



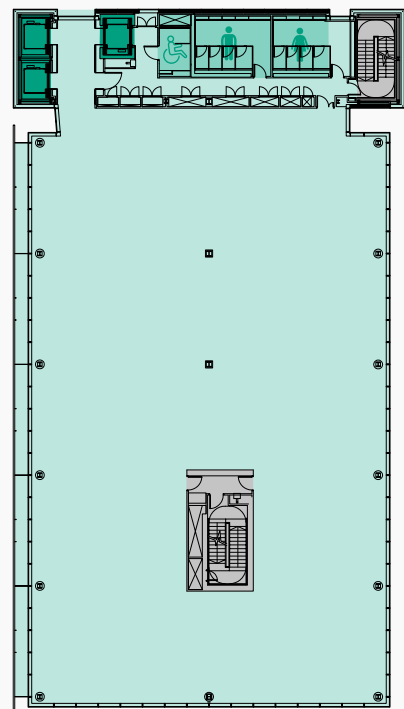
QUARTERMILE TWO

2 LISTER SQUARE
EDINBURGH | EH3 9GL

COMING SOON - Q1 2025

41,518 SQ FT OVER 5 FLOORS - TO BE FULLY REFURBISHED ON AN "ALL ELECTRIC BASIS" WITH A TARGET EPC OF A+

SAMPLE FLOOR PLATE



KEY

- Lifts
- Office Space
- Stairs

DESCRIPTION/ LOCATION

The multi-award winning Quatermile development comprises a mixture of office, residential, retail and leisure uses and is located quarter of a mile south of the Royal Mile in Edinburgh's city-centre. The property is situated directly adjacent to the new Edinburgh Futures Institute which is scheduled for practical completion in 2024.

Quatermile is already home to the following occupiers – Pure Gym, Skyscanner, Ofcom, Crown Estate, Scotch Malt Whisky Association, ESRI, State Street Corporation, Cirrus Logic, Peter's Yard, Residence Inn by Marriott, Sainsbury's, Starbucks, Söderberg and Caffé Nero.



AVAILABLE ACCOMMODATION

Floor	Sq M	Sq Ft
2nd West	463.4	4,988
3rd	923.36	9,939
4th	922.16	9,926
5th	923.08	9,936
6th	625.14	6,729
TOTAL	3,857.14	41,518

VIEWING & FURTHER INFORMATION

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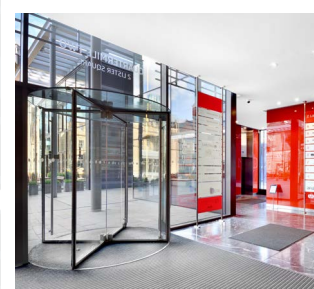
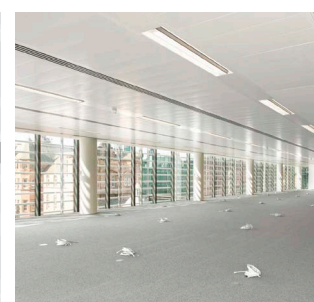
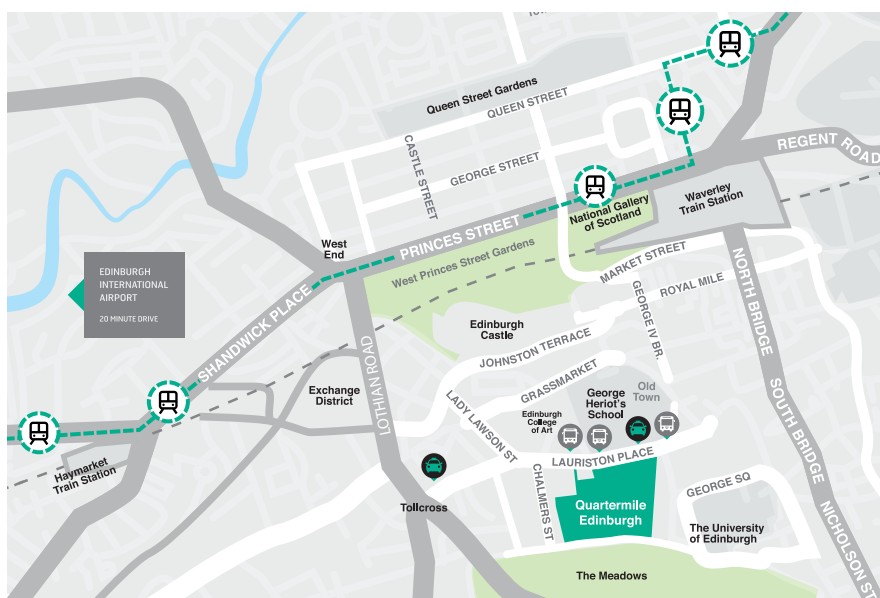
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SPECIFICATION

- To be fully refurbished on an "all electric basis"
- Flexible open plan office accommodation
- Floor to ceiling height (raised floor to underside of beam) is 3.7m
- New M&E throughout
- Raised access floor with 110mm clear void
- Very Good BREEAM rating
- Energy Performance Certificate (EPC) – target A+
- Dedicated unisex accessible WCs and new shower facilities at ground floor level
- Basement car parking
- New cycle store at ground floor level
- Spectacular balcony feature on 6th floor



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