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QUARTERMILE THREE



QUARTERMILE 3

WHERE SUCCESS SURROUNDS YOU



Everywhere you look in Quatermile, Edinburgh's most talked about and sought after business address, you'll see achievement, accomplishment and ambition.

It's where businesses go to make a statement about who they are – and where they're going.

It's where you don't have to compromise on the space and flexibility you need for the location you want.

It's where you're right at the heart of a world famous city, with world class facilities at your disposal.

It's where you and your staff can enjoy being part of a thriving business community in a unique working environment, with a gym, cafes, bars and restaurants right on your doorstep.

Quatermile 3 is the latest development of cutting edge, city centre office space – it's where you can take your business to the next level.

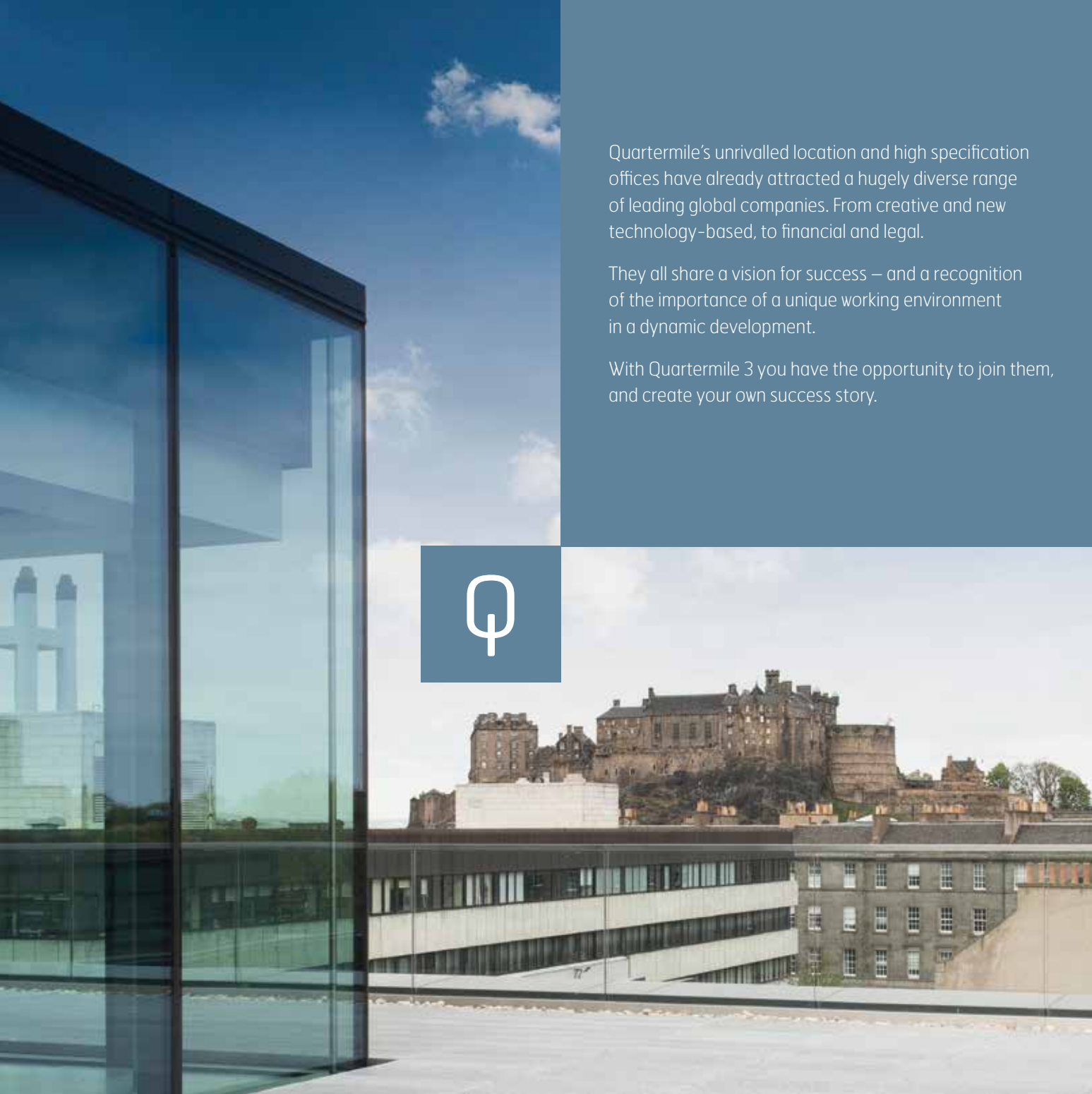


WHERE YOU'LL BE IN THE BEST COMPANY

Quartermile's unrivalled location and high specification offices have already attracted a hugely diverse range of leading global companies. From creative and new technology-based, to financial and legal.

They all share a vision for success – and a recognition of the importance of a unique working environment in a dynamic development.

With Quartermile 3 you have the opportunity to join them, and create your own success story.



A thriving business community
in a stunning setting.



CITY



Quartermile is perfectly positioned for successful business dealings – within Edinburgh, throughout the UK and beyond.

- Minutes walking distance from Princes Street, the Exchange District and the West End
- Several major bus routes pass the development including an airport bus service
- Convenient taxi drop off at the front door
- Adjacent to the University of Edinburgh, consistently ranked as one of the best in the world, and the talent pool it offers
- Situated beside the expansive Meadows parkland, and just a short walk from luxury shopping, restaurants, bars, cafes, hotels, theatres and galleries
- Minutes from Edinburgh's historic castle and cultural attractions
- Accessible by cycle networks



SPACE



Quartermile 3's spectacular open plan offices are designed to adapt to the specific needs of modern working life.

- 72,991sqft of Grade A office space
- Large, efficient floorplates of up to 14,553sqft which can be easily subdivided
- Arranged over 6 levels
- Spacious fully manned reception with communal seating areas
- Spectacular floor to ceiling windows flood spaces with natural light and offer views across the stunning Quartermile development
- Top floor terraces offer 360° views over the city skyline and beyond

OFFICE

Designed by world-renowned architects Foster + Partners, you'll be surrounded by an exceptional quality of finish in your Quatermile 3 office. With flexible open floorplates, you can customise and configure the space to your own specifications.

- Highly efficient space planning grid
- Basement car parking for 15 cars, 10 motorcycles, 46 bicycles and 2 electric car charge points
- Public car parking available for visitors and staff
- Excellent staff facilities, with contemporary male & female toilets, with showers, on all levels
- Male and female shower and locker facilities, with drying area, adjacent to cycle spaces at basement level
- High density 1:8 occupation level achievable on all floors



From the easy commute, to the al fresco lunch, and after work drinks, Quatermile 3 is where you can attract happy, motivated, inspired employees.

- At the heart of Quatermile's award-winning commercial, retail and residential community
- Cafes, restaurants, shops, 24 hour gym, beauty salon and hotel on the doorstep
- Neighbours the open green space of the Meadows
- Terraces from top floor offices provide some of the most inspiring breakout space in the city
- A concierge service is on hand 24/7 to make busy life easier
- CCTV throughout the development provides security
- Fully managed development ensures a high quality, stunning environment



ENVIRONMENT



Timberyard serves up artisan, seasonal cuisine in a unique warehouse setting



5-star luxury at G&V Hotel



Nowhere impresses quite like the famous Witchery by the Castle

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WHERE THE BEST OF THE CITY IS ON YOUR DOORSTEP



Divino Enoteca



Tower Restaurant – the city's finest rooftop restaurant – is minutes from the office



Michelin-starred restaurant Castle Terrace

Quartermile 3 neighbours some of Edinburgh's most impressive and exciting restaurants, bars and hotels. This quarter of the city buzzes day and night, offering you a wealth of options for hosting business meetings and entertaining clients.



Hotel du Vin

Culinary delights

Angels with Bagpipes
The Apartment
Castle Terrace
Divino Enoteca
Online
The Outsider
Timberyard
Tower Restaurant
The Villager
Vittoria
The Witchery

Bustling bars

56 North
Doctor's
Dragonfly
Malone's
The Pear Tree
Revolution
The Royal Dick,
Summerhall

Nearby hotels

G&V
Hilton Double Tree
Hotel du Vin
Novotel
Premier Inn
Radisson Blu

Quick and convenient

Bobby's Sandwich Bar, Buffalo Grill, Greggs, Nando's, Pizza Express, Rudi's, Starbucks, Subway, Tapame, Ting Thai Caravan, Union of Genius.

Bank of Scotland, Post Office, Royal Bank of Scotland, Santander, STA Travel, Superdrug, Tesco Metro.



WHERE SUSTAINABILITY IS KEY



Choosing state-of-the-art office space doesn't mean compromising on environmental standards. Quatermile 3 offers impressive green credentials your business can be proud of.

- EPC "B" rating
- BREEAM rating of Very Good (2011)
- High efficiency services and fabric design reduce the building's CO₂ emission rate to 46% below 2010 emission limits
- High performance external glazing and architectural fins designed to limit solar gain
- Building Management System including zoned lighting and heating and sub-metering
- 100% of regulated building energy will be metered, monitored and managed
- Low energy LED luminaires used throughout office floors
- Daylight and floor occupancy are monitored and used to regulate floorplate lighting
- Water consumption reduced through a variety of means without compromising the building user
- Building designed to accommodate a density of 1 person: 8m² throughout and up to 1:6 locally
- Materials chosen throughout to reduce environmental impact

ENCOURAGING CLEANER COMMUTES

Quatermile 3 helps employees to reduce their own carbon footprint, whether walking, cycling or even driving to work.

Located on several bus routes and cycle networks, the building offers 46 bicycle spaces and 2 electric car charge points.

There are also male and female changing facilities, including showers, dedicated drying room and lockers, of a size and specification unrivalled in any private office building in Edinburgh.





WHERE YOU ARE
ALWAYS WELL
CONNECTED



Bus Routes

41

Tram Route



Cycle Routes



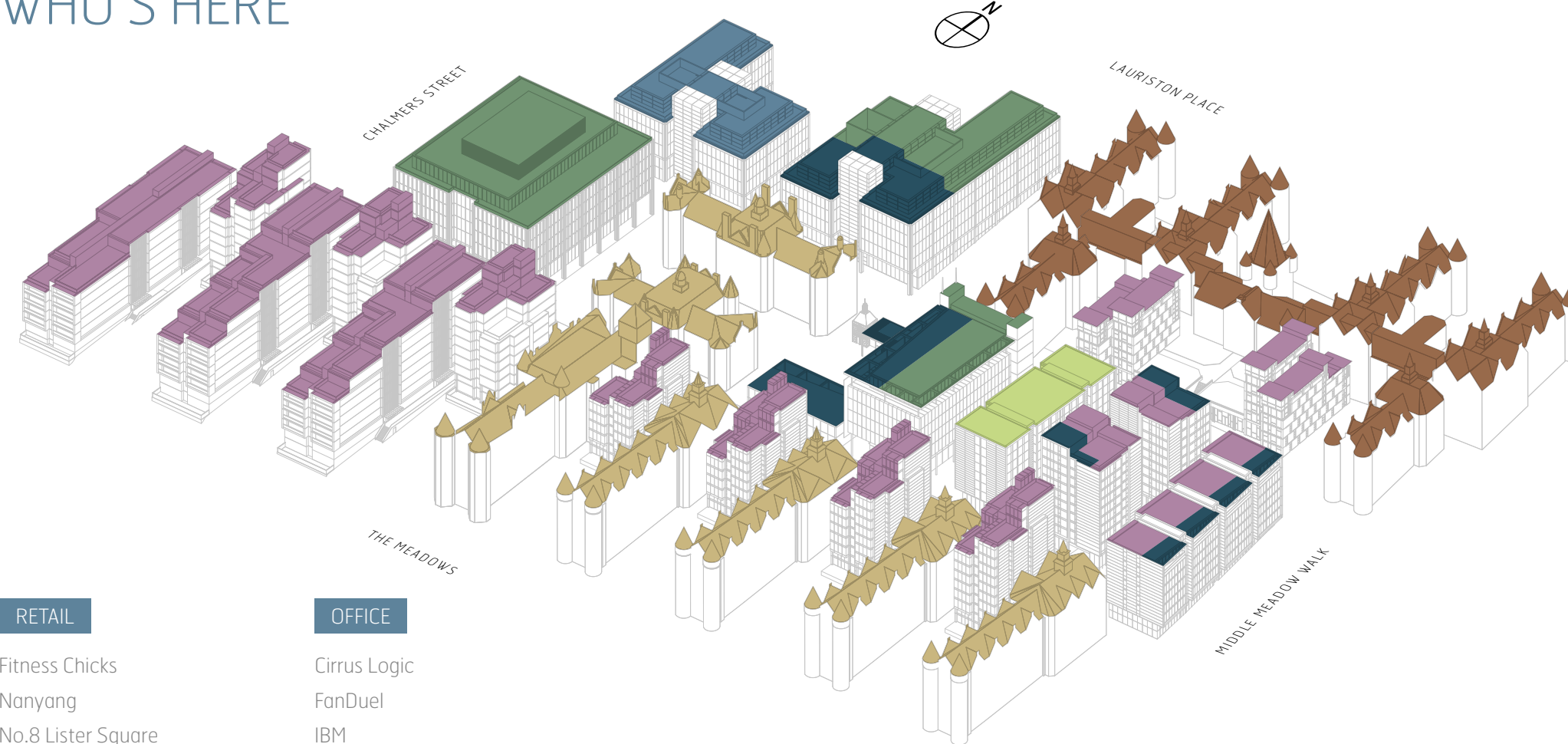
Airport Buses

35

HAYMARKET STATION

Waverley Station

QUARTERMILE WHO'S HERE



RETAIL

Fitness Chicks
Nanyang
No.8 Lister Square
Peter's Yard
Pure Gym
Sainsbury's Local
Söderberg
Starbucks Coffee

OFFICE

Cirrus Logic
FanDuel
IBM
Investec Wealth & Investment
Maclay Murray & Spens LLP
Mercer
Morton Fraser Solicitors
Optimised Environments
Scotch Whisky Association
Skyscanner

- The University of Edinburgh
- New Build Apartments
- Conversion Apartments
- Shopping and Leisure
- Office Space
- Quartermile 3
- Marriott Residence Inn

WHERE SKYSCANNER ARRIVED IN STYLE



Flexible open plan offices can be coloured, configured and customised to any business.



"We're a global business but still local too, so we love the central location here. Being right in the heart of the city is really important to us and our staff. And actually it's more than just a great location. There's a real sense of community around us from both Quartermile Developments and the other surrounding businesses.

There's plenty of cafes, eateries and some cool places to hang out after work. And it's really handy having a gym right under the building and The Meadows just out the back.

Being right beside the University of Edinburgh is key for us, because we have that amazing talent pool to feed straight into our intern and graduate intake, which helps our growth.

In terms of our space, the flexibility was a real draw for us. It meant we could really make the place our own and put our own stamp on it. It's somewhere that reflects our needs as a tech driven company, and our distinctive personality too.

4 years on we're loving the working environment at Quartermile."

Paul Ford
Head of Talent Acquisition
Skyscanner



EDINBURGH WHERE BUSINESS IS THRIVING



An iconic and prosperous city, Scotland's capital and second largest city is home to The Scottish Parliament, Scottish Government, Scotland's Legal System and more FTSE 100 companies than any UK city outside London.

- The UK's second largest financial centre after London, and Europe's fourth by equity assets
- Recognised internationally for its artistic, creative and cultural excellence
- One of Europe's top ten locations for science and technology
- A powerful concentration of businesses, with 93 active enterprises per square kilometre
- One of the most highly qualified workforces in the UK with 45.3% of the population holding a degree level or professional qualification
- Around 4 million visitors annually, injecting £2 billion into the local economy

Source: Edinburgh Inspiring Capital



Crowned 'Best Large European City of the Future' and 'Best Large European City: Foreign Direct Investment Strategy'

Source: Financial Times fDi Magazine Awards 2013/14

City's strategy for attracting foreign direct investment ranked the best of any mid-sized European city.

Source: Financial Times fDi Magazine Awards 2014/15

Amongst top UK places for net company growth in 2013 Q4

Source: Duport.co.uk Net Company Growth League Table 2013

97% satisfaction amongst residents with Edinburgh as a place to live

Source: Edinburgh People's Survey

Voted 'Best place to live in the UK' for quality of life

Source: USwitch 2015.



Edinburgh is home to leading FTSE 100 companies including:

Standard Life

DIAGEO

AstraZeneca

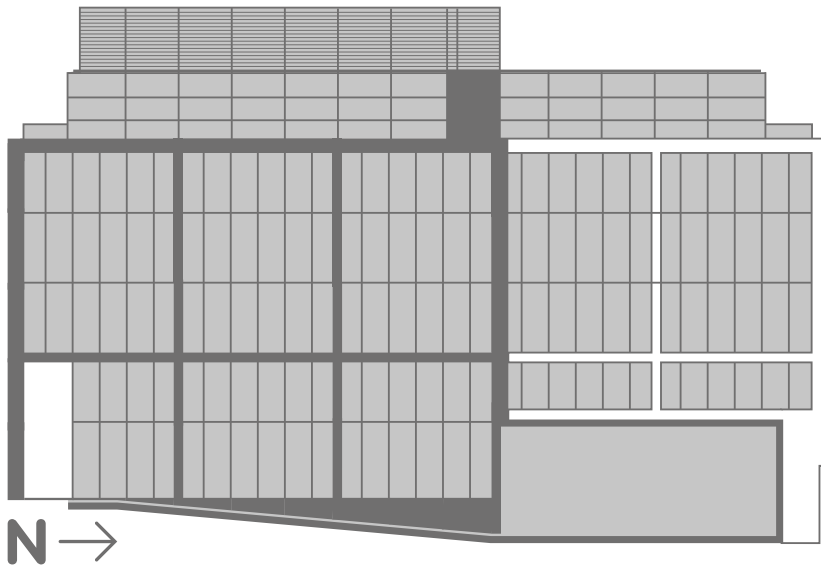
BARCLAYS



RBS
The Royal Bank of Scotland

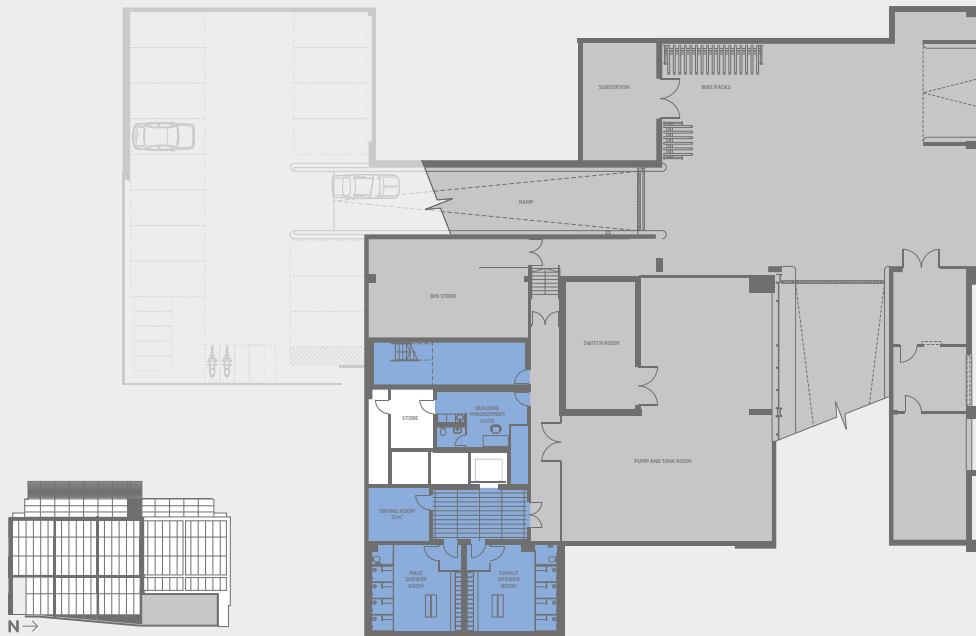
QUARTERMILE 3 FLOORPLANS

Quartermile 3's large, flexible floorplates allow you to choose the size, layout and density best suited to your business. Quartermile Developments can advise on ways to maximise office space efficiency and cost savings.



Level 5	9,354sqft	869m ²
Level 4	14,553sqft	1,352m ²
Level 3	14,553sqft	1,352m ²
Level 2	14,553sqft	1,352m ²
Level 1	12,615sqft	1,172m ²
Ground	7,363sqft	684m ²
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Total	72,991sqft	6,781m ²

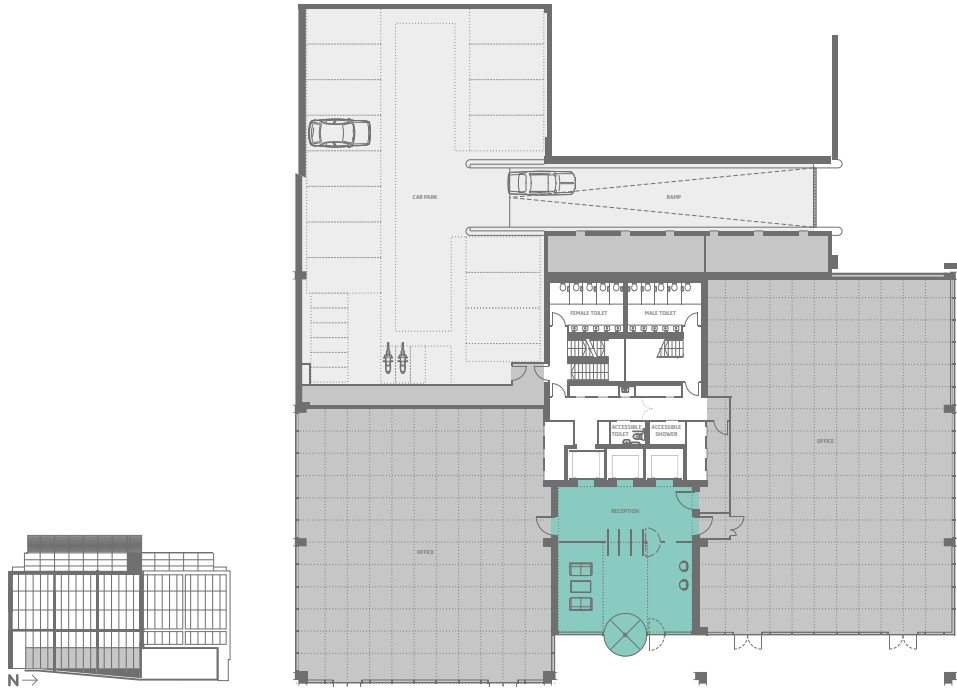
QUARTERMILE 3 CAR PARK UNDERGROUND



Underground Car Park	
Car spaces	15
Motorcycles spaces	10
Bike spaces	46
Car charge port	2

Facilities	
Shower and changing room facilities	4 x female / 4 x male
Locker facilities	
Drying room	

QUARTERMILE 3 GROUND FLOOR WITH RECEPTION



Net 7,363sqft 684m²

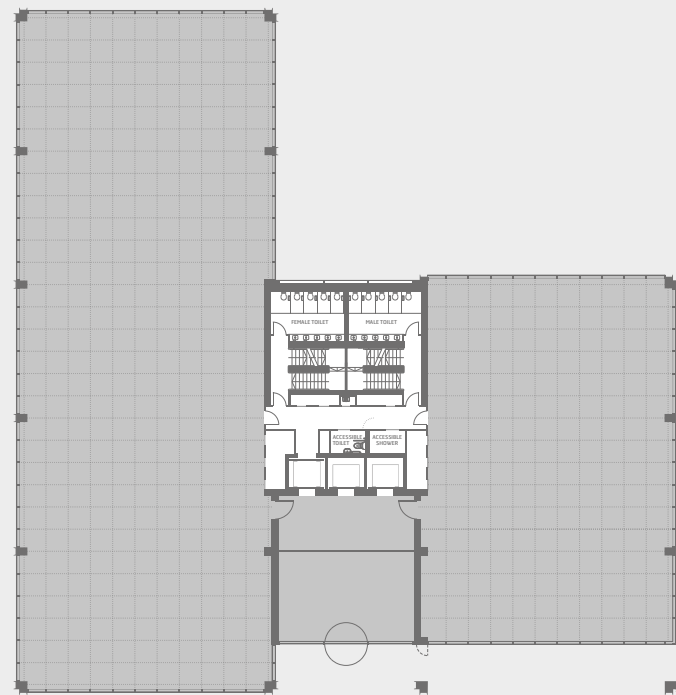
Office

Reception

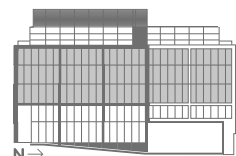
QUARTERMILE 3
FIRST
FLOOR



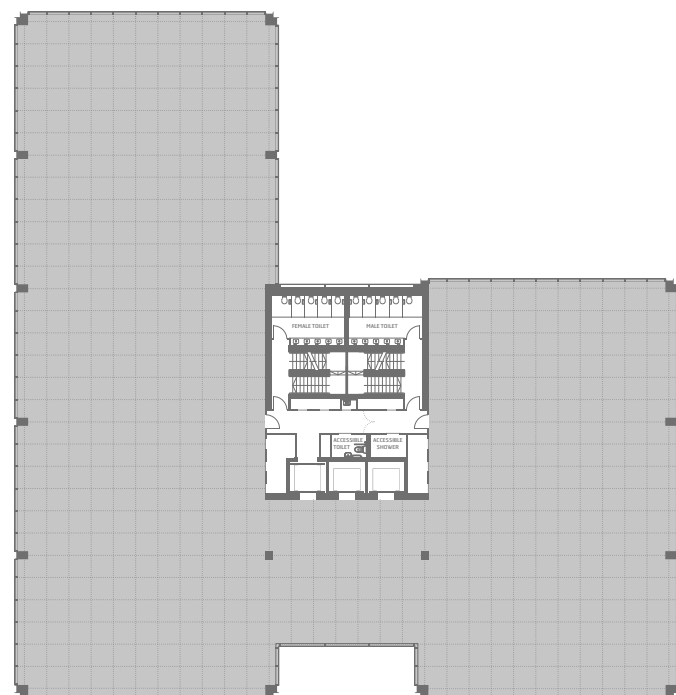
Net 12,615sqft 1,172m²



QUARTERMILE 3
SECOND
TO FOURTH
FLOOR



Net 14,553sqft 1,352m²



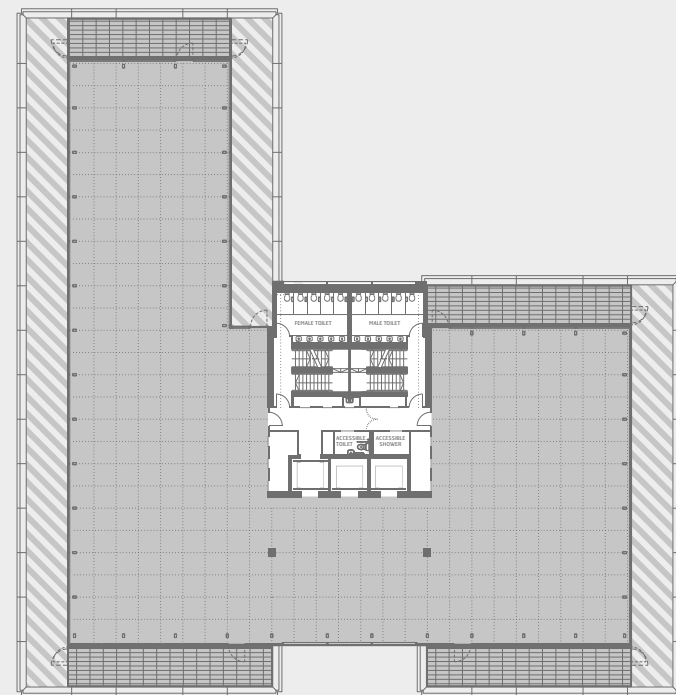
QUARTERMILE 3
FIFTH
FLOOR



Outdoor space



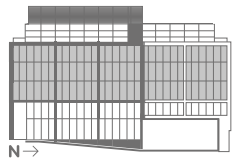
Net 9,354sqft 869m²



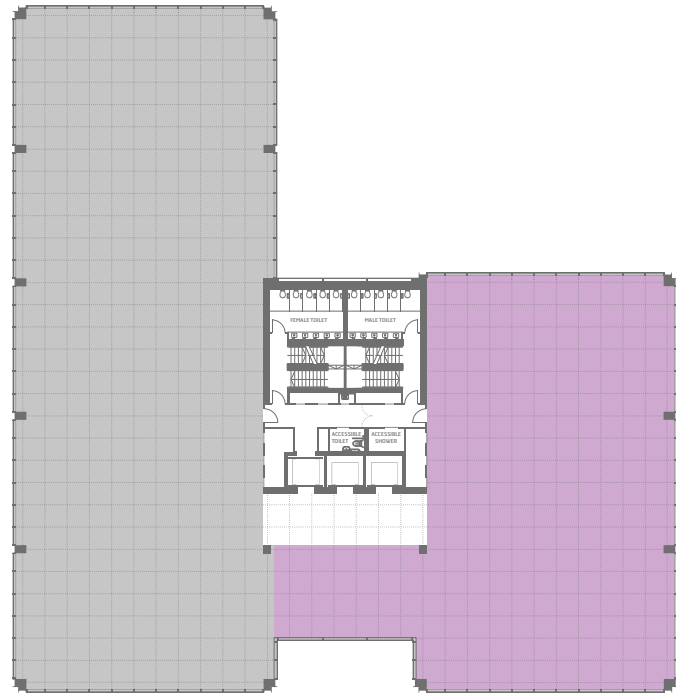
Spectacular
design and eye
catching details,
inside and out.



QUARTERMILE 3
SECOND
TO FOURTH
FLOOR
TWO TENANTS



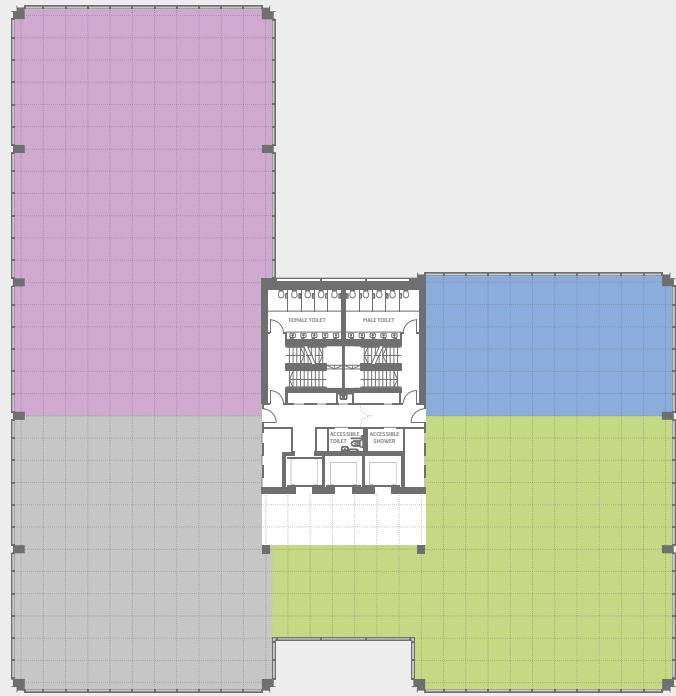
Net 12,615sqft 1,172m²



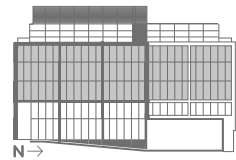
QUARTERMILE 3
SECOND
TO FOURTH
FLOOR
FOUR TENANTS



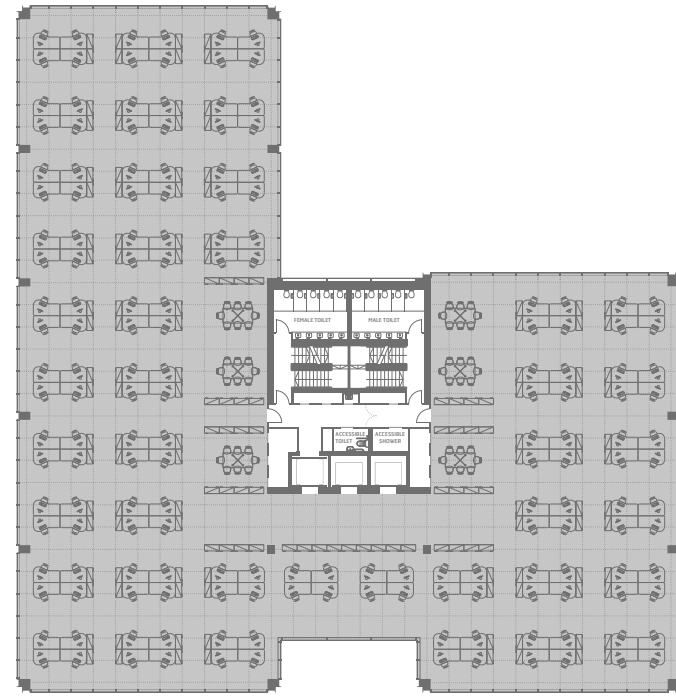
Net 12,615sqft 1,172m²



QUARTERMILE 3
SECOND
TO FOURTH
FLOOR
HIGH DENSITY



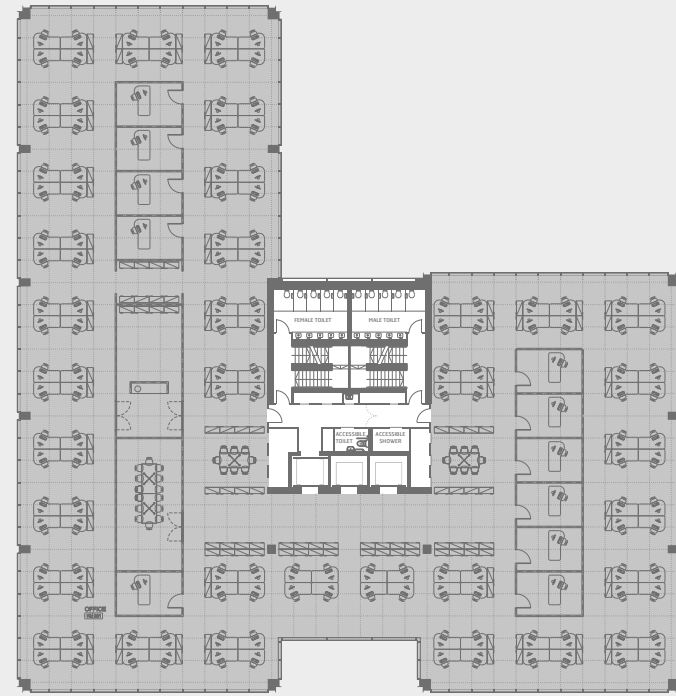
Net 12,615sqft 1,172m²

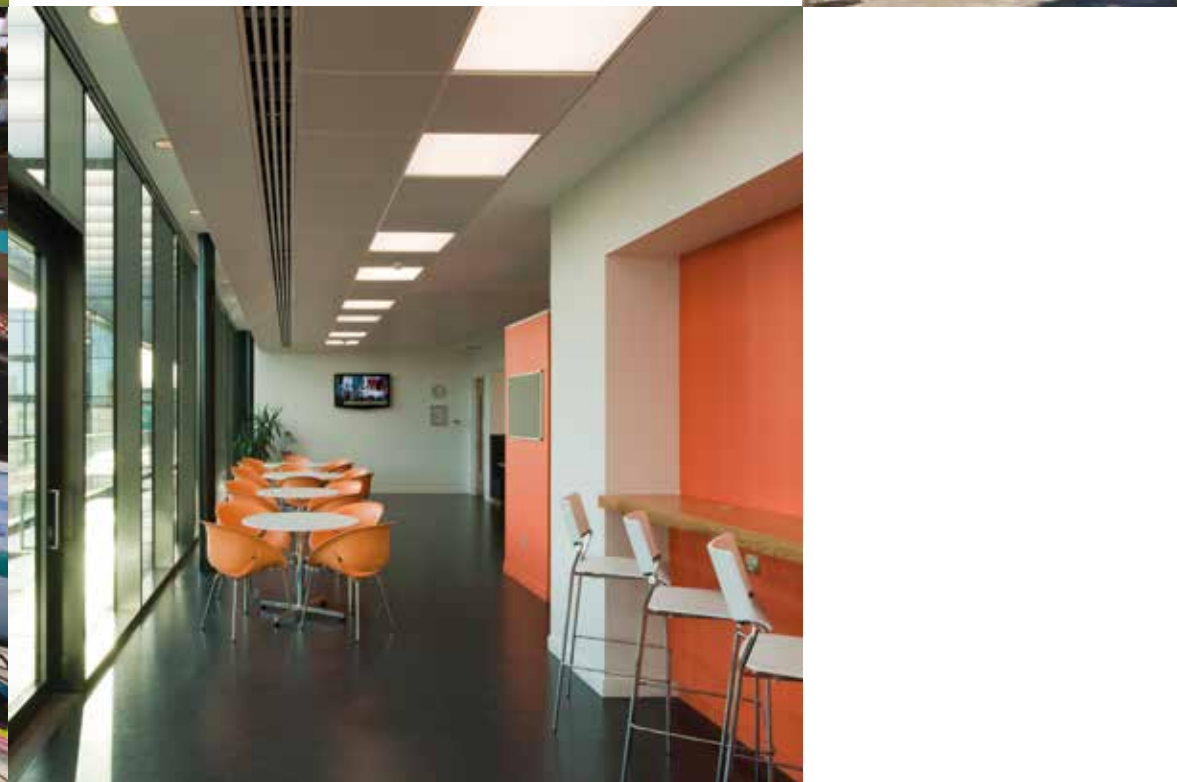


QUARTERMILE 3
SECOND
TO FOURTH
FLOOR
LOW DENSITY



Net 12,615sqft 1,172m²





SPECIFICATION

Each of Quartermile's office spaces are finished to the highest specification, surpassing the requirements of today's modern office. And if you pre-let you have the opportunity to work with us to tailor the spaces to your specific needs.

SPACE

- Double height spacious reception area with natural stone floor finishes and glass walls
- 14,553sqft flexible floorplates
- Allows for subdivision of space
- Highly efficient planning grids
- Generous finished floor to ceiling height of 2.75m on typical floors; 3.1m on ground floor
- Raised floor with 150mm void
- High quality metal perforated ceiling tiles
- Glazed revolving entrance doors to reception
- Feature lighting to entrances and main reception area
- Designed to be occupied as part floor or multiple floors

DESIGN

- Glazed floor to ceiling windows offering light filled spaces
- Roof top terrace with stunning city views
- 3 x 13 person energy efficient lifts, speed 1.6 m/s
- Full DDA compliance throughout
- Automatic building management system for energy efficient system control
- LED lighting

POWER AND TELECOMMUNICATIONS

- 1 MVA installed HV capacity to feed the building as well as a secondary power feed for essential services
- Designated space on the roof to install tenant plant
- Provision for separate BT and Virgin communication feeds to the building

FLOOR LOADING

- BCO compliant floor loading of 4+1kN/m²

WC AND SHOWER FACILITIES

- Contemporary male, female and accessible toilets on all levels
- Shower facilities and changing on all main office levels
- Class-leading, separate male and female shower and locker facilities with drying area adjacent to cycle spaces at basement level

PARKING

- 15 Car parking spaces, 46 cycle spaces and 10 motorcycle spaces
- Option to lease additional parking on site
- 2 electric car charging points in the basement
- Service bays and goods lift
- Drop off area at front door

SUSTAINABILITY

- Energy Performance Certificate rating of 'B'
- BREEAM rating of 'Very Good' under 2011 regulations

- Low carbon energy technologies
- Low water use systems
- Energy efficient lifts

ESTATE MANAGEMENT

- Fully managed estate ensuring high quality environment
- Luxury of a 24 hour concierge service
- Security patrols, card access and extensive CCTV coverage with provision for gated access controls

GRAPHICS AND IMAGES

The computer generated graphics and floorplans have been prepared for illustrative purposes and are indicative only. They do not form part of any contract, or constitute a representation or warranty. External appearance may be subject to variation upon completion of project.

The offices are available to let on standard full repairing and insuring terms



A PLEASURE DOING BUSINESS



Quartermile 3 is funded by M&G Real Estate, the property fund management arm of M&G Investments. With over £19 billion under management, M&G Real Estate is one of the top 25 real estate fund managers in the world.

Qmile.com

Developed by Quartermile Developments, the company brings to Quartermile its extensive expertise of large, mixed-use and regeneration schemes. Quartermile Developments provides the broadest possible range of skills and experience with a firm commitment to deliver on every project.

Quartermile is backed by the Moorfield Group; one of the UK's leading real estate and related private equity fund managers.

Quartermile 4 has been one of the most successful developments of office space in Edinburgh and is now 100% occupied. We look forward to welcoming more exciting names to Quartermile 3.

FOR FURTHER INFORMATION

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