

ONLY TWO UNITS  
REMAINING  
AVAILABLE NOW

# LISTER SQUARE

## QUARTERMILE • EDINBURGH

LEISURE/RETAIL OPPORTUNITIES  
TO LET

UNIT 3

UNIT 3

UNIT 4



Nº8  
LIVE MUSIC  
MON. THUR. WED 8PM  
GOOSE'S QUIZ  
TUES @ 7PM

Sainsbury's Local

MORTON FRASER  
SOLICITORS

FANDUEL

MERCER

CIRRUS LOGIC®

TRIBE YOGA

Residence  
Inn®  
Marriott



veeno  
THE ITALIAN WINE CAFE

CAFFÈ  
NERO

PUREGYM

PETER'S YARD



STATE STREET

Q PARK

Nº8  
LISTER SQ.

IBM



BMO Bank of Montreal

Söderberg

skyscanner

open  
optimised environments

Umeqa  
Lettings

mms  
Maclay Murray  
& Spens LLP

Investec  
Wealth & Investment

Nanyang



# A THRIVING RETAIL QUARTER

With its cosmopolitan mix of apartments, grade A office space, hotel, cafes, shops, restaurants, gyms and open squares, Quartermile is unique within Edinburgh.

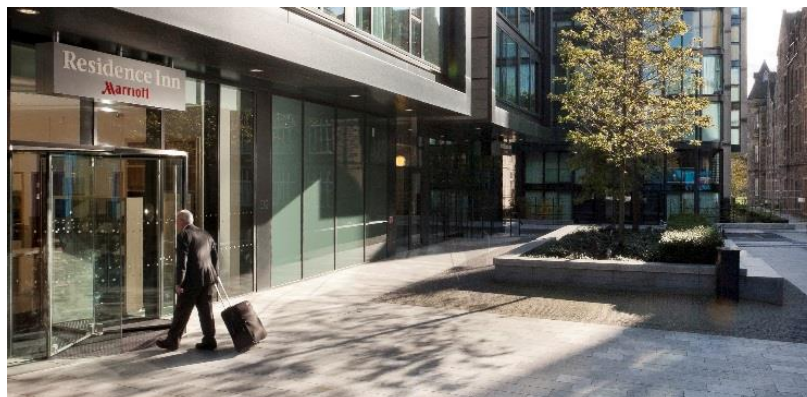


## QUARTERMILE TODAY

- Over 4,500 people currently living and working at Quartermile.
- In excess of 1,850 current residents with more that 2,500 projected upon completion.
- 13 retail units occupied and operating on site with many thriving businesses in the surrounding area.
- 12 office occupiers employing over 2,600 workers. Upon completion of Quartermile 3 (anticipated Quarter 1 2018), this figure is projected to rise to in excess of 3,000.
- Marriott Residence Inn on site with 107 beds and occupancy rates averaging in excess of 90%.
- University of Edinburgh “Edinburgh Futures Institute” an interdisciplinary hub including business school, lecture theatres and a 500 seat amphitheatre under construction within Quartermile.
- 35,000 registered students at the neighbouring campuses.
- Two secondary schools are within a minute’s walk
- Public car park with 168 spaces, ample pay & display on street parking and an on site car club.
- Key city centre pedestrian and cycle routes border Quartermile as well as multiple thoroughfares across the development itself.
- The Meadows, a large, busy park is to the south of the development.

## AN AWARD WINNING COMMUNITY

Once complete, the development will comprise over 1,050 apartments, in excess of 350,000sqft of Grade A office accommodation, 65,000sqft of retail and leisure space and 7 acres of open landscaping. It will also be home to the University of Edinburgh’s new business school.





# AT THE HEART OF IT ALL

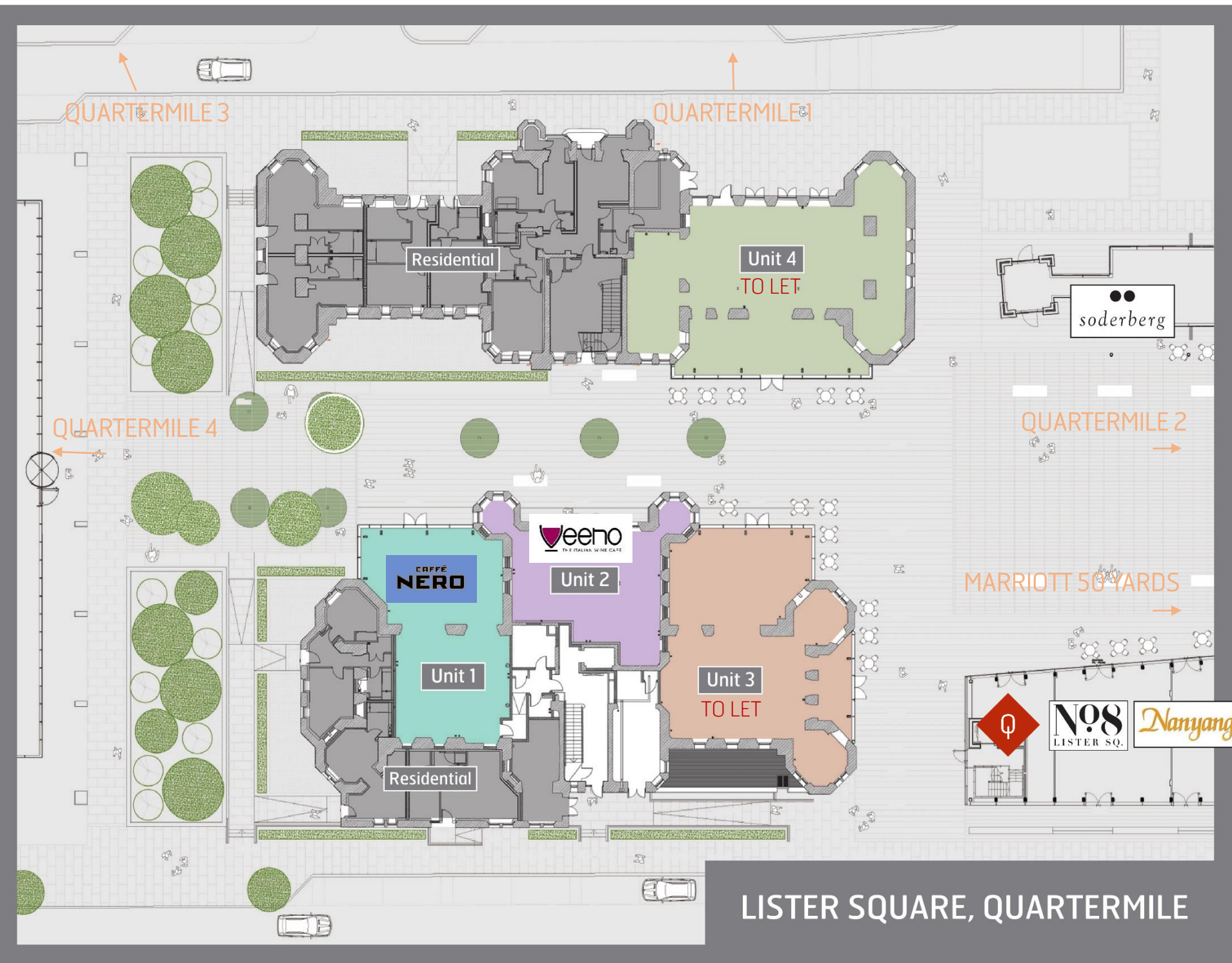
Lister Square sits at the centre of a vibrant, mixed-use development, linking four office buildings and a 107 bed hotel to bustling thoroughfares.

## ACCOMMODATION

Conversion of 2 grade B listed buildings into unique flexible retail spaces ranging from 1,440 sqft to 3,434 sqft.

	sqft	sqm	
Unit 1	1,960	182.10	CAFFE NERO
Unit 2	1,440	134.00	VEENO
Unit 3	2,855	265.24	TO LET
Unit 4	3,434	319.00	TO LET

In addition, there are communal plant and bin storage areas allotted to the units.



LISTER SQUARE, QUARTERMILE

## ON YOUR DOORSTEP

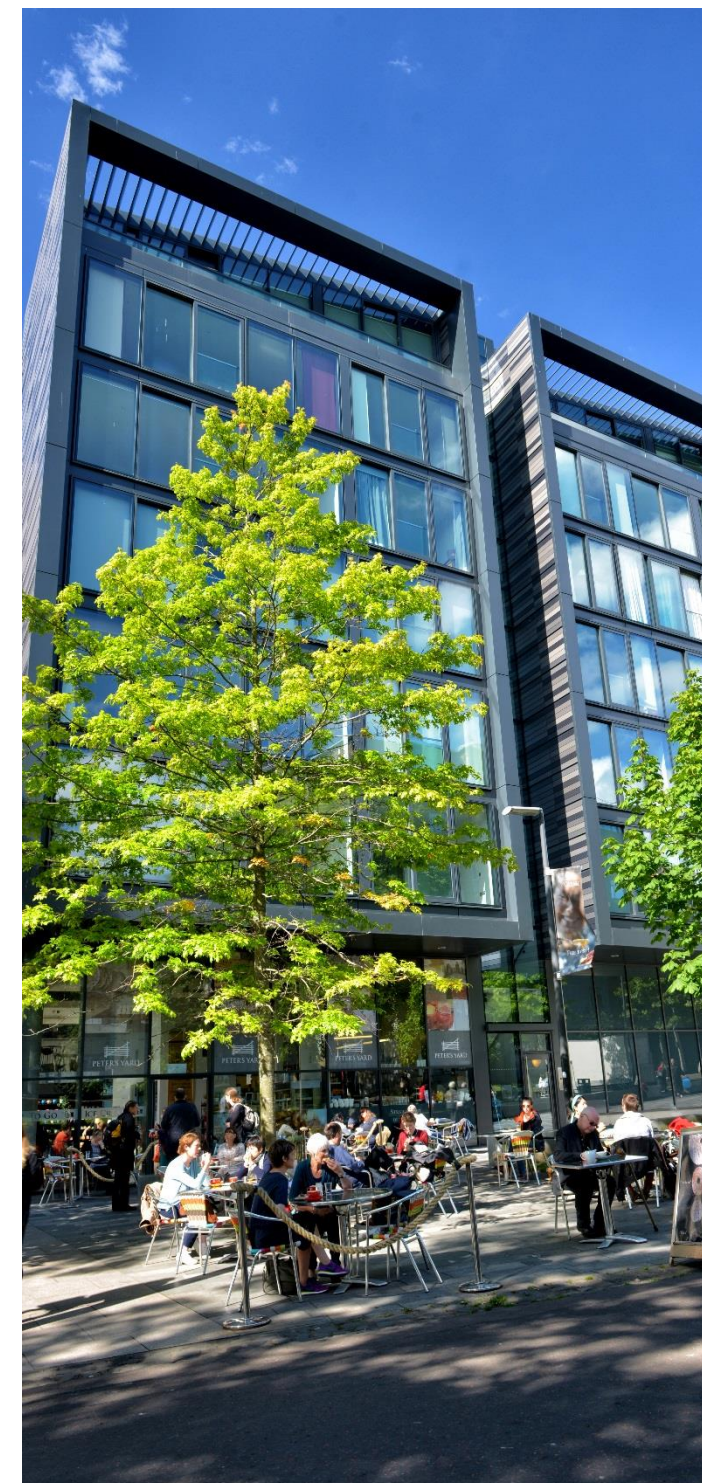
A great mix of leisure, dining and retail including the UK's busiest Sainsburys Local.





# EDINBURGH IS BUILT ROUND QUARTERMILE

The development is within walking distance of Edinburgh's key landmarks, educational institutions and transport links.

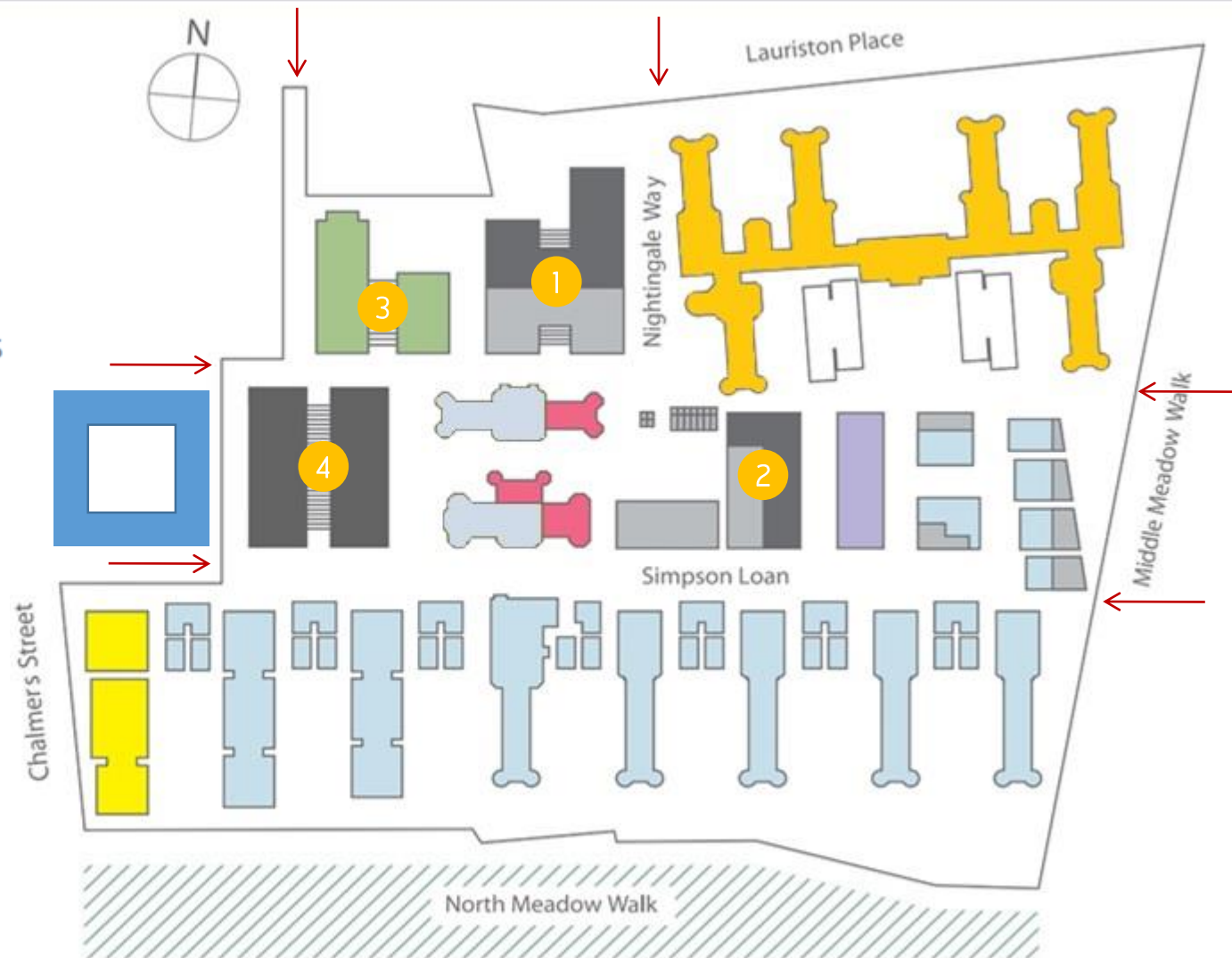


## 19 ACRES IN A WORLD HERITAGE SITE

A mixed use development with over  
4,500 people living and working here.



- Pedestrian Access Points
- Lister Square Retail
- Completed: Offices
- Completed: Retail, Leisure and Hotels
- Completed: Residential
- Under Construction: Residential
- Future: Residential
- Under Construction: Office
- Marriott Residence Inn
- University of Edinburgh
- Hillcrest Housing



## IN GOOD COMPANY

Home to national and international businesses in 4 Grade A office buildings.

### 1 QUARTERMILE 1 (100% LET)



### 2 QUARTERMILE 2 (100% LET)



### 3 QUARTERMILE 3 (90% LET)

Under Construction  
73,000sqft  
Anticipated occupation  
Quarter 1 2018



### 4 QUARTERMILE 4 (100% LET)





## PLANNING

Class 1 (retail), Class 2 (professional services) and class 3 (food and drink)

## SPECIFICATION & PLANNING

All units provided to shell standard with capped services.  
Shop fronts installed.

All units benefit from class 1, 2 and 3 planning consent.

## RATES

Once completed, these units will require to be assessed.

## EPC

Once completed, these units will require to be assessed.

## TERMS

The units are available to let on the basis of new leases on flexible terms or alternatively we may look to sell the heritable interests. Each party will bear their own legal fees in the transaction. The incoming tenant will be responsible for stamp duty land tax and registration dues payable.



**Eric Lindgren**

DDI: 0131 558 5103

E: [elindgren@eyco.co.uk](mailto:elindgren@eyco.co.uk)

The Agents for themselves and for the vendors or lessors of this property whose agents they 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 of representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of the; (iii) no person in employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.



[qmile.com](http://qmile.com)