QUARTERMILE WHERE STUNNING CONTEMPORARY DESIGN LIVES IN THE HEART OF THE HISTORIC CAPITAL. WHERE AWARD-WINNING ARCHITECTS FOSTER + PARTNERS HAVE CREATED A UNIQUE MASTER PLAN FOR WORKING AND LIVING. WHERE THE UNRIVALED VIEWS FROM EXCLUSIVE COMMERCIAL SPACES OFFER SOMETHING LIKE NO OTHER IN EDINBURGH.
A TRULY STUNNING DEVELOPMENT, NESTLED BETWEEN THE CASTLE AND THE MEADOWS.
SPECTACULAR GRADE A OFFICE SPACE. THE MOST SIGNIFICANT DEVELOPMENT IN THE CITY CENTRE TODAY.
CREATE SOMETHING TRULY SPECIAL WITH THE OPTION TO TAILOR SPECIFICATIONS TO YOUR NEEDS.
A LOCATION LIKE NO OTHER
LOCATION A QUARTER OF A MILE FROM THE CASTLE. A QUARTER OF A MILE FROM THE EXCHANGE DISTRICT. PRESTIGIOUS COMMERCIAL SPACE IS A RARITY IN THE CENTRE OF EDINBURGH. IN A LOCATION SUCH AS THIS, TRULY UNIQUE.
CAFÉS AND A 24 HR GYM. A LOCAL SUPERMARKET AND A RESIDENCE INN BY MARRIOTT. QUARTERMILE OFFERS MORE THAN THE CONVENIENCE OF THE CITY ON YOUR DOORSTEP.

FROM TREE-LINED CYCLE PATHS TO ROLLING GRASSLAND, QUARTERMILE IS SITUATED AT THE EDGE OF THE MEADOWS – EDINBURGH’S LARGEST CENTRAL GREEN SPACE.

AT QUARTERMILE YOU’RE NOT JUST PART OF A STUNNING COMMERCIAL DEVELOPMENT. YOU’RE PART OF A THRIVING COMMUNITY.
BOLD OFFICES. BREATHTAKING APARTMENT BUILDINGS. LOCATED IN THE CENTRE OF EDINBURGH, QUARTERMILE IS MORE THAN A NEW DEVELOPMENT. IT'S THE NEW HEART OF THE CITY.

1. HAYMARKET RAILWAY STATION
2. EICC
3. THE EXCHANGE DISTRICT
4. EDINBURGH CASTLE
5. CHARLOTTE SQUARE
6. GEORGE STREET
7. PRINCES STREET
8. THE UNIVERSITY OF EDINBURGH
9. THE MEADOWS

→ WAVERLEY STATION (10 MINS FROM QUARTERMILE)
ON THE FORMER SITE OF THE ROYAL INFIRMARY, QUARTERMILE IS AN EXCITING MIX OF HISTORIC LISTED AND CUTTING-EDGE BUILDINGS. IT BOASTS OVER 30,000 SQ M OF PREMIUM OFFICE SPACE, 10,000 SQ M OF RETAIL, LEISURE AND HOTEL SPACE, AND OVER 900 APARTMENTS.

1. QUARTERMILE ONE  
2. QUARTERMILE TWO  
3. QUARTERMILE THREE  
4. QUARTERMILE FOUR  
5. BOUTIQUE HOTEL  
6. APARTHOTEL

“Where else in the centre of Edinburgh can you acquire such well-designed buildings in such a unique setting?”

Magnus Swanson – Chief Executive, Maclay Murray & Spens
FROM THE NATIONAL RAIL LINKS OF Waverley Station to the Exchange District and the University, Quatermile’s unique location puts it at the centre of the city and all that it offers.

Major bus routes pass along the perimeter, bringing the whole city even closer.
SPACE AS SPECTACULAR AS THE VIEWS THAT FILL THE STRIKING GLASS FACADES, EACH INTERIOR IS A BOLD, CONTEMPORARY GRADE A SPACE OF THE HIGHEST SPECIFICATION. EACH FEATURES INTELLIGENT LIGHTING AND HEATING SYSTEMS IN A COLUMN-FREE ENVIRONMENT. AND EACH CAN BE ADAPTED TO CLIENT REQUIREMENTS WHEN PRE-LET. A RARE OPPORTUNITY IN EDINBURGH.
LEADING DESIGN AND SPECIFICATIONS IN A STUNNING SETTING. YET COMPETITIVELY PRICED.
THE PRE-LETTING PROCESS
PRE-LETTING ALLOWS YOU MORE THAN JUST THE GUARANTEE OF SECURING ONE OF EDINBURGH’S MOST EXCLUSIVE COMMERCIAL ADDRESSES. IT LETS YOU WORK CLOSELY WITH QUARTERMILE MANAGEMENT SERVICES TO CREATE A SPACE THAT MEETS YOUR BUSINESS’ EXACT SPECIFICATIONS AND NEEDS.

AND INCORPORATING CAT-B WORKS IN THE MAIN CONTRACTS PROVIDES NOT ONLY A COST SAVING, BUT A TIME SAVING IN THE REGION OF SIX MONTHS.

THIS SIMPLIFIED TIMELINE HIGHLIGHTS THE MAJOR MILESTONES OF THE PRE-LETTING PROCESS.

STAGE 1
- Initial meeting to discuss and agree the brief
- First draft proposal submitted highlighting design, indicative costs and draft programme
- Continual review until final proposal is submitted for approval

STAGE 2
- Negotiations commence. Heads of Terms submitted for final agreement prior to instructing solicitors to prepare formal legal documentation

STAGE 3
- Detailed design commences with occupier input, paying particular heed to their own Cat B fit-out
- All necessary detailed consents, building warrants, etc. obtained

STAGE 4
- On-site construction starts
- Occupier input through regular team meetings, and with their appointed project monitor
- Continued monitoring of the programme to ensure co-ordination of tenant’s Cat B fit-out with the developer’s base build

BUILDING COMPLETES AND TENANT TAKES OCCUPATION

“Working with Quartermile Management Services meant we had a smooth transition from one building to the other, and saved both time and money by entering into a pre-let agreement.”

Magnus Swanson – Chief Executive, Maclay Murray & Spens

“‘Incorporating our fit-out works into the main contract made a major relocation as seamless as possible.’”

Linda Urquhart – Chairman, Morton Fraser

With Quartermile Management Services’ reputation of delivering high quality buildings you can have confidence that the end product delivered will exactly match that agreed at the outset.
SPECIFICATION

EACH OF QUARTERMILE’S OFFICE SPACES ARE FINISHED TO THE HIGHEST SPECIFICATION, SURPASSING THE REQUIREMENTS OF TODAY’S MODERN OFFICE. AND IF PRE-LET YOU HAVE THE OPPORTUNITY TO WORK WITH QUARTERMILE MANAGEMENT SERVICES TO TAILOR THE SPACES TO YOUR SPECIFIC NEEDS.

- Flexible open plan office accommodation
- Generous finished floor to ceiling height of 2.75m
- Tenant terraces on the top floor of both Quartermile Three and Quartermile Four
- 13-person passenger lifts
- A spacious reception area with high quality finishes
- Raised floor with 110cm clear void
- High quality, perforated metal ceiling tiles
- 4 pipe fan coil used to control the temperature in the space where it is installed, or serve multiple spaces
- Separate male and female WCs on each floor, as well as a unisex accessible toilet with shower facilities
- Energy efficient with a “Very Good” BREEAM rating and Energy Performance Certificate rating of “B”
- LG7 lighting – use of high efficiency luminaries and automatic daylight compensation control system
- Car parking – there is ample space for your cars. However, there are chances to let out additional parking from other offices that have not done so. There are 750 spaces at Quartermile
- Tailor specifications to meet your needs. High-end customisation available if you pre-let early, letting you create a unique space for you and your company
The seven storey Foster + Partners designed building offers 73,000 sq ft of highly flexible office space with stunning castle views, just minutes from the city centre.

From LG7 lighting with automatic daylight compensation, 13-person passenger lifts, energy efficient air conditioning and raised access flooring, it meets every necessity and luxury a modern company requires.

“Quartermile allowed us to take less space than in other buildings we considered. That saving, coupled with the design and quality of the development, made it the clear choice.”

Linda Urquhart – Chairman, Morton Fraser
High Density Layout 14,553 sq ft
166 workplaces at 88 sq ft per person
Schedule of Accommodation
162 open workplaces
5 enclosed offices
3 enclosed meeting rooms (1 per 55 people)
4 open meeting areas (1 per 41 people), plus one-to-one tables
6 print/copy locations
2 vending locations (4 machines)

Low Density Layout 14,553 sq ft
112 workplaces at 124 sq ft per person
Schedule of Accommodation
112 open workplaces
5 enclosed offices
3 enclosed meeting rooms (1 per 16 people)
11 open meeting areas (1 per 10 people)
4 print/copy locations
2 vending locations (4 machines)
Designed by world-renowned architects Foster + Partners, Quartermile Four is a striking seven-storey building overlooking the main square and proposed boutique hotel. With 120,000 sq ft of adaptable office space, it is at the heart of the vibrant Quartermile community.

From under-floor heating to shower facilities, spacious reception areas to basement car parking, Quartermile Four more than meets the demands of today's contemporary office. It exceeds them.
Low Density Layout 23,090 sq ft
172 workplaces at 134 sq ft per person
Schedule of Accommodation
164 open workplaces
8 enclosed offices
11 enclosed meeting rooms (1 per 16 people)
14 open meeting areas (1 per 12 people), plus one-to-one tables
6 print/copy locations
2 vending locations (4 machines)

High Density Layout 23,090 sq ft
244 workplaces at 94 sq ft per person
Schedule of Accommodation
238 open workplaces
6 enclosed offices
9 enclosed meeting rooms (1 per 27 people)
8 open meeting areas (1 per 30 people), plus one-to-one tables
6 print/copy locations
2 vending locations (4 machines)
A REPUTATION LIKE NO OTHER
Lochrin Square, Edinburgh
REPUTATION THE QUARTERMILE VISION HAS BEEN REALISED BY ONE OF THE UK’S LARGEST PROPERTY GROUPS - QUARTERMILE MANAGEMENT SERVICES. AND THEIR REPUTATION PRECEDES THEM. EXTENSIVE MIXED-USE EXPERIENCE. OVER £750 MILLION WORTH OF CURRENT PROJECTS. AND NOW WITH WORLD-RENOWNED ARCHITECTURAL PRACTICE FOSTER + PARTNERS THEY HAVE CREATED EDINBURGH’S MOST EXCLUSIVE NEW DEVELOPMENT. QUARTERMILE.
QUARTERMILE MANAGEMENT SERVICES – WINNER OF OVER 15 PRESTIGIOUS AWARDS IN JUST FOUR YEARS.