

PLANNED REFURBISHMENT COMPLETION IN SPRING 2023

LEVEL 6 UNDER OFFER



# YOUR EVERYTHING QUARTER

9,500 – 47,500 SQ FT  
GRADE A REFURBISHED OFFICE SPACE  
TO LET



**QUARTERMILE ONE**

15 LAURISTON PLACE, EDINBURGH, EH3 9EP

[QUARTERMILE1.CO.UK](http://QUARTERMILE1.CO.UK)

# 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 three floors fully refurbished to the highest quality.

# ARCHITECTURAL EXCELLENCE



QUARTERMILE ONE  
OVERVIEW

# YOUR BUSINESS QUARTER

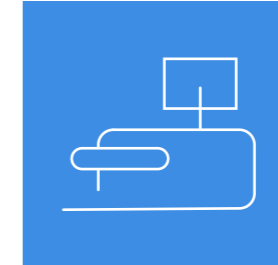


## WELCOME TO QUARTERMILE ONE

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.'



Example fit out: Skyscanner



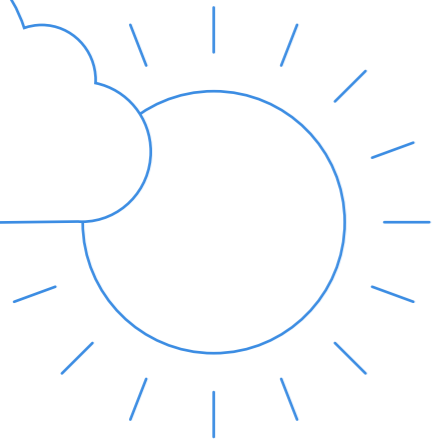
With receptions at both the front and back of the building Quatermile One makes a stunning visual impact upon arrival.

Recently refurbished front reception

Quatermile One has three available floors all of which are undergoing 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.

A new 'end of journey' welfare facility is under construction at basement level and will be completed in late 2022. This will complement 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





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.

# YOUR OASIS IN THE CITY



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

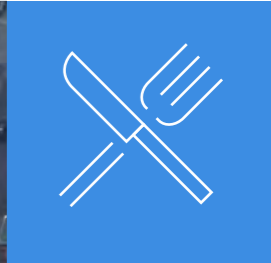
QUARTERMILE ONE OVERVIEW  
YOUR BUSINESS QUARTER

Maycheelin Fresh Fruit Bubble Tea  
美麒麟茶记

Nanyang M



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



- 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.

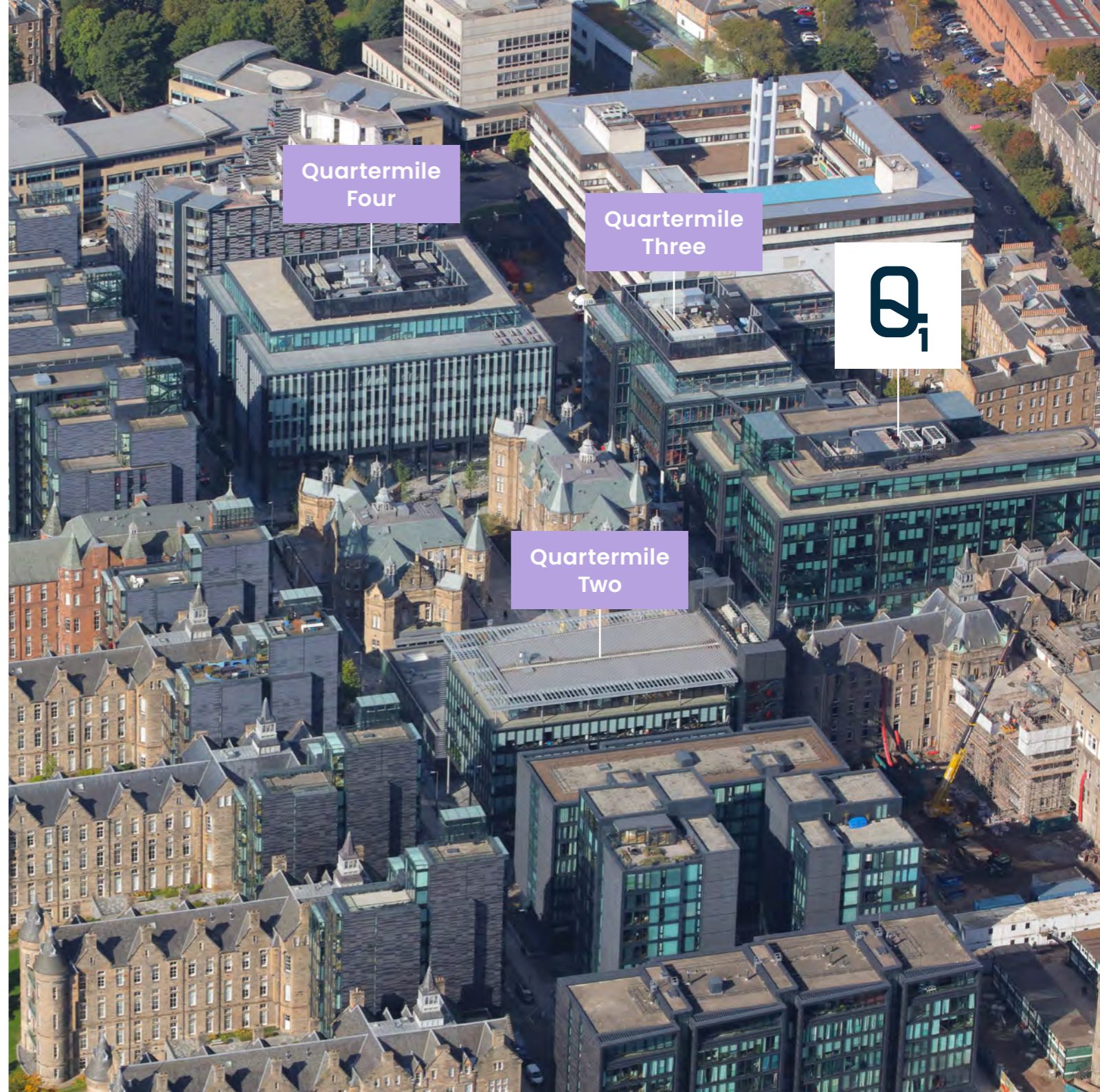
Edinburgh University is a fantastic source of graduate talent for employers in the city, indeed six months after graduating, 96.5% of its students are in employment or postgraduate study and it is one of the UK's leading universities targeted for recruitment.<sup>1</sup>

<sup>1</sup> 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

- Skyscanner
- Investec
- Mercer

### Quartermile Two

- Morton Fraser
- Epic Games
- The Scotch Whisky Association
- Optimised Environments
- Crown Estate Scotland

### Quartermile Three

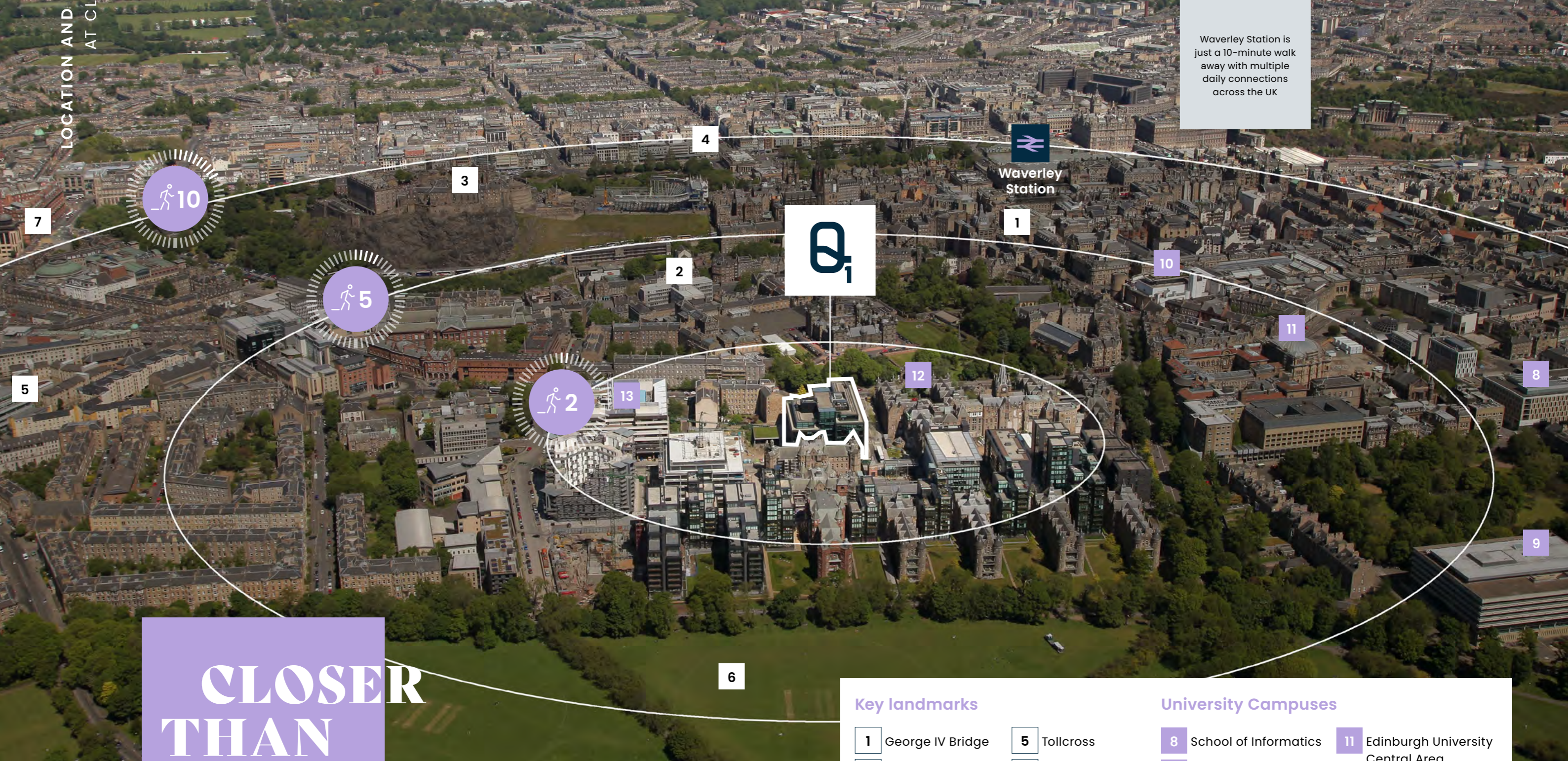
- State Street
- Cirrus Logic
- ESRI
- Smartsheet
- Enoda

### Quartermile Four

- 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
- 2 Grassmarket
- 3 Edinburgh Castle
- 4 Princes Street
- 5 Tollcross
- 6 The Meadows
- 7 Lothian Road

**University Campuses**

- 8 School of Informatics
- 9 Edinburgh University
- 10 Old College & High School Yards
- 11 Edinburgh University Central Area
- 12 Futures Institute
- 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.<sup>1</sup>

Journey times from Waverley:

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



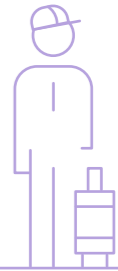
## Bus

Multiple bus routes run nearby connecting Quatermile One with the wider Edinburgh area and beyond – routes 23, 27, 35, 45, 47 and 300.<sup>2</sup> 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.<sup>3</sup>



<sup>1</sup> Source: thetrainline.com  
<sup>2</sup> Source: Lothian Buses  
<sup>3</sup> Source: Edinburghairport.com

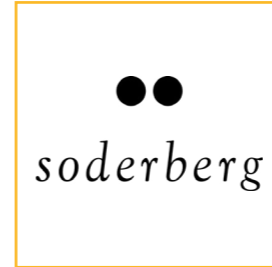


AMENITIES

# 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



**Key outlets in Quartermile**

- |                      |                            |
|----------------------|----------------------------|
| 1 Caffe Nero         | 6 Nanyang Malaysian        |
| 2 Chinese Bubble Tea | 7 Sainsbury's Local        |
| 3 Soderberg Pavilion | 8 Soderberg The Meadows    |
| 4 Starbucks          | 9 Residence Inn by Marriot |
| 5 Butta Burger       | 10 Novotel                 |

**TAKE  
YOUR  
PICK**

- Tram
- Tram line extension (coming spring 2023)
- Key bus routes  
**Numbers 23, 27, 35 and 45**  
all stop on Lauriston Place
- Cycle routes



Skyscanner

**BUILDING SPECIFICATIONS**

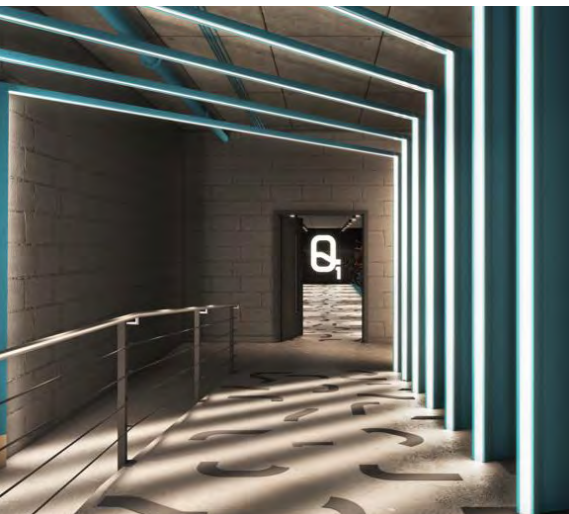
# **YOUR BESPOKE QUARTER**

# A BUILDING FIT FOR THE FUTURE

The three 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 B - post refurbishment**
- **De-furbished hybrid ceiling finish with "raft" system**
- **Existing four pipe fan coil air conditioning overhauled**
- **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 will have 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

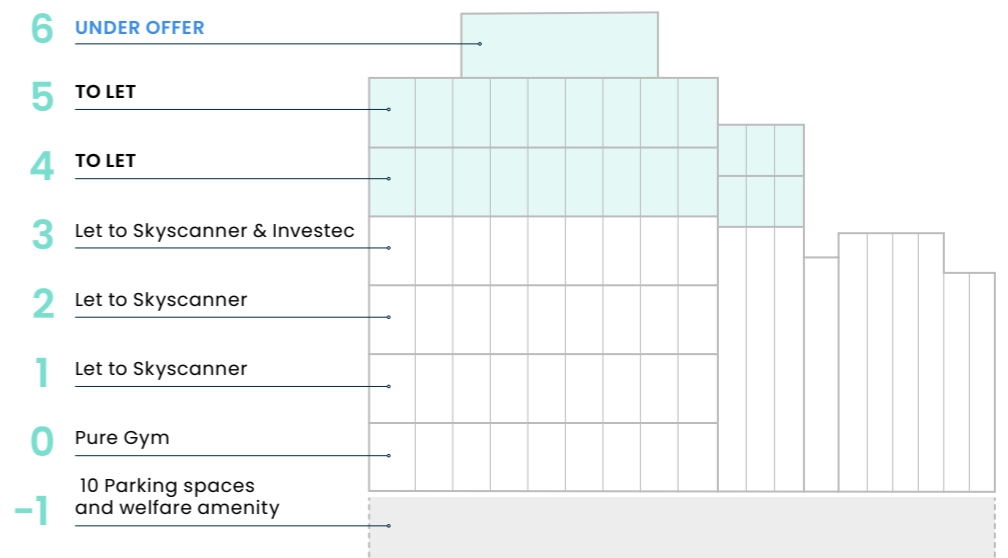
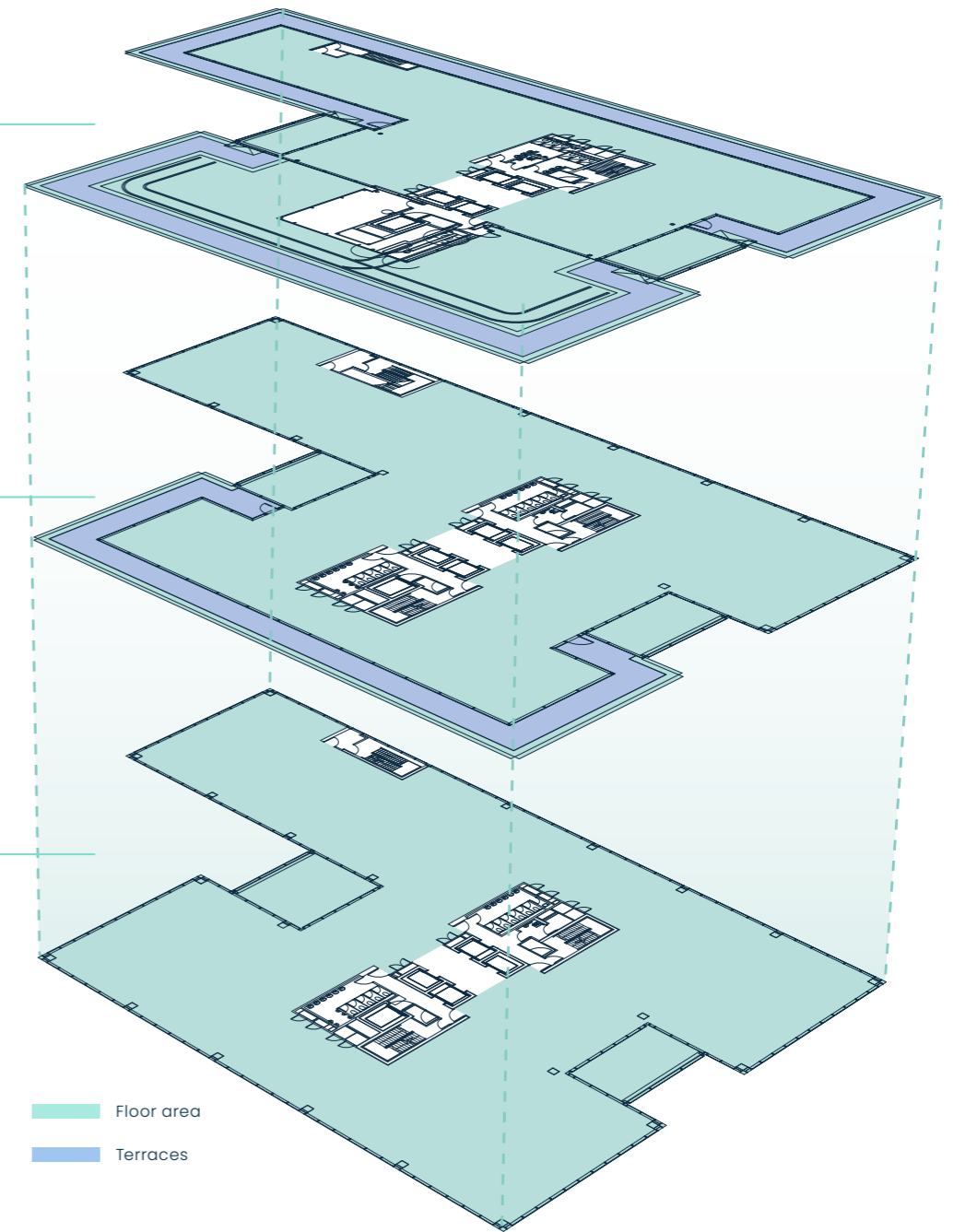
## Schedule of areas

LEVEL	SQ M	SQ FT
Level 6	888.62	9,565
Level 5	1,632.59	17,573
Level 4	1,933.21	20,809
Level 3	Let to Skyscanner & Investec	
Level 2	Let to Skyscanner	
Level 1	Let to Skyscanner	
Level 0	Pure Gym	
Basement	Parking and welfare amenity	

**Level 6**  
888.62 sq m  
9,500 sq ft  
2 car spaces

**Level 5**  
1,632.59 sq m  
17,500 sq ft  
4 car spaces

**Level 4**  
1,933.21 sq m  
20,500 sq ft  
4 car spaces





## QUARTERMILE ONE

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