
PICK**



BUILDING SPECIFICATIONS

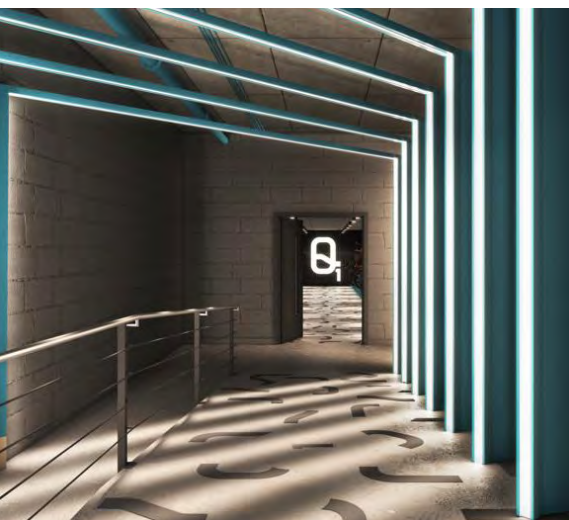
YOUR BESPOKE QUARTER

A BUILDING FIT FOR THE FUTURE

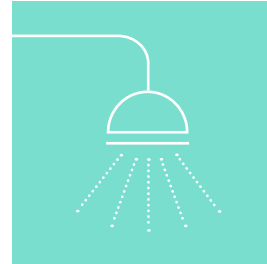
The two available floors at Quatermile One will all be refurbished to the highest quality.

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

- **Fosters & Partners designed building, built to Breeam Excellent standard**
- **Target EPC A - post refurbishment**
- **De-furbished hybrid ceiling finish with "raft" system**
- **New VRF electric air conditioning (under refurbishment / completion April 2025)**
- **New LED lighting**
- **Re-decoration throughout**
- **Recycled floor tiles**
- **New BMS**
- **Smart metering**
- **Waterless urinals**
- **Aqueous Ozone system introduced**
- **Zero waste to landfill achieved**
- **Heat recovery system introduced**
- **ISO 14001 accreditation procedure for compliance achieved**
- **New "end of journey" amenity at basement car park level providing new showers/drying facilities/secure bike parking and locker space**



YOUR WELFARE FRONT AND CENTRE



New showers and drying facilities to help occupiers stay fresh.

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

- New showers and drying area
- New secure bike storage
- New lockers
- Onsite PureGym



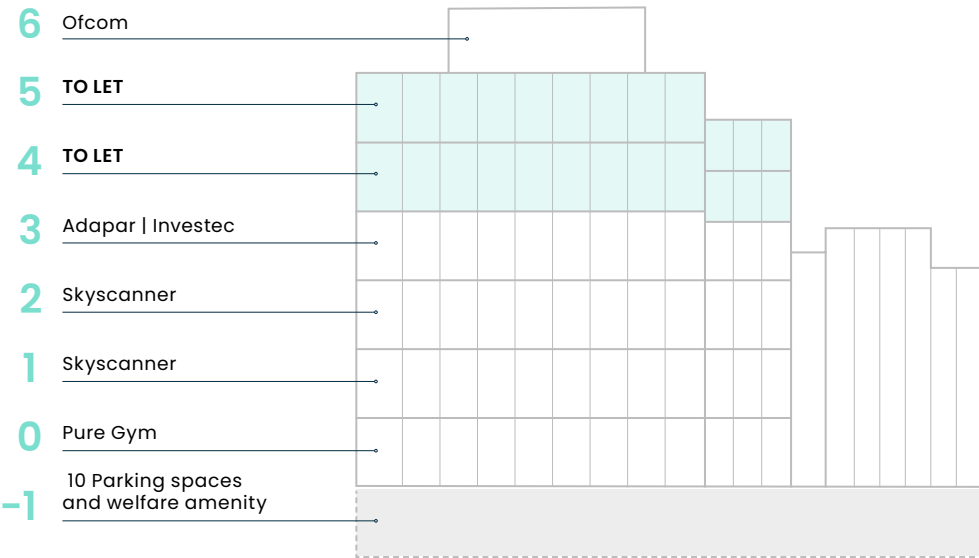
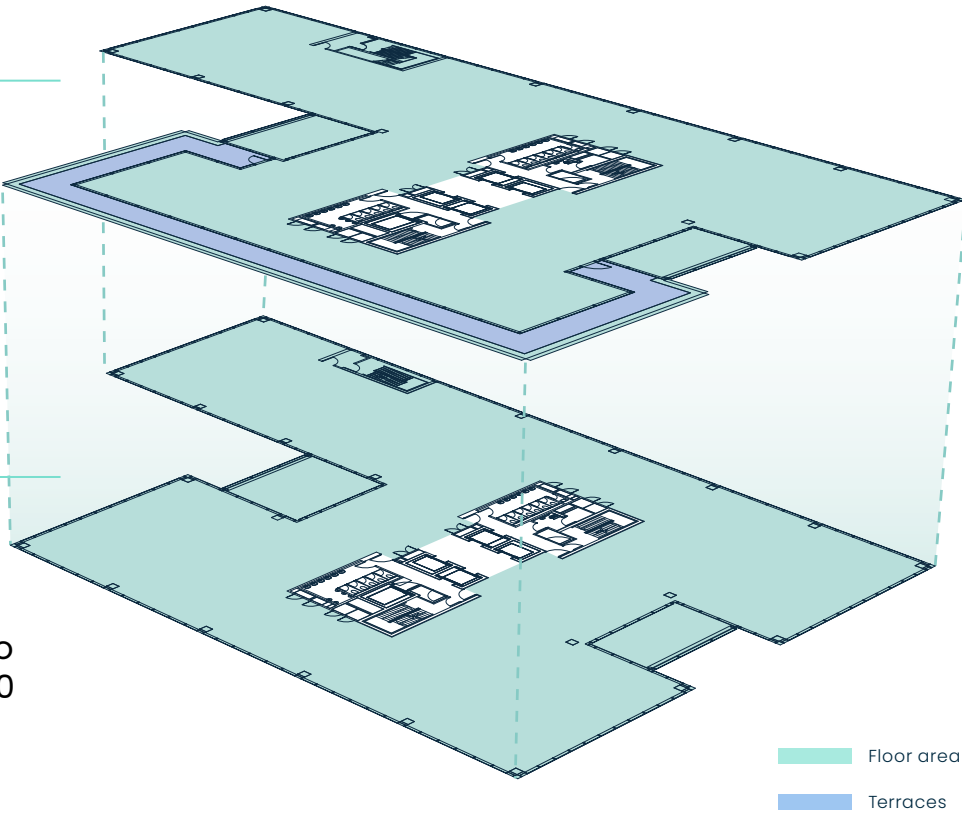
FLOOR PLANS

Schedule of areas

LEVEL	SQ M	SQ FT
Level 6	Ofcom	
Level 5	1,632.59	17,573
Level 4	1,933.21	20,809
Level 3	Adapar Investec	
Level 2	Skyscanner	
Level 1	Skyscanner	
Level 0	Pure Gym	
Basement	Parking and welfare amenity	

Level 5
1,632.59 sq m
17,573 sq ft
4 car spaces

Level 4
1,933.21 sq m
20,809 sq ft
Can be subdivided to provide c8,000/12,000 sq ft options.
4 car spaces





QUARTERMILE ONE

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Toby Withall

E: toby.withall@knightfrank.com

T: 07770 017007

Erin Beaton

E: erin.beaton@knightfrank.com

T: 07976 668975



Craig Watson

E: craig.watson@jll.com

T: 07739 299532

Hannah Done

E: hannah.done@jll.com

T: 07927 566327

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