



QUARTERMILE



QUARTERMILE FOUR

4

QUARTERMILE 4

WHERE BUSINESS IS A PLEASURE



Working in the city centre no longer means compromising on space, light or flexibility.

All eyes are now on Quatermile, one of Edinburgh's most prestigious commercial addresses. Here you will find highly flexible, state-of-the-art office space of a quality rarely seen within the city centre.

And now we are proud to unveil Quatermile 4 – an exciting new 128,600sqft Grade A office building at the heart of this award-winning development.



QUARTERMILE WHERE THE FUTURE IS



Its unrivalled location and high specification offices have already attracted a diverse range of global companies, including financial, legal and technology firms. What they share is vision, ambition and the pleasure of doing business at Quatermile.

With Quatermile 4 you have the opportunity to join them in a new and thriving future.



FanDuel

IBM

Investec
Wealth & Investment

maclay murray & spens

MERCER

MORTON
FRASER
SOLICITORS

skyscanner

A thriving business community
in a stunning setting.

CITY

Quartermile is perfectly located for doing business within Edinburgh, the UK and beyond.

- Within walking distance of Princes Street, the Exchange District and West End
- Several major bus routes pass along its perimeter including the airport bus service
- On cycle networks
- The convenience of taxi drop off at the front door
- Adjacent to the University of Edinburgh and the talent pool it offers
- Situated beside the expansive Meadows park and just a short walk away from luxury shopping, restaurants, bars, cafes, hotels, theatres and galleries
- Minutes from Edinburgh's historic castle and cultural attractions



SPACE

Quartermile 4's spectacular open plan offices are perfectly adapted to modern working life.

- 128,600sqft of Grade A office space
- Large, efficient floorplates of up to 22,572sqft which can be easily subdivided
- Arranged over 7 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, the Quatermile 4 office offers exceptional quality of finish. With flexible open floorplates you can customise and configure your accommodation to your specifications.

- Highly efficient space planning grid
- Basement car parking for 26 cars, 4 motorcycles and 64 bicycles
- Public car parking available for visitors and staff
- Excellent staff facilities boasting contemporary male & female toilets and accessible WC with shower on all levels
- Class-leading, separate 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 to the after work drinks, Quatermile 4 is the place to attract happy, motivated 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 vast treelined Meadows – a place to get out and enjoy open green space
- 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 ensures security
- Fully managed development ensures a high quality, stunning environment

Q

ENVIRONMENT



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



Divino Enoteca

WHERE THE BEST OF THE CITY IS ON YOUR DOORSTEP



The Outsider



5-star luxury at G&V Hotel



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



The Royal Dick with Summerhall Gin Distillery next door



Nowhere impresses quite like the famous Witchery by the Castle



Michelin-starred restaurant Castle Terrace

Quartermile 4 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.

Culinary delights	Bustling bars	Nearby hotels	Quick and convenient
<ul style="list-style-type: none"> Angels with Bagpipes The Apartment Castle Terrace Divino Enoteca Ondine The Outsider Timberyard Tower Restaurant The Villager Vittoria The Witchery 	<ul style="list-style-type: none"> 56 North Bar Kohl Doctor's Dragonfly Malone's The Pear Tree Revolution The Royal Dick, Summerhall 	<ul style="list-style-type: none"> G&V Hilton Double Tree Hotel du Vin Novotel Premier Inn Radisson Blu 	<ul style="list-style-type: none"> Baguette Express, Bobby's Sandwich Bar, Buffalo Grill, Favorit, Greggs, Nando's, Pizza Express, Rudi's, Starbucks, Subway, Ting Thai Caravan, Union of Genius. Bank of Scotland, Post Office, Royal Bank of Scotland, Santander, STA Travel, Superdrug, Tesco Metro.



Hotel du Vin



WHERE SUSTAINABILITY IS HIGH ON THE AGENDA



Choosing state-of-the-art office space doesn't mean compromising on environmental standards. Quatermile 4 offers impressive green credentials your business can be proud of.

- EPC A rating – resulting in around 33% reduction in energy consumption*
- 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 luminaries 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 4 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 64 bicycle spaces and 2 electric car charge ports.

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.

*compared to current existing best practice mid-B EPC building stock.





HAYMARKET STATION

20 MINS

THE EXCHANGE DISTRICT

10 MINS

EDINBURGH CASTLE

10 MINS

PRINCES STREET

12 MINS



WAVERLEY STATION

12 MINS

LAW COURTS

5 MINS

UNIVERSITY OF EDINBURGH

2 MINS

THE MEADOWS

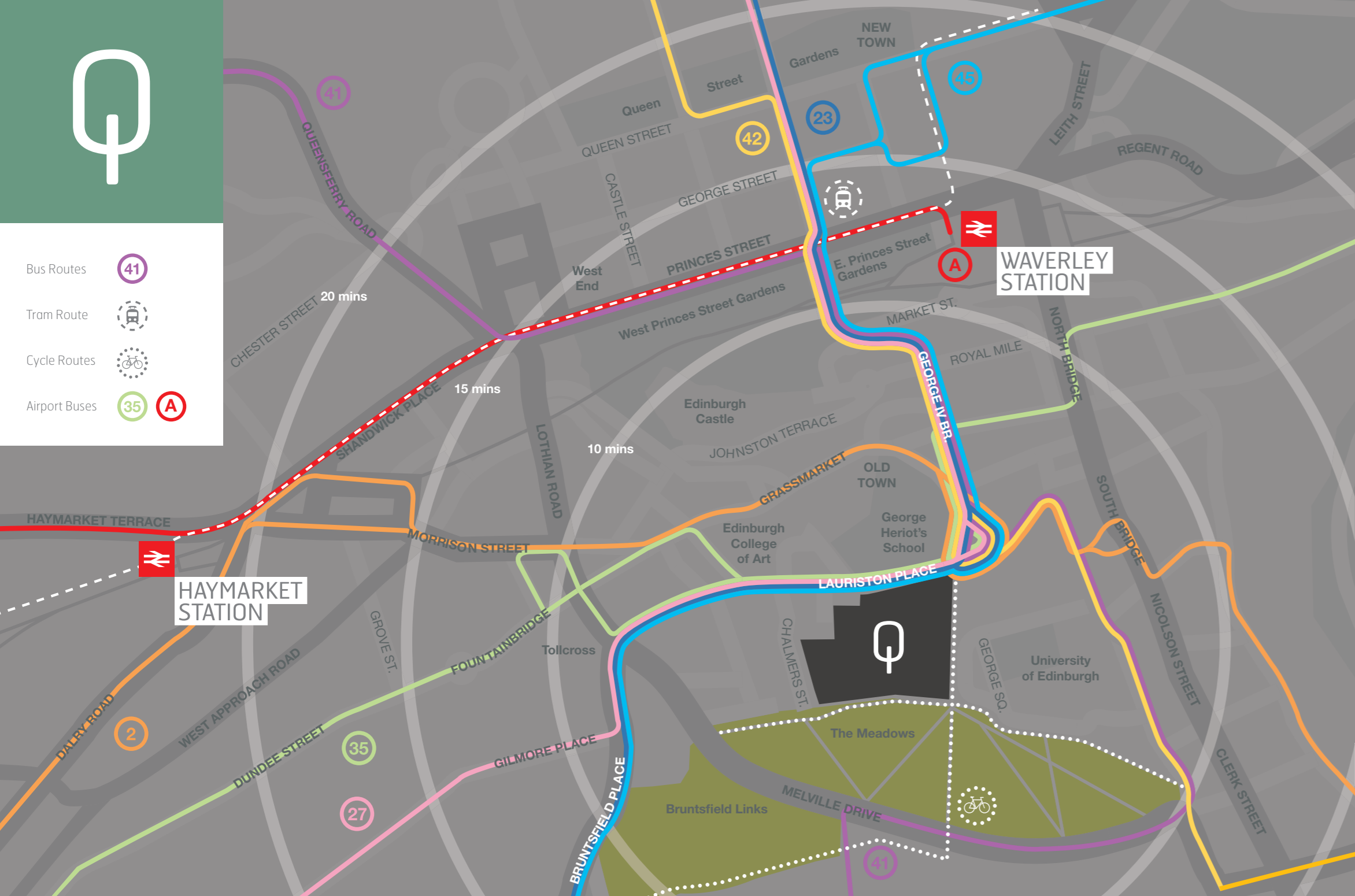
1 MIN



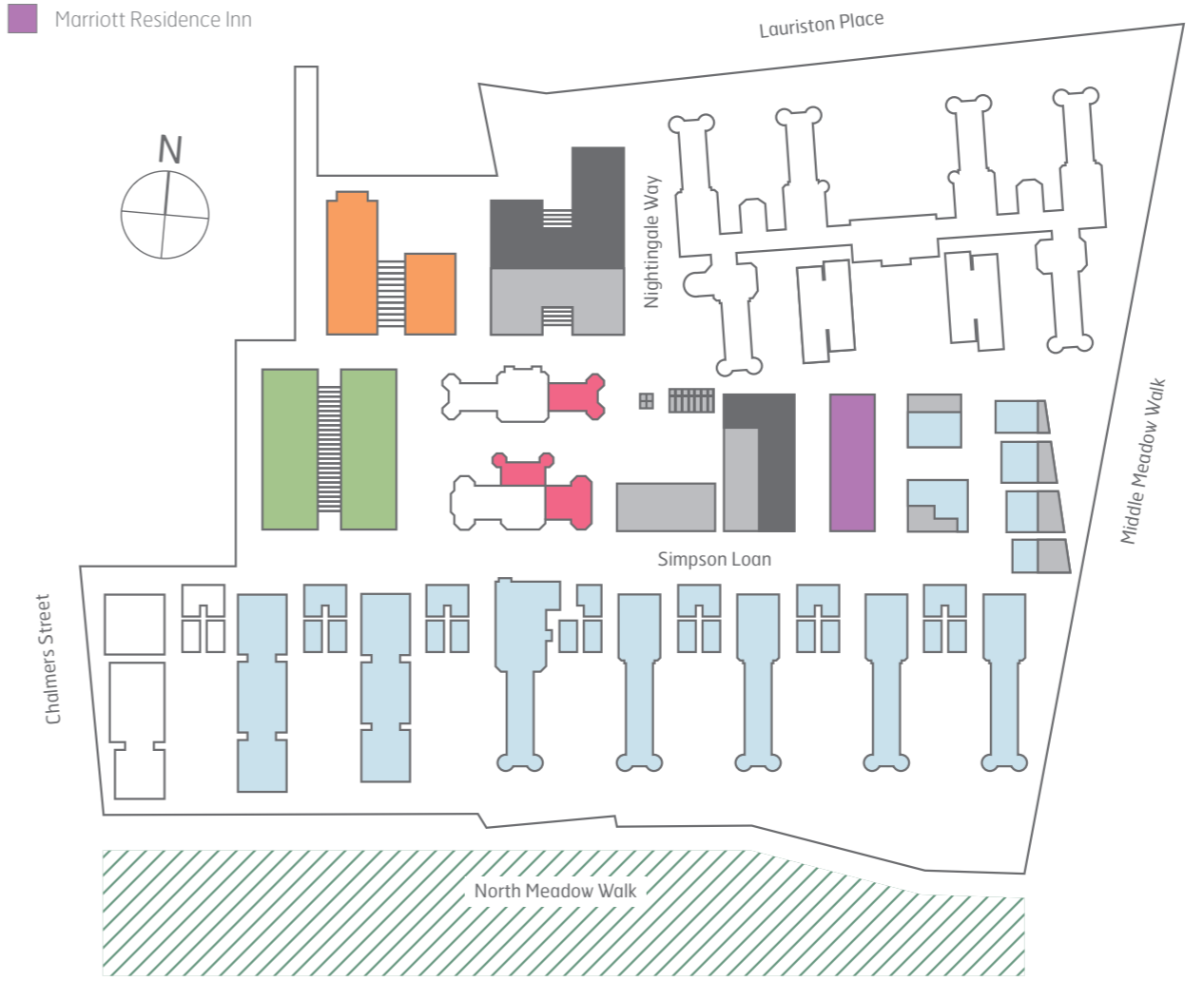
WHERE YOU ARE ALWAYS WELL CONNECTED



- Bus Routes
- Tram Route
- Cycle Routes
- Airport Buses



- Completed: Offices
- Completed: Retail, Leisure and Hotels
- Completed: Residential
- Future: Residential
- Future: Quatermile 4
- Future: Quatermile 3
- Future: Retail
- Marriott Residence Inn



QUARTERMILE WHO'S HERE

OFFICE

- FanDuel
- IBM
- Investec Wealth & Investment
- Maclay Murray & Spens LLP
- Mercer
- Morton Fraser Solicitors
- Skyscanner

RETAIL

- Edinburgh City Pads
- ENZO Bar Restaurant
- Fitness Chicks
- Hot Flame
- Looking Glass Books
- Nanyang
- Peter's Yard
- Pure Gym
- Sainsbury's Local
- Söderberg
- Starbucks Coffee



WHERE MORTON FRASER MAKES THE LEGAL PICTURE CLEAR



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



Ideally positioned to cultivate a healthy, balanced and motivated workforce.



Chris Harte, Chief Executive of Morton Fraser, explains why Quartermile was the right choice for their leading law firm.

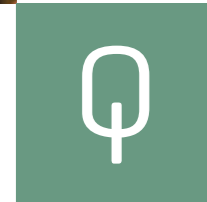
“Our decision to move our Edinburgh office to a new purpose-built location at Quartermile was an important landmark for Morton Fraser and enabled us to create a more open and innovative environment for the benefit of our people and our clients.

All of our working space is now open plan and this has been a great way of encouraging collaboration and team-working.

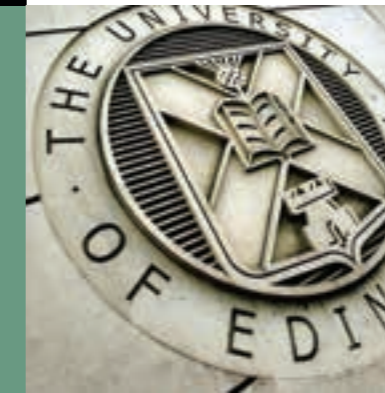
Consulting closely with the team at Quartermile allowed us to tailor the space we required to our needs. We incorporated our office fit out into the main contract which made our relocation as seamless as possible.

We were delighted to achieve our goal of moving over 200 people and all their workplace equipment into our new premises over one weekend. But it was also about brass tacks and the efficient space planning allowed us to take less space than the other options in our shortlist.

Five years on and we’re still enjoying all that the office and environment at Quartermile brings.”



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

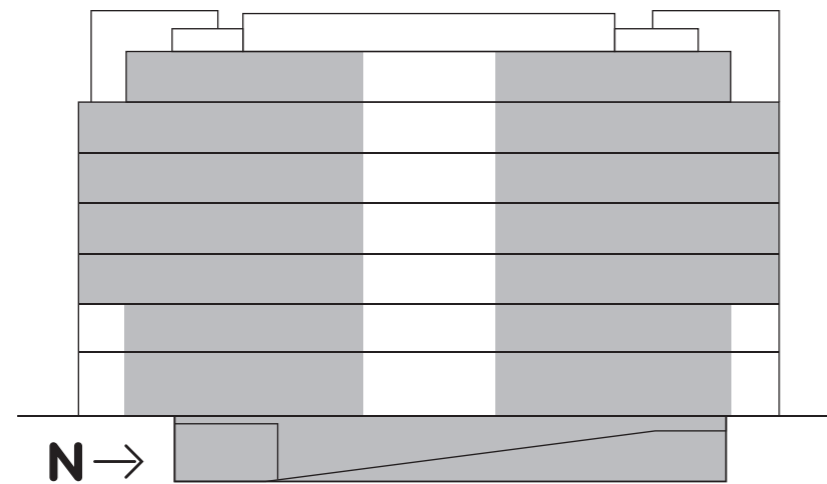
Source: Edinburgh People's Survey

Edinburgh is home to leading FTSE 100 companies including:



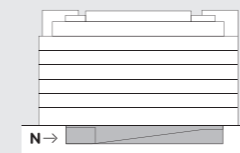
QUARTERMILE 4 FLOORPLANS

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



Level 6	13,423sqft	1,247m ²
Level 5	22,572sqft	2,097m ²
Level 4	22,572sqft	2,097m ²
Level 3	22,572sqft	2,097m ²
Level 2	22,572sqft	2,097m ²
Level 1	13,218sqft	1,228m ²
Level 0	11,679sqft	1,085m ²
Total	128,608sqft	11,948m²

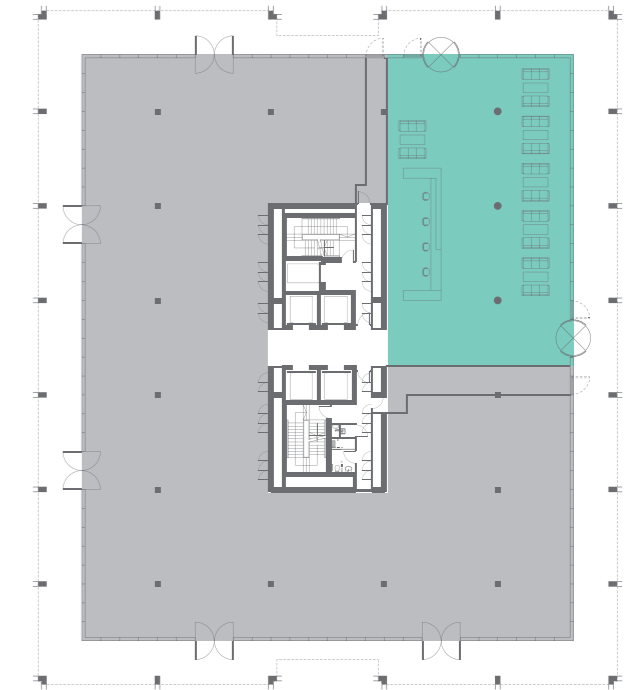
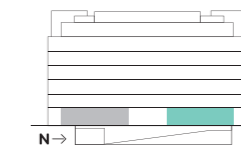
QUARTERMILE 4 CAR PARK UNDERGROUND



Underground Car Park	
Car spaces	26
Motorcycles spaces	4
Bike spaces	64
Car charge port	2

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

QUARTERMILE 4 GROUND FLOOR WITH RECEPTION

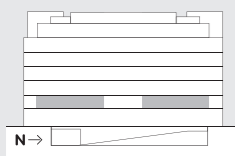


Net 11,679sqft 1,085m²

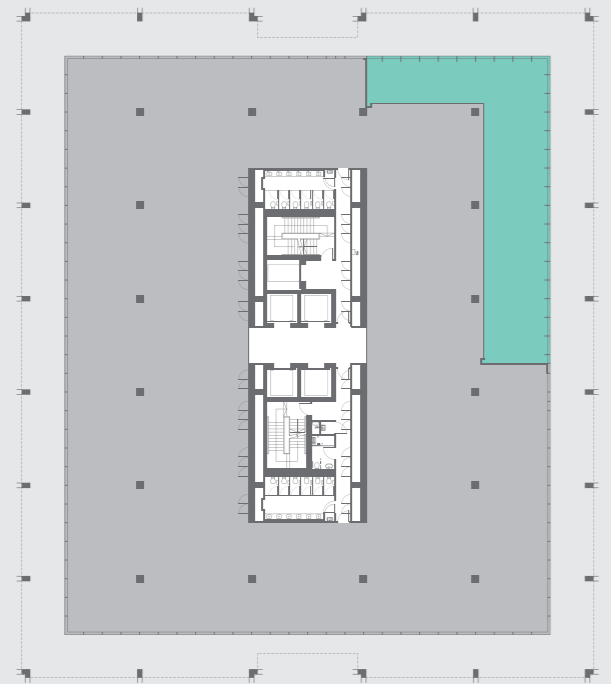
Retail

Reception

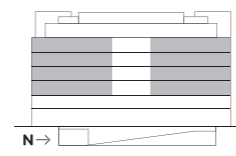
QUARTERMILE 4
FIRST
FLOOR



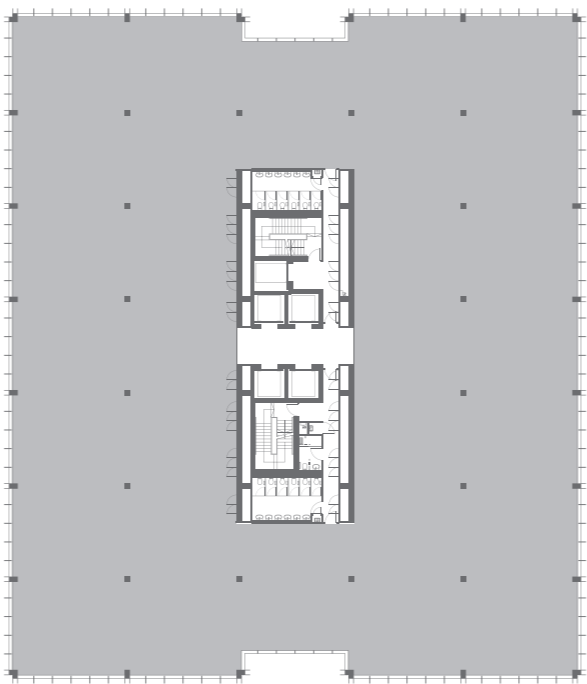
Net 13,218sqft 1,228m²



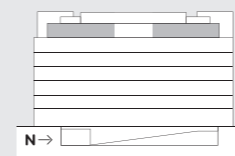
QUARTERMILE 4
SECOND TO
FIFTH FLOOR



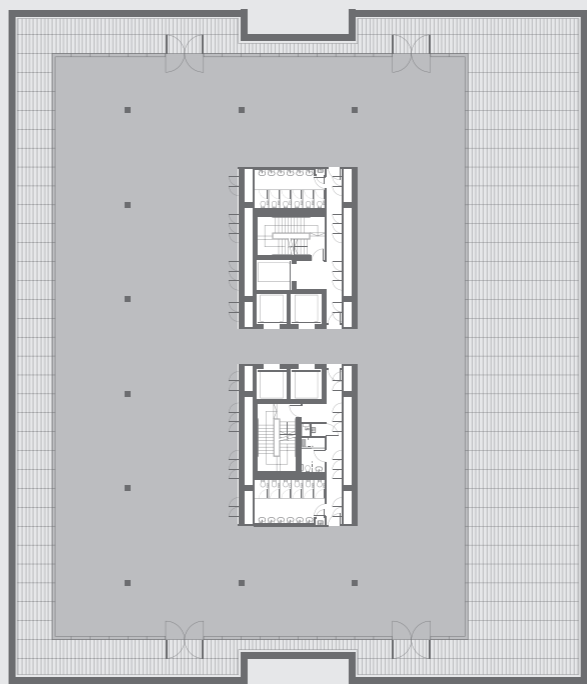
Net 22,572sqft 2,097m²



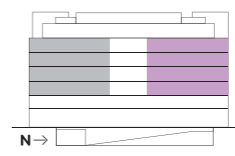
QUARTERMILE 4
SIXTH
FLOOR
WITH TERRACE



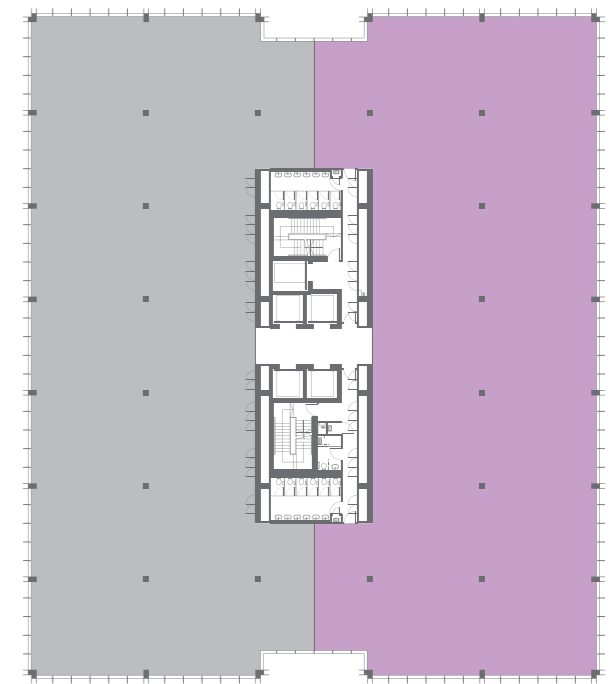
Net 13,423sqft 1,247m²



QUARTERMILE 4
SECOND TO
FIFTH FLOOR
TWO SPLIT TENANCY



Net 22,572sqft 2,097m²



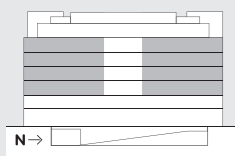
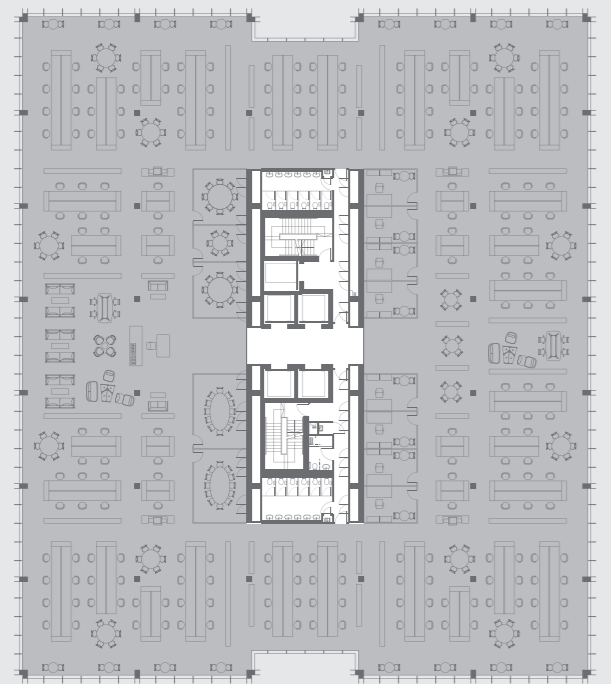
Tenant 1			
Area	11,098sqft	1,031m ²	
Offices	21		
Open Plan Desks	58		
Total Desks	79		
Density	99sqft pp	9.2m ² pp	

pp = per person

Tenant 2			
Area	11,259sqft	1,046m ²	
Offices	0		
Open Plan Desks	28		
Total Desks	128		
Density	87sqft pp	8.1m ² pp	

Shared Area 129sqft 12m²

QUARTERMILE 4
SECOND TO
FIFTH FLOOR
LOW DENSITY

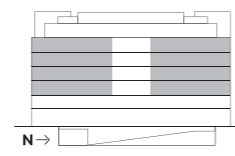
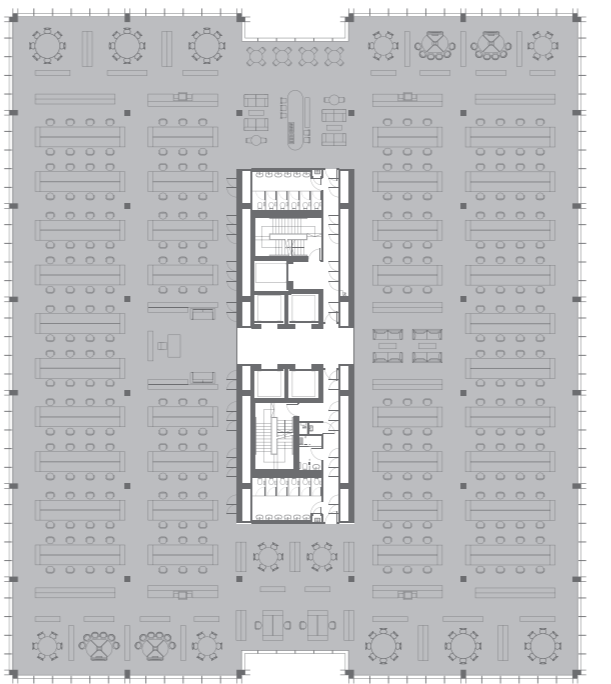


Net 22,572sqft 2,097m²

Low Density	
Total Desks	212
Open Plan Desks	204
Offices	8
Net	22,561sqft 2,096m ²
Gross	25,467sqft 2,366m ²
Density	108sqft pp 10m ² pp

pp = per person

QUARTERMILE 4
SECOND TO
FIFTH FLOOR
HIGH DENSITY



Net 22,572sqft 2,097m²

High Density	
Total Desks	260
Open Plan Desks	260
Offices	0
Net	22,561sqft 2,096m ²
Gross	25,467sqft 2,366m ²
Density	86sqft pp 8m ² pp

pp = per person





SPECIFICATION

Each of Quatermile'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
- 22,572sqft flexible floorplates
- Allows for subdivision of space
- Highly efficient planning grids
- Generous finished floor to ceiling height of 2.75m on typical floors; 3.75m on ground floor
- Raised floor with 110cm 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, whole floor or multiple floors

DESIGN

- Glazed floor to ceiling windows offering light filled spaces
- Roof top terraces with stunning city views
- 4 x 21 person energy efficient lifts, speed 1.64m/s
- Separate 1,600kg goods lift
- Full DDA compliance throughout
- Automatic building management system for energy efficient systems control
- LED lighting

POWER AND TELECOMMUNICATIONS

- 1.5MVA installed HV capacity to feed the building as well as secondary power feed for essential services
- Designated space on the roof to install tenant plant
- Provision for separate BT and Virgin communications feeds to the building

FLOOR LOADING

- BCO compliant floor loading of 4+1kN/m² plus 5% at 7.5kN/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

- 26 basement car parking spaces, 64 cycle spaces and 4 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 'A'
- BREEM rating of 'Very Good' under 2011 regulations
- Low carbon energy technology
- 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. CGIs © Nigel Young/Foster + Partners.

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

A PLEASURE DOING BUSINESS



Developed by Quartermile Management Services, the company brings to Quartermile its extensive expertise of large, mixed-use and regeneration schemes. Quartermile Management Services 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 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.

qmile4.com

FOR FURTHER INFORMATION

CBRE

CBRE
7 Castle Street
Edinburgh
EH2 3AH

+44 (0)131 469 7666
stewart.taylor@cbre.com
www.cbre.co.uk

MONTAGU EVANS

Montagu Evans
Exchange Tower
19 Canning Street
Edinburgh
EH3 8EG

+44 (0)131 229 3800
mike.irvine@montagu-evans.co.uk
www.montagu-evans.co.uk



Q

qmile.com

CBRE

CBRE
7 Castle Street
Edinburgh
EH2 3AH
T: +44 (0)131 469 7666
www.cbre.co.uk

**MONTAGU
EVANS** 

Montagu Evans
Exchange Tower
19 Canning Street
Edinburgh
EH3 8EG
T: +44 (0)131 229 3800
www.montagu-evans.co.uk