UNLOCK EXCELLENCE

EDINBURGH

QUAY1

ONE SUITE REMAINING

UNLOCK EXCELLENCE
LOCATION

Quay 1 is situated less than one mile from Princes Street adjacent to the terminus point of the Union Canal within Edinburgh’s Financial Exchange District. Quay 1 enjoys a vibrant waterside location with a full range of local amenities and excellent access by car and public transport.

A range of restaurants and bars are available within the Quay 1 development which include a new Swedish themed bar & restaurant called Akva and Badabing an American/Italian themed bar & music venue. Numerous other retail outlets and coffee shops are in the immediate vicinity including a Tesco Express, Zizzi, Burger and a high quality coffee shop, Loudens. The Sheraton Hotel, Point Hotel and Premier Inn are a short walk from Quay 1.

Immediately to the west of Quay 1, three major developments are being progressed by Vastint, Grosvenor and EDI. These mixed use schemes include offices, a hotel, an aparthotel and residential accommodation. The developments will add to the vibrancy of the location and reinforce Quay 1 as a landmark building in the Exchange District.

THE OFFICE OCCUPIERS

1/ Quay 1 - BTO, STV, FreeAgent, Bloomberg and Saffery Champness
2/ Quay 2 - Baker Tilly, Barclays, Companies House, Pinsent Masons
3/ Exchange Place - BlackRock, Hymans Robertson
4/ Lochrin Square - Co-operative Society, DWF LLP, Towers Watson
5/ Exchange Crescent - Morisons Solicitors LLP, Shepherd & Wedderburn
6/ Clydesdale Bank Plaza - Clydesdale Bank, Burness Paull Solicitors, Cairn Energy
7/ Port Hamilton - Scottish Widows HQ
8/ Edinburgh One - Aberdeen Asset Management
9/ Princes Exchange/New Uberior House - Turcan Connell, Pinsent Masons & LBG
10/ Atria - PWC, Brewin Dolphin, IBM, AON, Green Investment Bank
11/ Citymark - LBG Corporate
12/ Standard Life HQ
13/ Saltire Court - KPMG, Deloitte LLP & CMS Cameron McKenna

PUBLIC CAR PARKING

1/ Fountain Park
2/ Edinburgh Quay
3/ Semple Street
4/ Princes Exchange/Riego Street
5/ Castle Terrace

DEVELOPMENT SITES

A/ Springside - Hotel and public realm development
B/C/ India Quay - Mixed use development including offices, leisure and retail
D/ Vastint site - Hotel and residential development
STUNNING, NEWLY REFURBISHED GRADE A OFFICES WITH PANORAMIC VIEWS OF EDINBURGH
SPECIFICATION

The office suites and the reception have undergone a comprehensive refurbishment and upgrade to provide an exceptional level of finish and specification.

**The Specification includes the following:**

- Stunning new reception
- Metal tiled suspended ceiling with recessed LED luminaries to LG7 Lux Levels with PIR to office floors (providing 50% energy saving compared to fluorescent lights)
- New VRV heating and cooling system comprising the most contemporary technology offering increased efficiency, heat recovery and good versatility designed and installed to provide 1.5 litres/s/m² and an occupancy rate of 1:8m²
- 400V 3 Phase Electricity
- On site generator with 200kva back-up to support firefighting lift and stair cores
- Upgraded lift cars and lift M&E upgrade and refurbishment
- New vibrant lift lobbies with back painted glass walls and ceramic tiles
- WC facilities fully refurbished to include New DuPont Corian vanity tops and water saving devices
- Refurbished Shower facilities
- Typical floor to ceiling height 2.7m
- 3 x passenger lifts 2 x goods lifts
- Raised access floors with bus bar system for small power distribution
- Floor boxes
- Secure basement car parking available on an excellent ratio of 1:1,512 sq ft (5 car spaces)
- New cycling/bike rack facility
- EPC rating “B”
ACCOMMODATION

Adopting a flexible approach we are able to offer up to 7,559 sq ft of office accommodation with the following suites available.

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>SIZE (SQ FT)</th>
<th>SIZE (SQ M)</th>
<th>PARKING ALLOCATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>8th Floor</td>
<td>Let</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7th Floor</td>
<td>Let to Bloomberg</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6th Floor</td>
<td>Let to Clevermed</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5th Floor</td>
<td>Let to FreeAgent</td>
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<td></td>
</tr>
<tr>
<td>4th Floor</td>
<td>Let to FreeAgent</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3rd Floor North</td>
<td>let to STV</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3rd Floor South</td>
<td>7,559</td>
<td>702.3</td>
<td>5 spaces</td>
</tr>
<tr>
<td>2nd Floor</td>
<td>Let to BTO</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1st Floor</td>
<td>Let to Cushman &amp; Wakefield &amp; Saffrey Champness</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>7,559</td>
<td>702.3</td>
<td>5 SPACES</td>
</tr>
</tbody>
</table>
3RD FLOOR

KEY
- Office Space
- Meeting Rooms
- Stairs
- Toilets
- Lifts

7,559 SQ FT

CAR PARK SPACES: 5
WORKSTATIONS: 64
MEETING ROOM CAPACITY:
  2 X 4 PERSONS
  2 X 6 PERSONS
  1 X 16 PERSONS

LET TO STV

FreeAgent L4 fit out
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