

# QUAY<sup>2</sup>

EDINBURGH QUAY | 139 FOUNTAINBRIDGE | EDINBURGH | EH3 9QG



## 1<sup>ST</sup> FLOOR

12,851 SQ FT (1,194 SQ M)

## PART 2<sup>ND</sup> FLOOR

4,513 SQ FT (419 SQ M)

## PART 4<sup>TH</sup> FLOOR

7,724 SQ FT (718 SQ M)

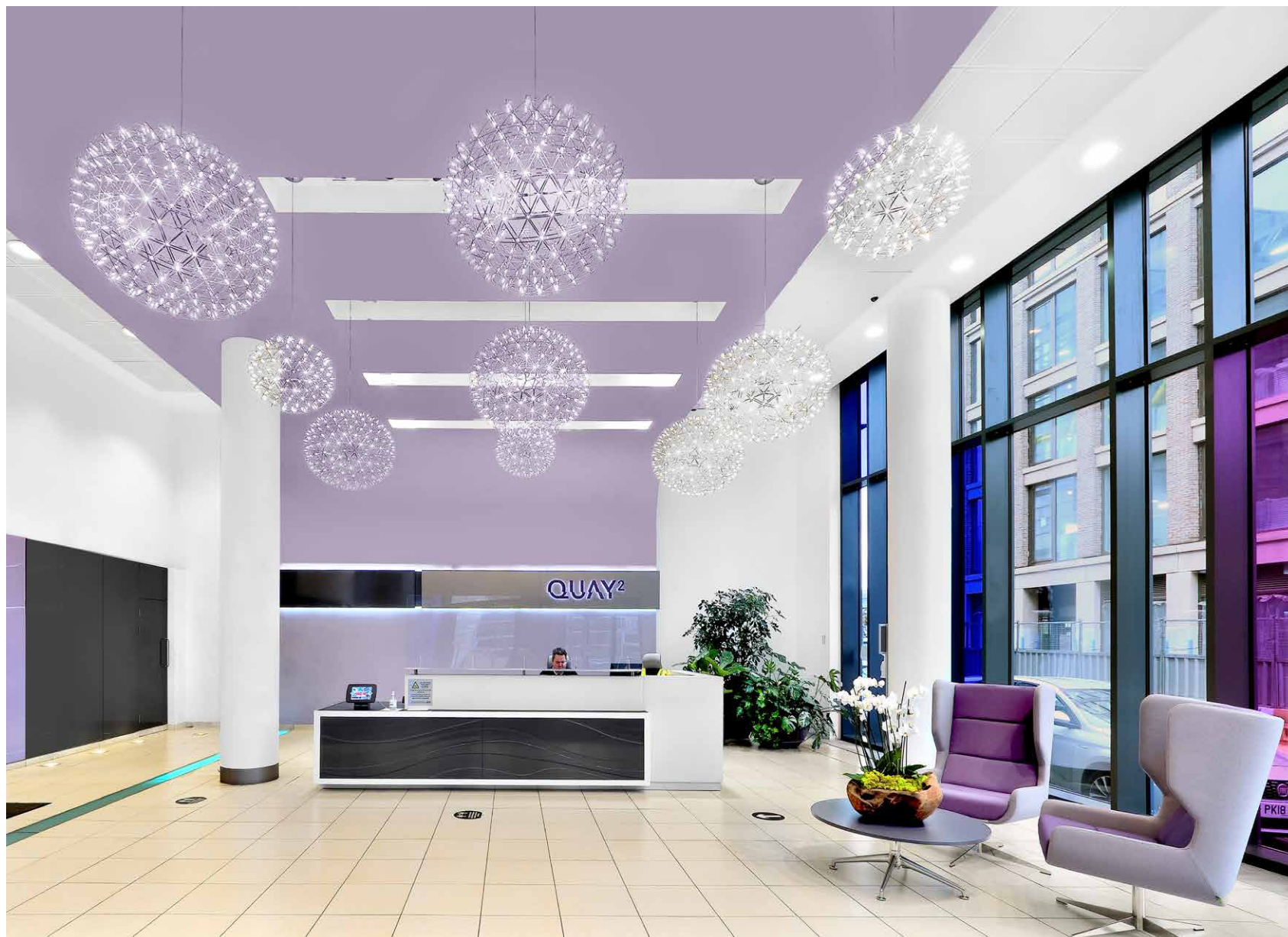
# QUAY<sup>2</sup>

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When it comes to positioning your business in Edinburgh there's simply no better location than Quay 2. Situated in a unique waterside setting at the heart of the bustling Exchange District, Quay 2 offers the perfect integration of business space, amenities and transport connections - everything you need for your business to flourish.

Combining offices, restaurants, cafés, civic spaces and residential apartments, Edinburgh Quay provides a unique style of living, working and relaxing against a waterfront backdrop. Quay 2's striking architectural design with high quality finishes both internally and externally creates an attractive business and leisure location.





## A WORD FROM OUR EXISTING TENANTS



"We love the location of Quay 2 - so close to Haymarket station and all the amenities that the Fountainbridge area offers. The office suits our business and we are in good company with our fellow building occupiers and those that are located in adjacent buildings. There is a good "business vibe" as a result."

**Nicola Carton, Senior Director Global Facilities**

### **nikko am**

**Nikko Asset Management**

"Nikko have been based at Quay 2, Fountainbridge for nearly 10 years now with the building proving to be a great base for our business - well managed, high quality office space with brilliant views in a rapidly improving micro-location. The fact the building sits on top of a two storey car park is great for our staff and clients as is the transport connectivity with Haymarket train and tram within a short walk and the bicycle lane next to the canal behind - doesn't get much better!"

**James Kinghorn, Investment Director**



"By securing all of the 2nd floor at Quay 2, Sweco has been able to expand its presence in Edinburgh whilst accommodating for future growth. Our staff and clients love the office as it is in a great location and offers top notch amenities."

**Max Joy, President of Sweco UK**

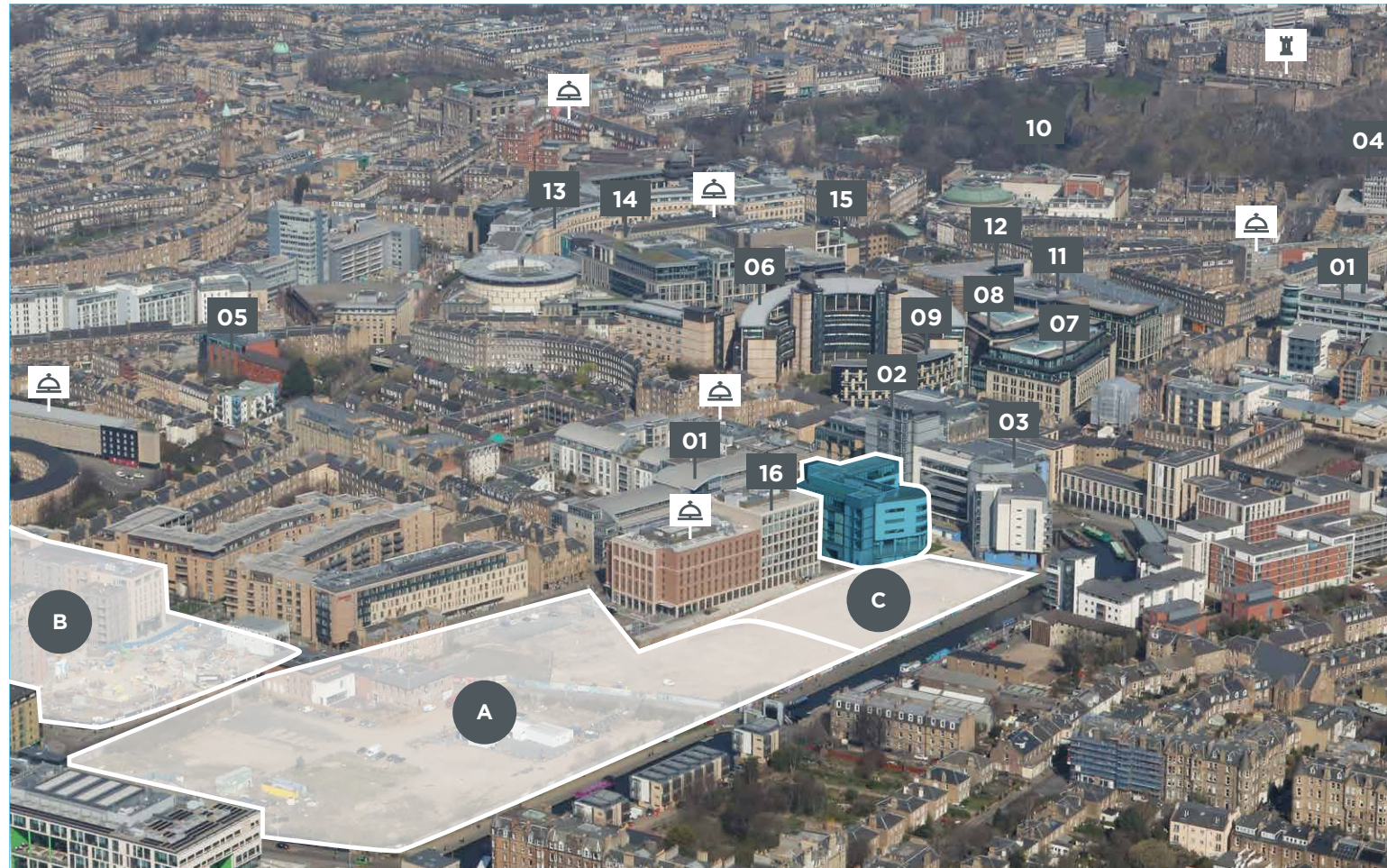


# CONNECTIONS

Quay 2 offers virtually every transport option you could wish for on your doorstep or within a few minutes walk. Haymarket rail station and tram stop are close by and buses and taxis stop right outside the door. Edinburgh Airport and the M8, M9 and M90 are easily accessible by car.

Quay 2 is also situated at the head of National Cycle Route no75, so there's no excuse for not getting on your bike...

**EDINBURGH QUAY PROVIDES A UNIQUE STYLE OF LIVING, WORKING AND RELAXING AGAINST A WATERFRONT BACKDROP**



## FIRST CLASS COMPANY

When you consider all that the exchange district has to offer it's no surprise that it is the location of choice for many of the UK's leading professional and financial organisations.

### A

**India Quay**  
Mixed use development including offices, leisure, retail and residential.

### B

**Moda Living @ Springside**  
573 rental apartments, shops, bars, restaurants, parks and public square

### C

**New Fountainbridge**  
A new canal site development of 253 homes - see [newfountainbridge.co.uk](http://newfountainbridge.co.uk)

- 01 Lloyds Banking Group
- 02 STV/Free Agent/Apple /Bloomberg/Saffery Champness/BTO
- 03 Financial Services Authority
- 04 University of Edinburgh/CodeBase
- 05 Capita
- 06 Lloyds Banking Group
- 07 Blackrock/Hymans Robertson/Cundall
- 08 Wood Mackenzie /4Sight Financial /Landmark Office
- 09 Scott Moncrieff
- 10 KPMG/CMS
- 11 Womble Bond Dickinson/Huawei /DWF
- 12 Franklin Templeton
- 13 Burness/Shepherd & Wedderburn /Clydesdale Bank /Logic Now
- 14 EY/Green Investment Bank/AON/PWC /Brewin Dolphin /The Law Society of Scotland/Alliance Trust
- 15 Bank of New York Mellon
- 16 Flutter PLC

Hotel Castle










## PARKING

Along with 7 private basement car parking allocation at Quay 2, there are also 46 public car parking spaces, plus a further 3 public car parks within 300 metres.

## AMENITY

Numerous high quality sandwich shops, hotels, bars and leisure amenities are available right beside the building. Your staff will not be disappointed.

## WALKING TIMES

	Haymarket rail station/tram stop	9MINS
	Princes Street	10MINS
	EICC	4MINS
	Premier Inn	5MINS
	Sheraton Grand Hotel & Spa	5MINS



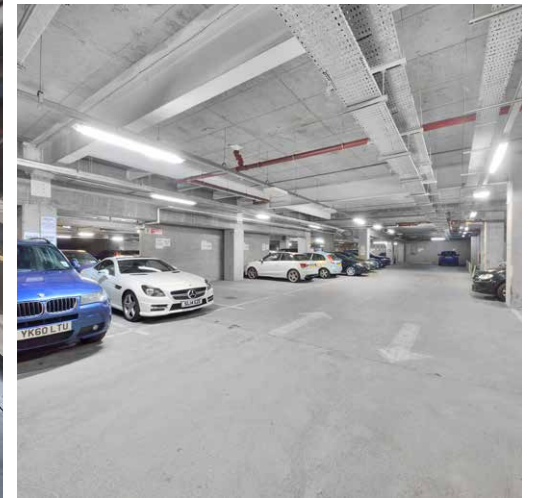
# ONE OF EDINBURGH'S BEST KNOWN GRADE A OFFICE BUILDINGS

Quay 2 benefits from having a BREEAM rating of "Very Good" and an EPC target rating of "B".

## SPECIFICATION

### 3<sup>RD</sup> FLOOR FULLY REFURBISHED

- Double height, highly contemporary & manned reception area
- Clear floor to ceiling height of 2.7m
- 200mm raised access floor
- Metal suspended ceiling system
- New LED lighting throughout
- VRV air conditioning
- Male, female and disabled toilets on every floor
- Shower facilities on each level, and additional showers on ground floor
- High speed passenger lifts to all levels
- Full disabled compliance
- Motorcycle, bicycle and car parking facilities within secure basement garage



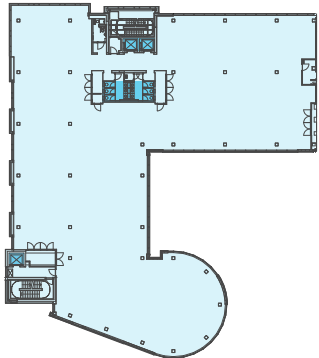
## 12,851 SQ FT (1,194 SQ M)

### SERVICE CHARGE

The current service charge is approximately £7.50 per sq ft per annum. Please contact the letting agents for the most up to date running levels.

### RATEABLE VALUE

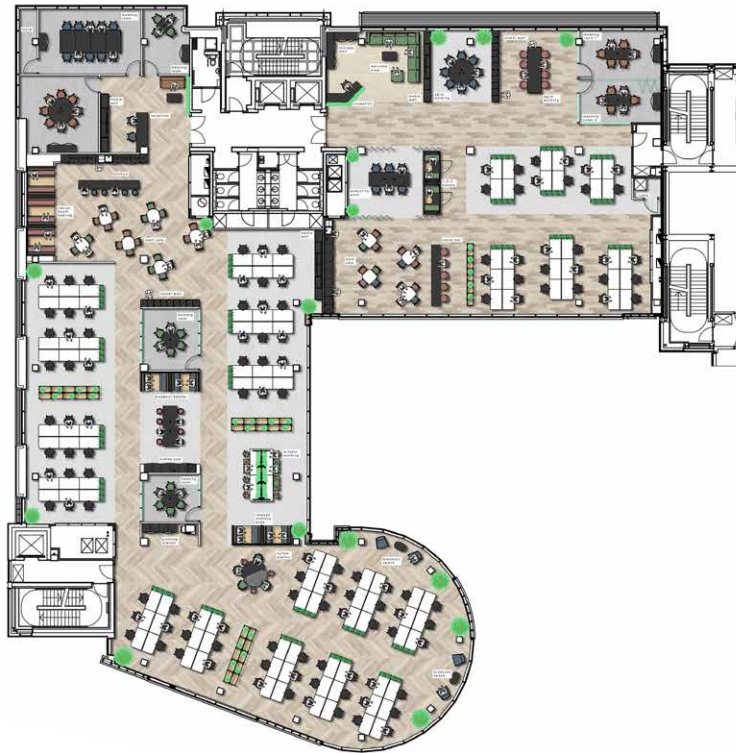
The suite will require to be reassessed upon completion of the works but as a guide the current rateable value is £217,000 (excluding any car parking rates liability).



### MEDIUM DENSITY SPLIT OPTION

TECH / CREATIVE LAYOUT  
OCCUPATION DENSITY - 10M<sup>2</sup> P.P.

120 Desks + 9 meeting rooms



### HIGH DENSITY

PROFESSIONAL SERVICES LAYOUT  
OCCUPATION DENSITY - 8M<sup>2</sup> P.P.

142 Desks + 6 meeting rooms



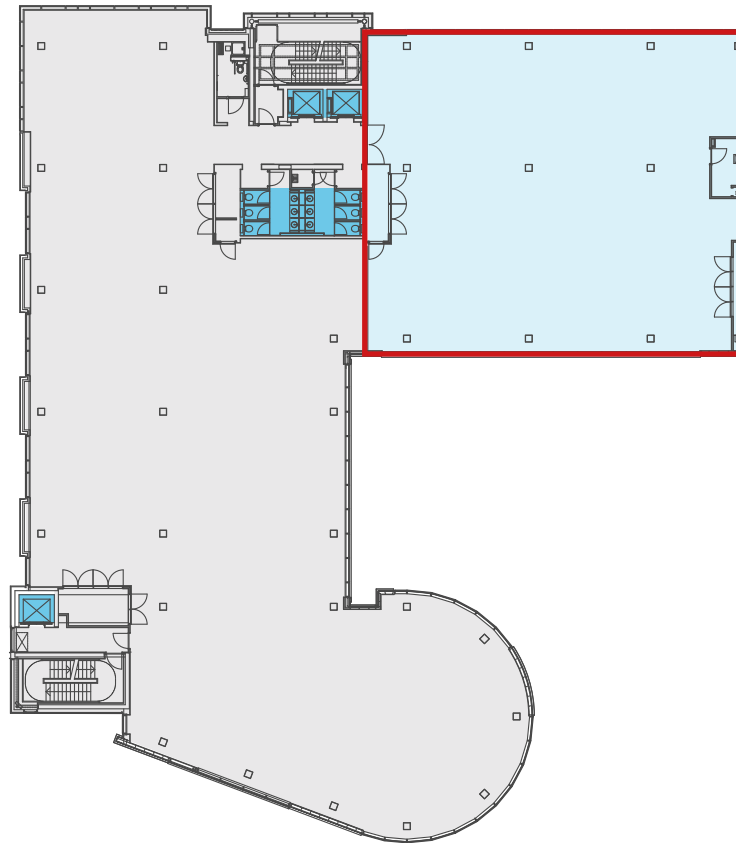
### SERVICE CHARGE

The current service charge is approximately £7.50 per sq ft per annum. Please contact the letting agents for the most up to date running levels.

### RATEABLE VALUE

The suite will require to be reassessed upon completion of the works but as a guide the current rateable value is £82,600 (excluding any car parking rates liability).

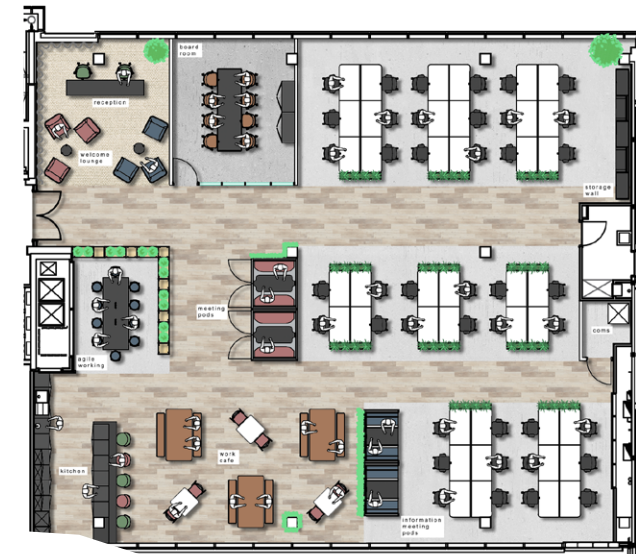
## 4,513 SQ FT (419 SQ M)



### HIGH DENSITY

PROFESSIONAL SERVICES LAYOUT  
OCCUPATION DENSITY - 8M<sup>2</sup> P.P.

42 Desks + 1 Meeting Room





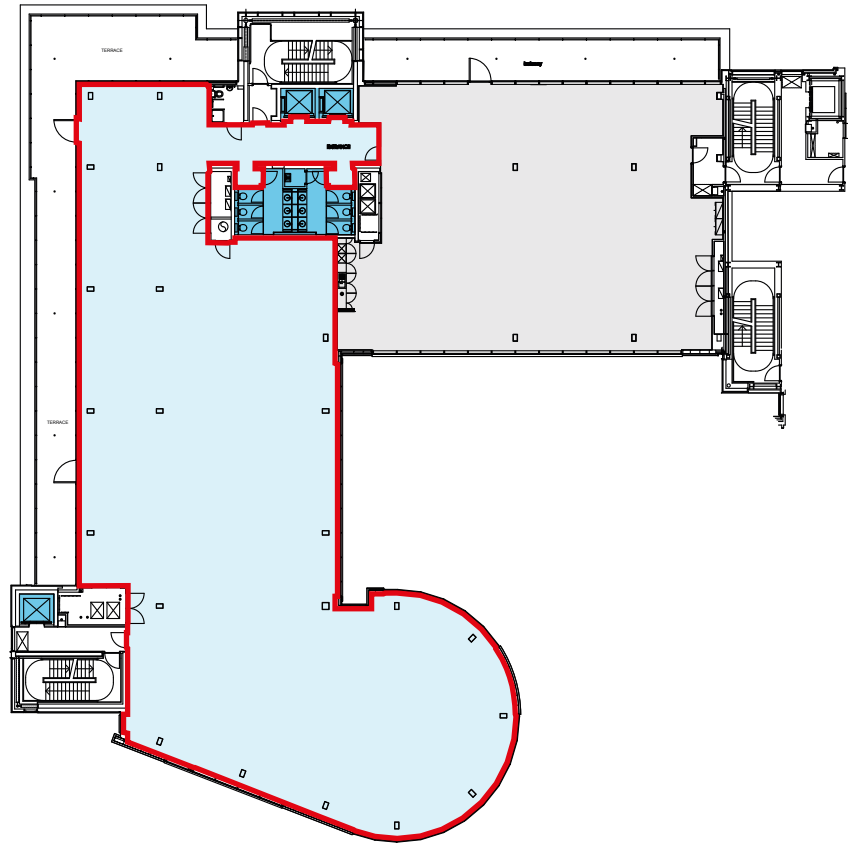
## SERVICE CHARGE

The building is professionally managed with a detailed service charge available to interested parties.

## RATEABLE VALUE

The suite will require to be reassessed upon completion of the works but as a guide the current rateable value is £187,750 (excluding any car parking rates liability).

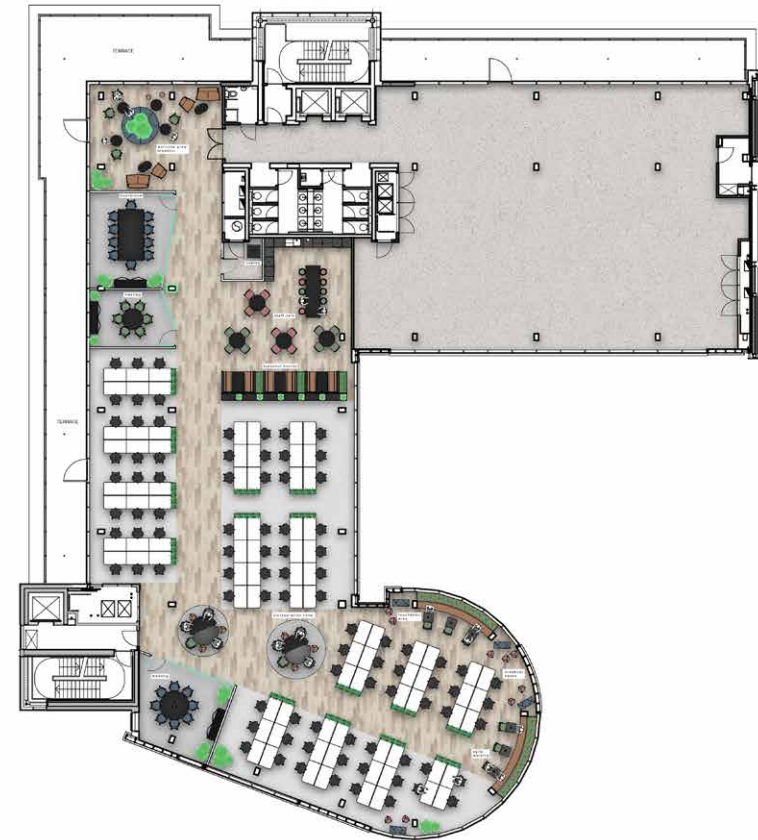
## 7,724 SQ FT (718 SQ M)



## HIGH DENSITY

PROFESSIONAL SERVICES LAYOUT  
OCCUPATION DENSITY - 8M<sup>2</sup> P.P.

92 Desks + 3 Meeting Rooms



# INFORMATION

To find out more about the opportunities available at Quay 2, to receive further information on financial aspects or to arrange a viewing, please contact the letting agents.

**We would be delighted to show you around.**

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