



# QUAY1

EDINBURGH

ONE SUITE REMAINING

---

UNLOCK EXCELLENCE

---



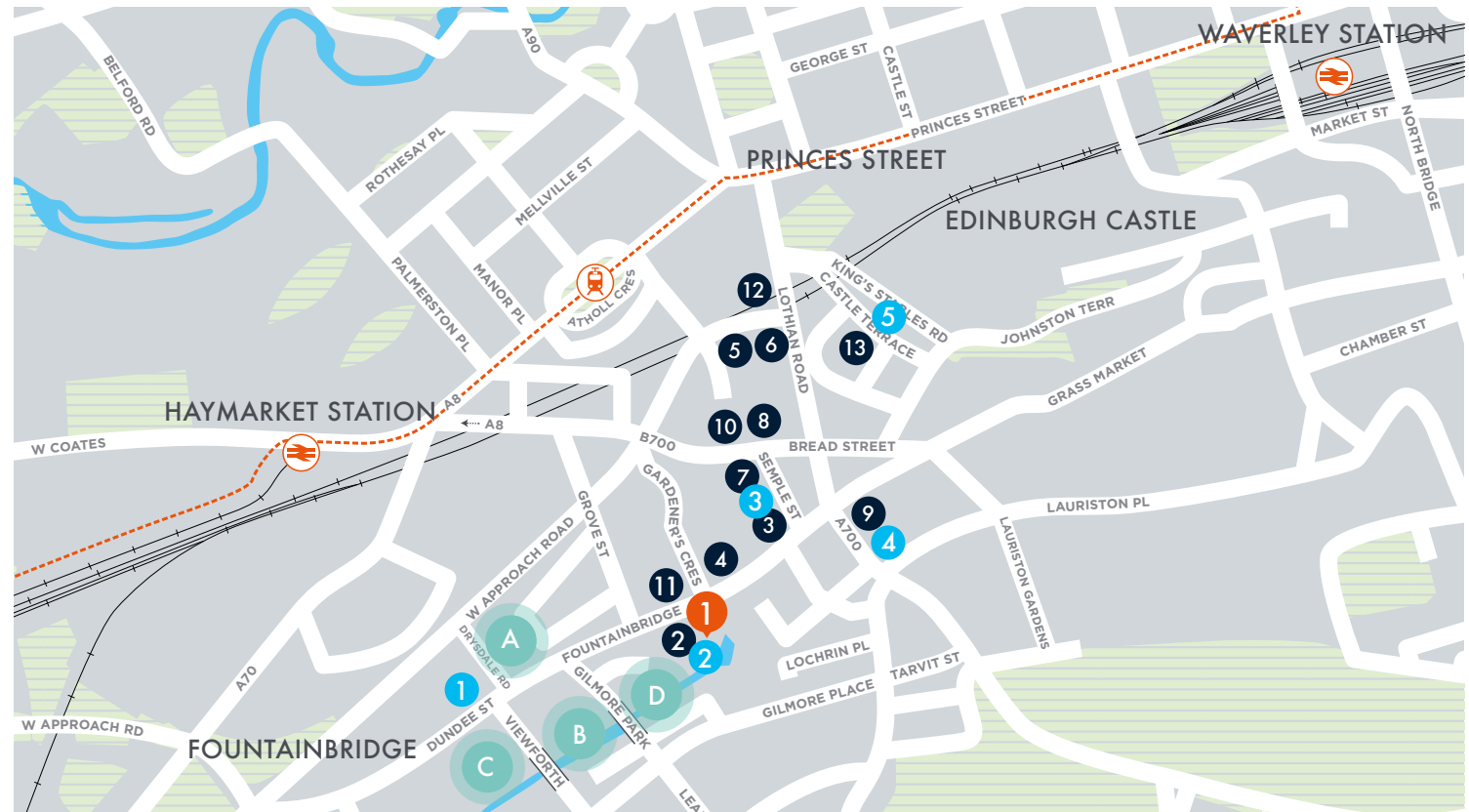
UNLOCK CULTURE

## 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/ Seiple 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/m<sup>2</sup> and an occupancy rate of 1:8m<sup>2</sup>
- > 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.

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



### FLOOR

8TH

7TH

6TH

5TH

4TH

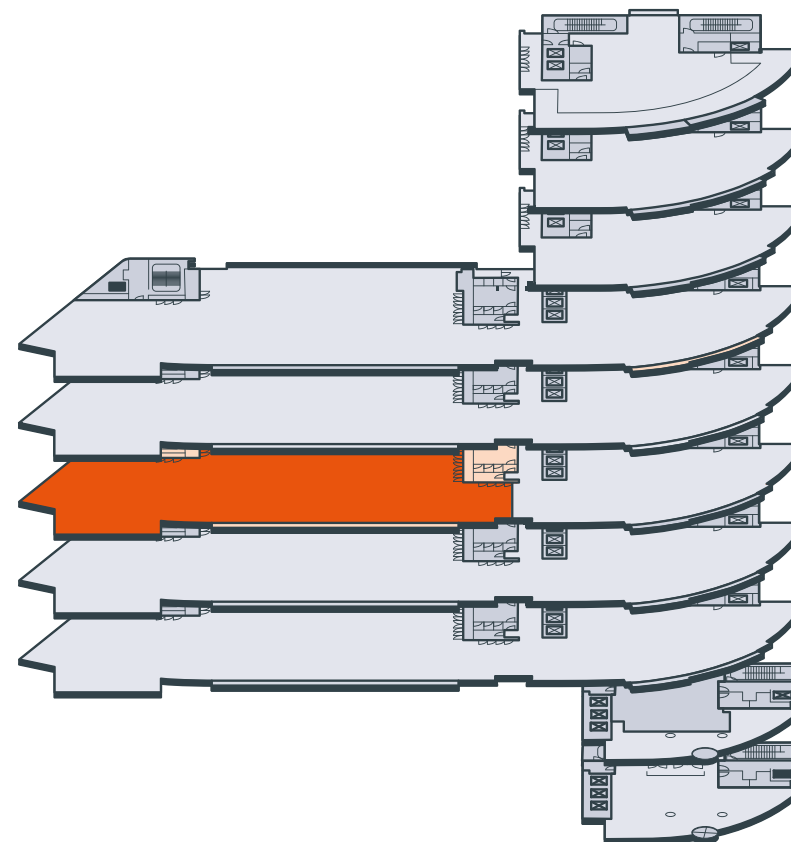
3RD AVAILABLE

2ND

1ST

MEZZANINE

GROUND



## KEY

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

## 3RD FLOOR

**7,559** SQ FT

**CAR PARK SPACES: 5**

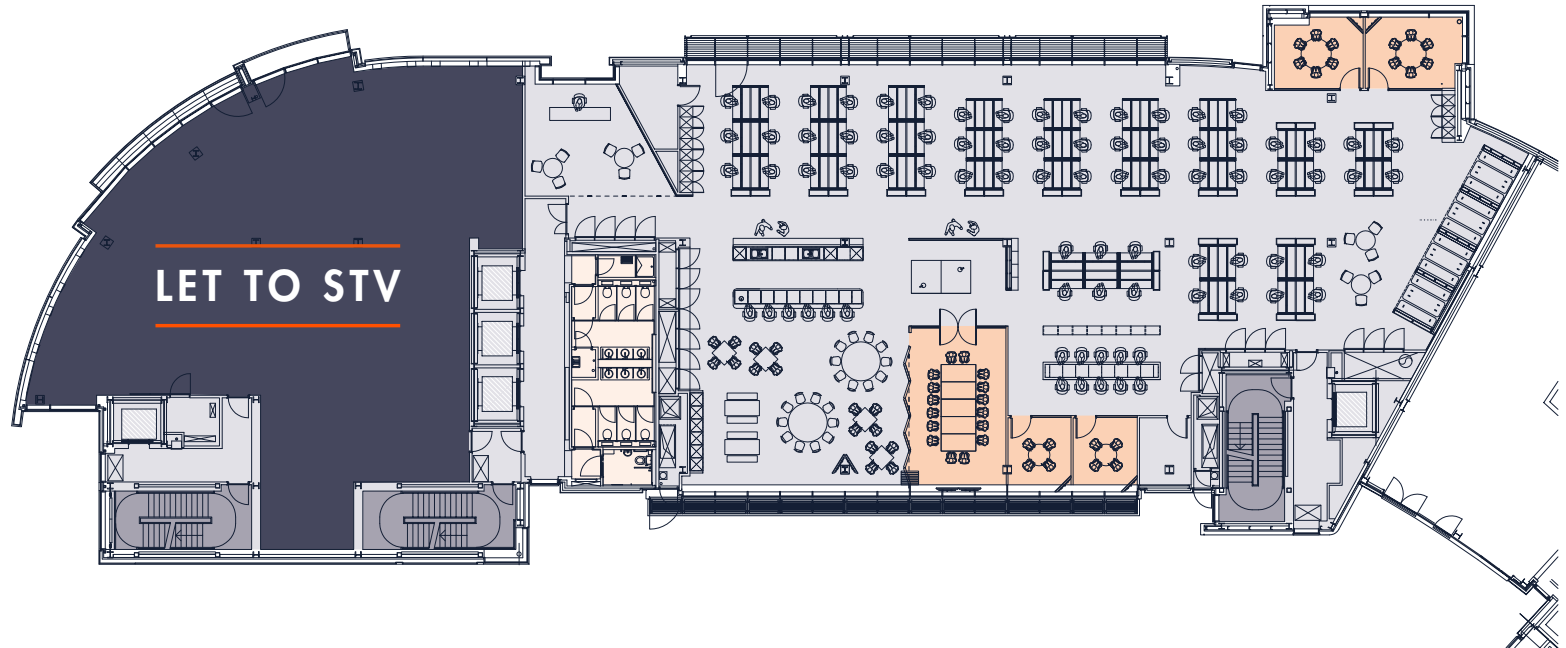
**WORKSTATIONS: 64**

**MEETING ROOM CAPACITY:**

2 X 4 PERSONS

2 X 6 PERSONS

1 X 16 PERSONS



FreeAgent L4 fit out



## RETAIL OCCUPIERS AT QUAY 1...

AKVA (SWEDISH BAR & RESTAURANT)  
BADABING, (AMERICAN/ITALIAN THEMED BAR & MUSIC VENUE)  
ZIZZI'S (PIZZA RESTAURANT)

---

## CONTACT

**Neil Gordon**

[ngordon@eyco.co.uk](mailto:ngordon@eyco.co.uk)

**Neil McConnachie**

[nmconnachie@eyco.co.uk](mailto:nmconnachie@eyco.co.uk)



---

**Stewart Taylor**

[stewart.taylor@cbre.com](mailto:stewart.taylor@cbre.com)

**Beverley Mortimer**

[beverley.mortimer@cbre.com](mailto:beverley.mortimer@cbre.com)



---

The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. **MAY 2017**

