



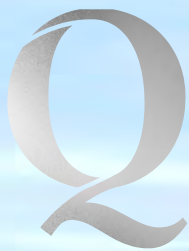
QUARTERMILE TWO

2 LISTER SQUARE
EDINBURGH | EH3 9GL

37,135 sq. ft over 4 floors

WWW.QUARTERMILETWO.CO.UK

PRIME GRADE A OFFICES
WITH DIRECT ACCESS TO
OUTSTANDING GREEN SPACE



*Exchange
District*


*Edinburgh
Waverley*

*The University
of Edinburgh*

THE MEADOWS



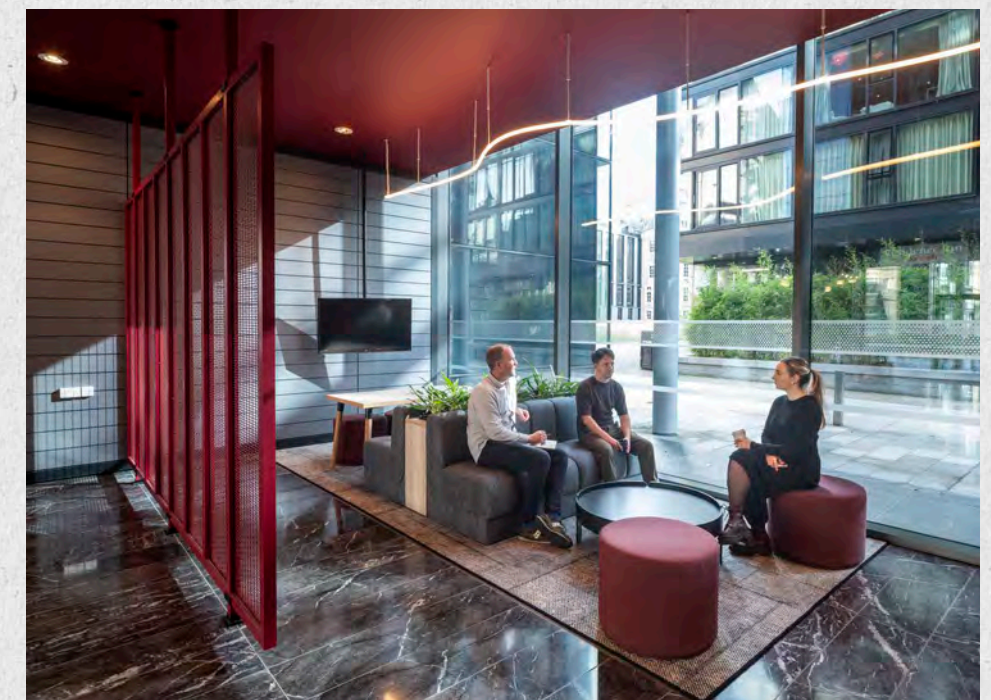
ONE OF EDINBURGH'S
MOST DISTINCTIVE
OFFICE BUILDINGS





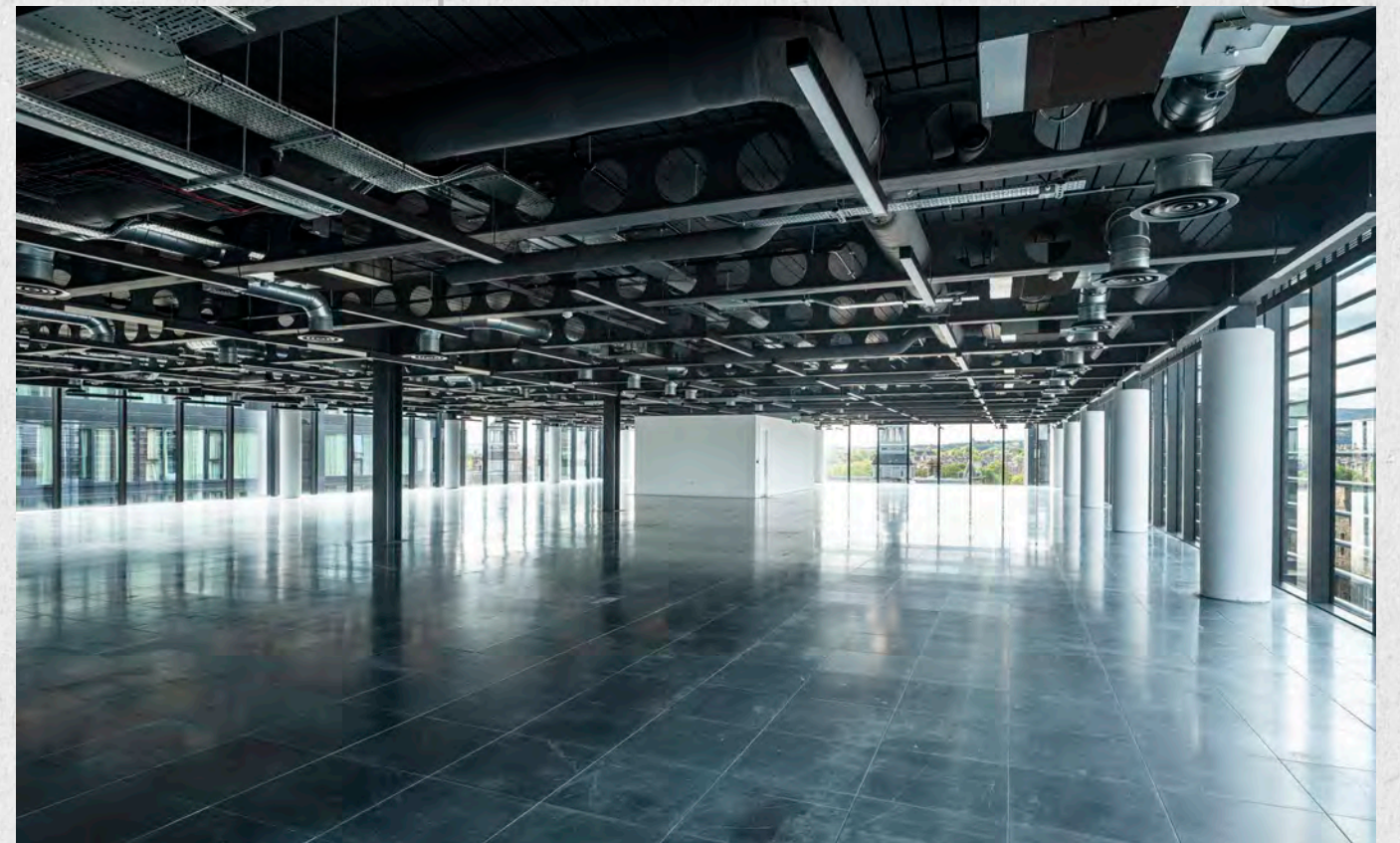
WORKSPACE REDESIGNED...

The striking glass and steel Fosters + Partners designed office building has recently undergone a comprehensive refurbishment and provides re-designed sustainable office space with best in class wellness facilities including new showers, drying lockers and secure bicycle storage directly adjacent to the refurbished reception area.



GREEN SPACES – GREEN PLACES

All available floors at Quatermile Two provide exceptionally efficient floor plates and have been refurbished to the highest quality. An environmental management system has been introduced with a programme of energy saving improvements.



SPECIFIED TO DELIVER THE BEST WORKING ENVIRONMENT



Available suites have been refurbished on an "all electric basis"



Flexible open plan office accommodation



Floor to ceiling height (raised floor to underside of beam) is 3.7m



New VRF M&E throughout



Raised access floor with 110mm clear void



Very Good BREEAM rating



Energy Performance Certificate (EPC) – target A+



Dedicated unisex accessible WCs and new shower facilities at ground floor level



7 car parking spaces in the basement car park with further spaces available via the operator



New cycle store at ground floor level



Spectacular balcony feature on 6th floor

SPACE TO WORK,
THAT WORKS
FOR YOU.

FLOOR	SQ M	SQ FT
3 rd Floor	940.33	10,122
4 th Floor	940.33	10,122
5 th Floor	940.33	10,122
6 th Floor	628.84	6,769
TOTAL	3,449.83	37,135

KEY:

OFFICE

CYCLE STORAGE /LOCKERS

RECEPTION

STAIRS/CORRIDOR

WC/SHOWERS

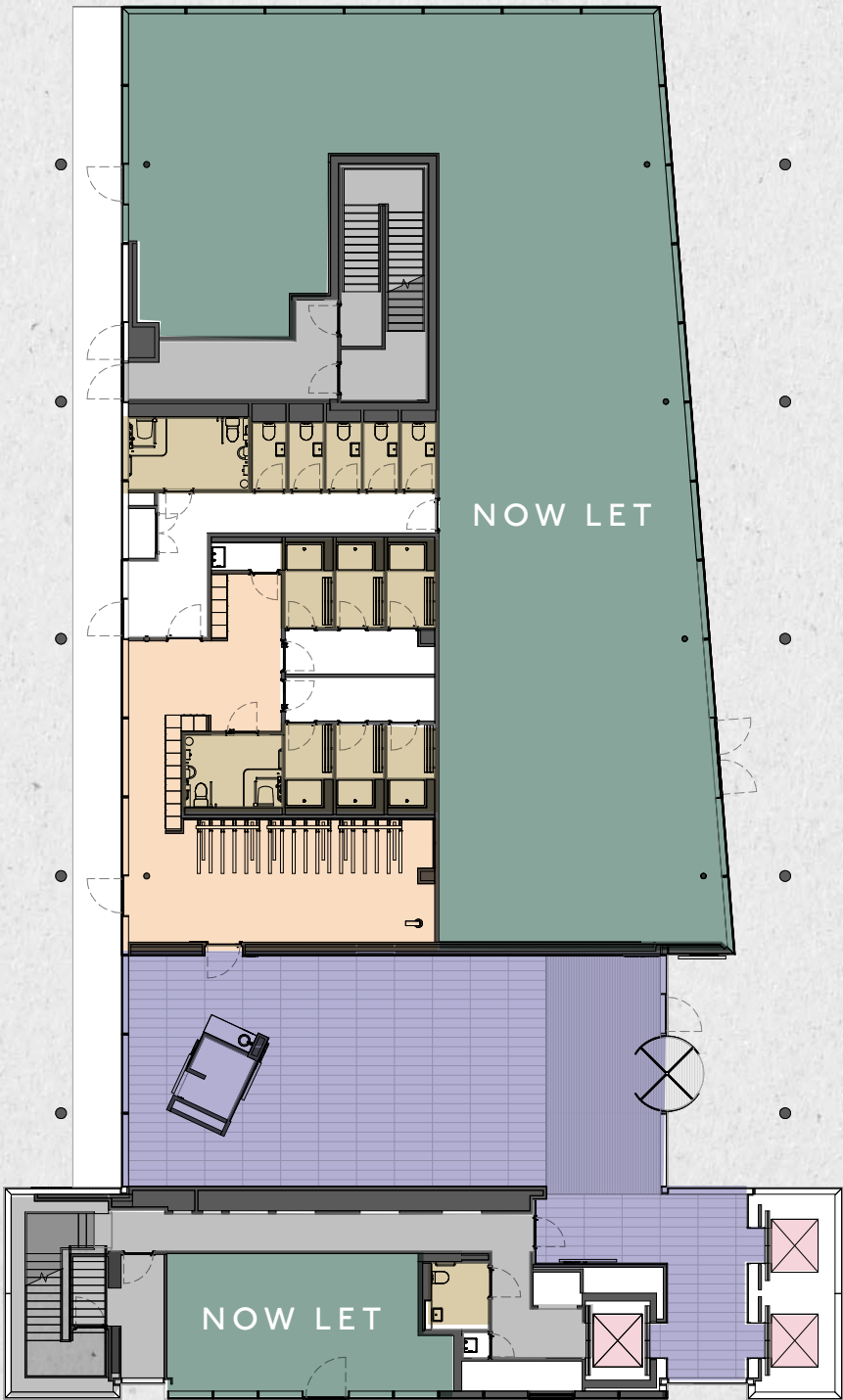
LIFT

MEETING SPACE

COMMON AREA

FLOOR PLAN

GROUND FLOOR
3,337SQ FT (310.00 SQ M)

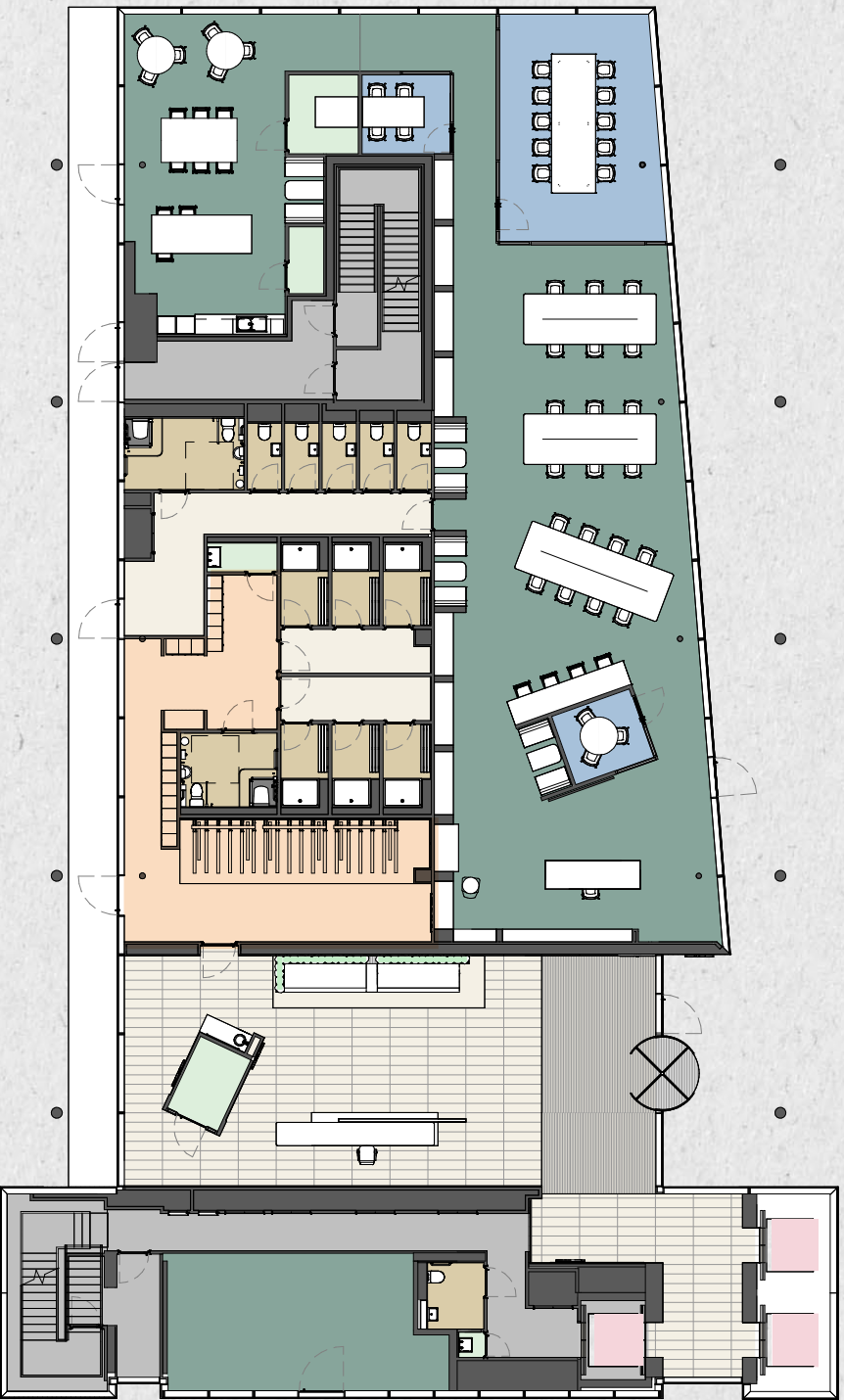


SPACE PLAN

GROUND FLOOR
3,337SQ FT (310.00 SQ M)

Number of desks – 20

Number of enclosed meeting rooms - 3



SPATIAL PLANS

KEY:

OFFICE

CYCLE STORAGE / LOCKERS

RECEPTION

STAIRS/CORRIDOR

WC / SHOWERS

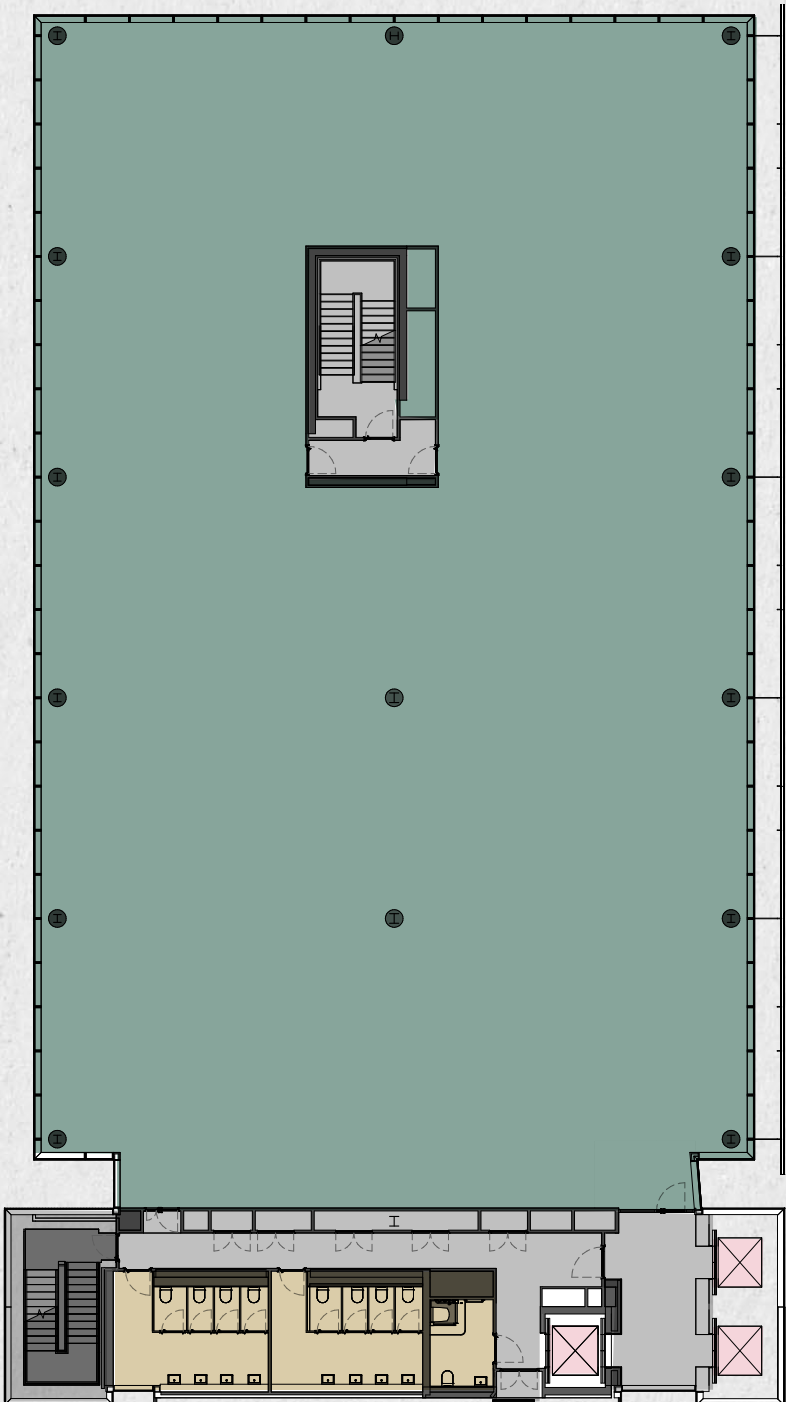
LIFT

MEETING SPACE

COMMON AREA

FLOOR PLAN

3rd - 5TH FLOOR
10,122 SQ FT (940.33 SQ M)

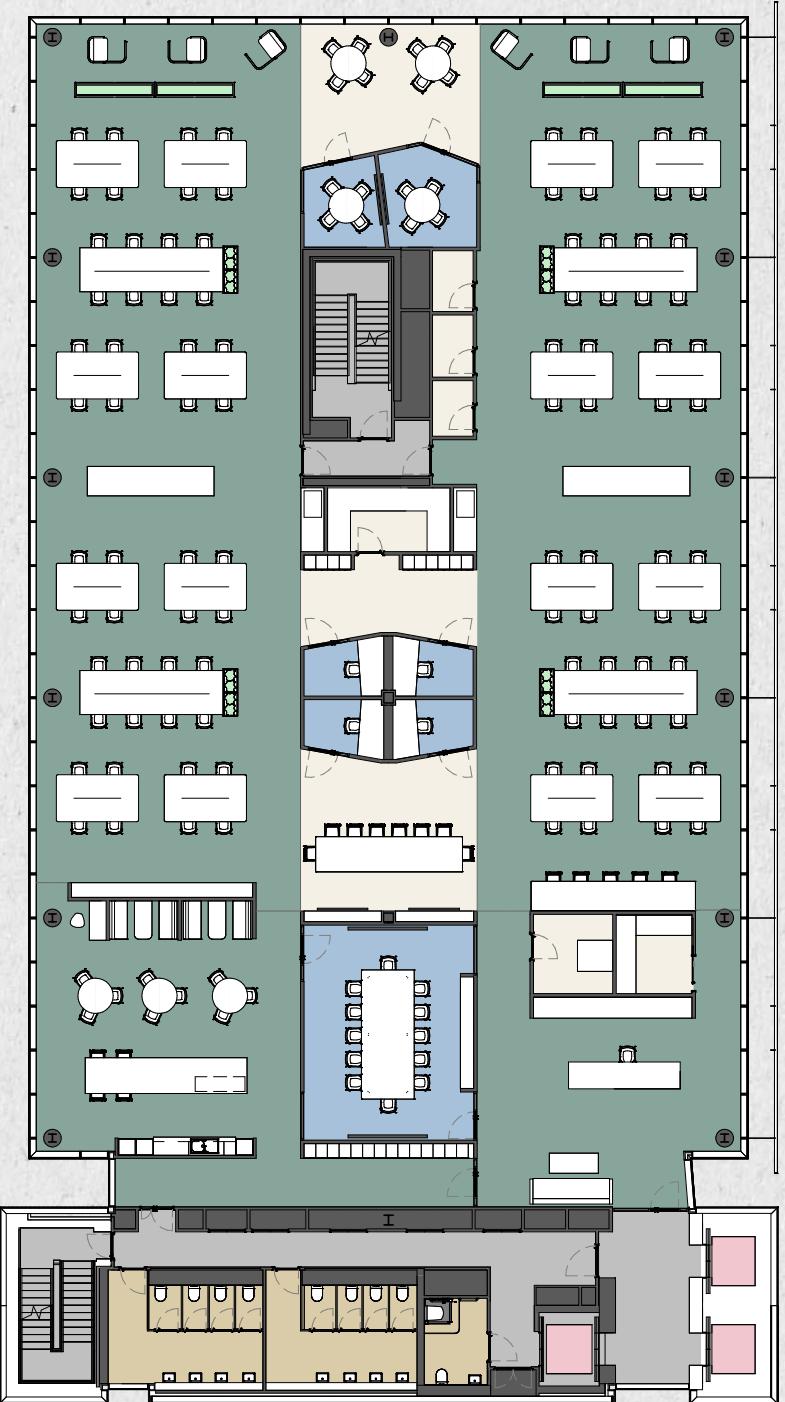


SPACE PLAN

3rd - 5TH FLOOR
10,122 SQ FT (940.33 SQ M)

Number of desks – 96

Number of enclosed meeting rooms – 7



SPATIAL PLANS

KEY:

OFFICE

CYCLE STORAGE / LOCKERS

RECEPTION

STAIRS/CORRIDOR

WC / SHOWERS

LIFT

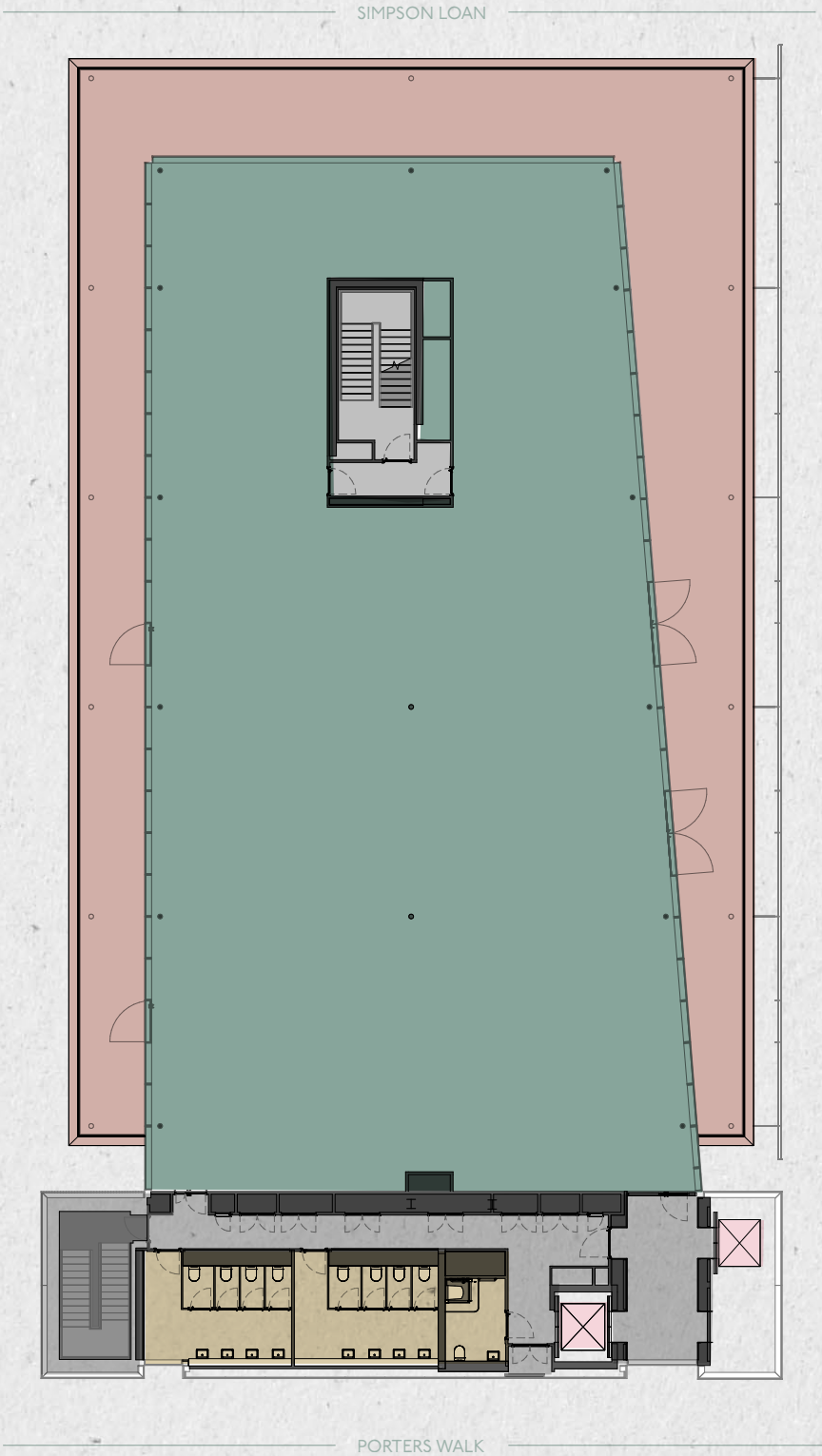
MEETING SPACE

COMMON AREA

ROOF TERRACE

FLOOR PLAN

6TH FLOOR
6,769 SQ FT (628.84 SQ M)

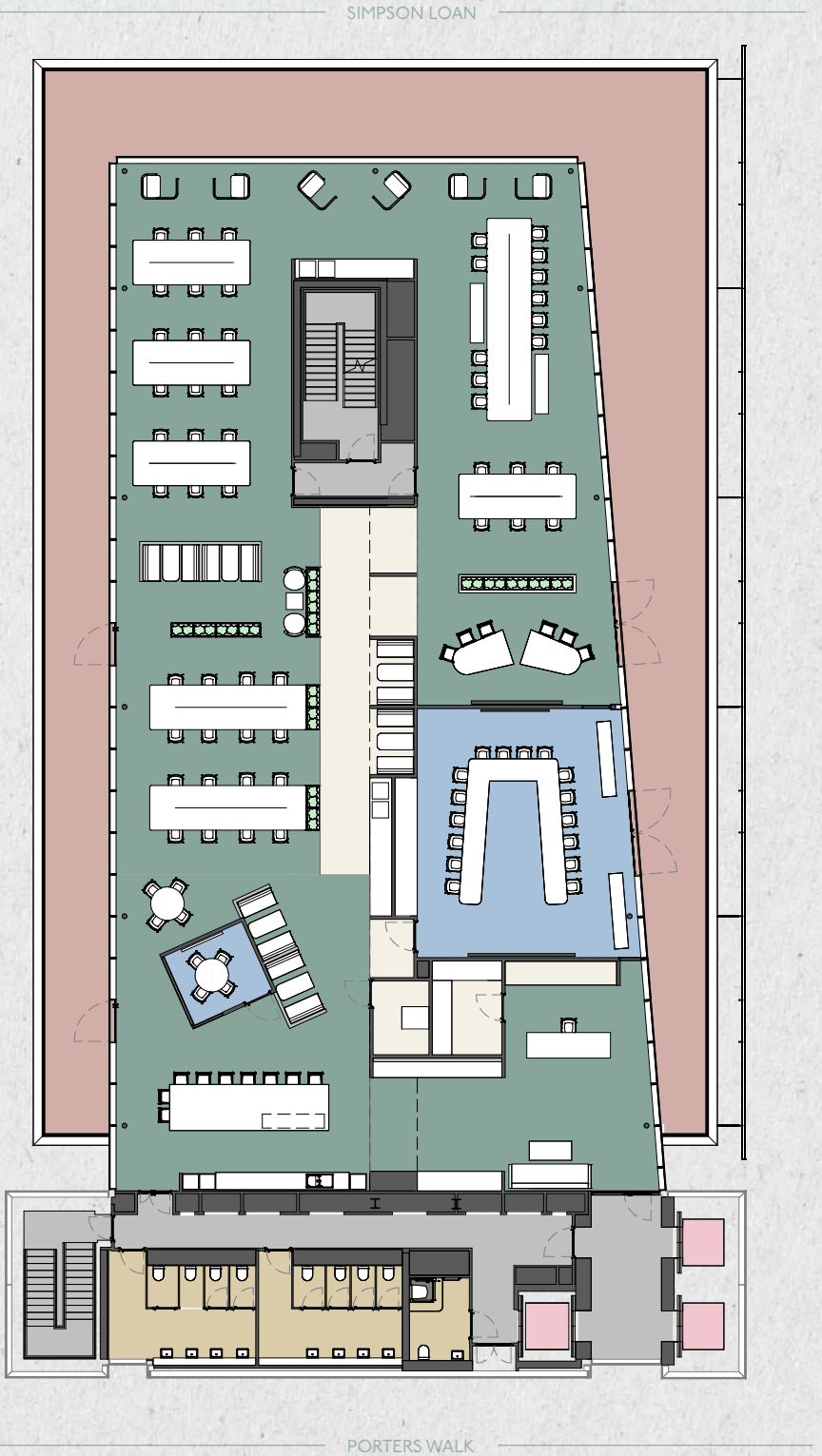


SPACE PLAN

6TH FLOOR
6,769 SQ FT (628.84 SQ M)

Number of desks – 40

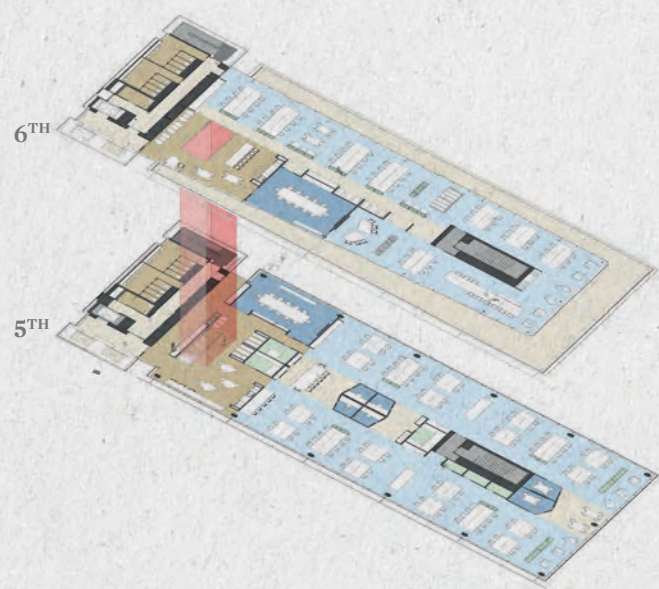
Number of enclosed meeting rooms - 2



SPATIAL PLANS

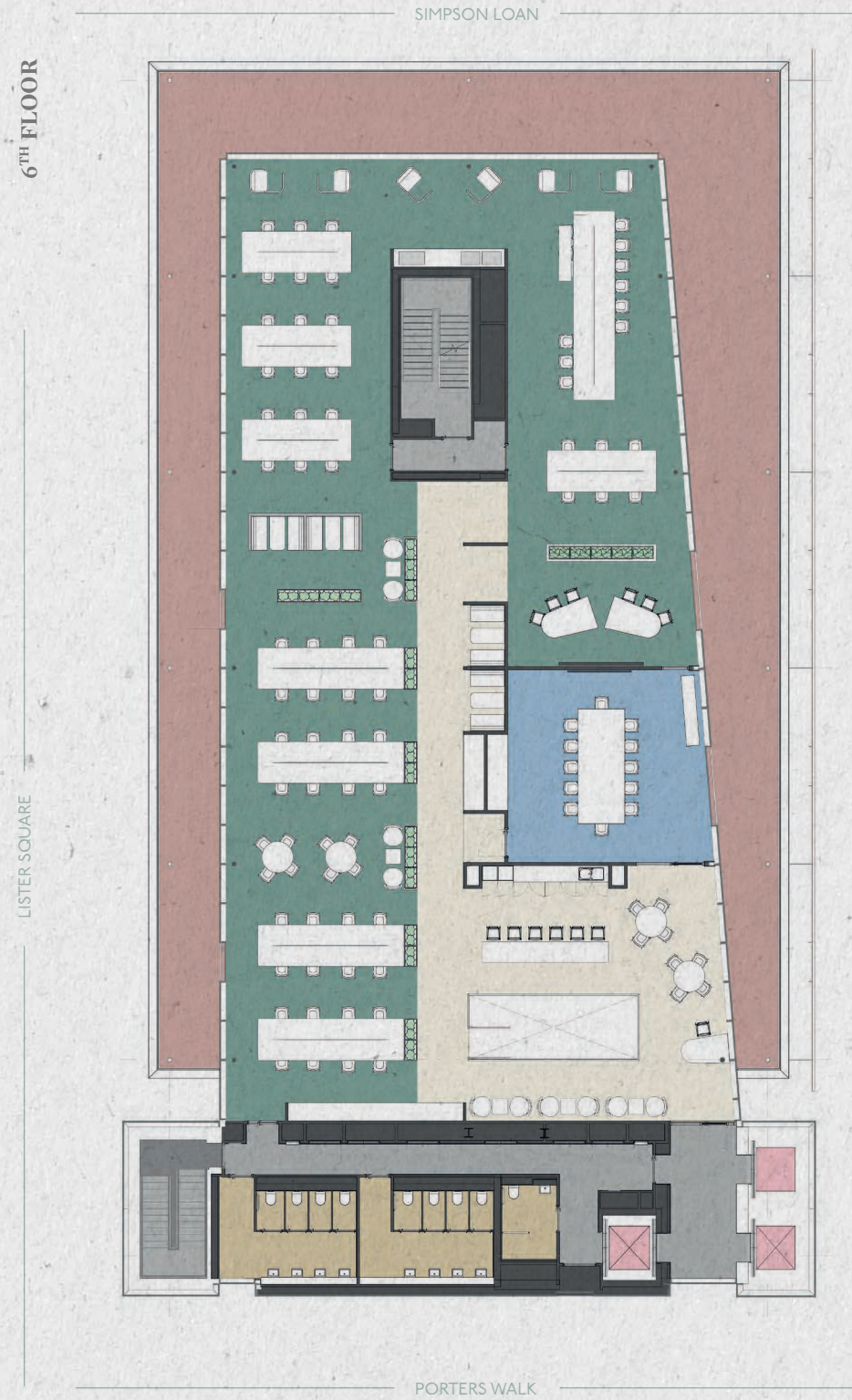
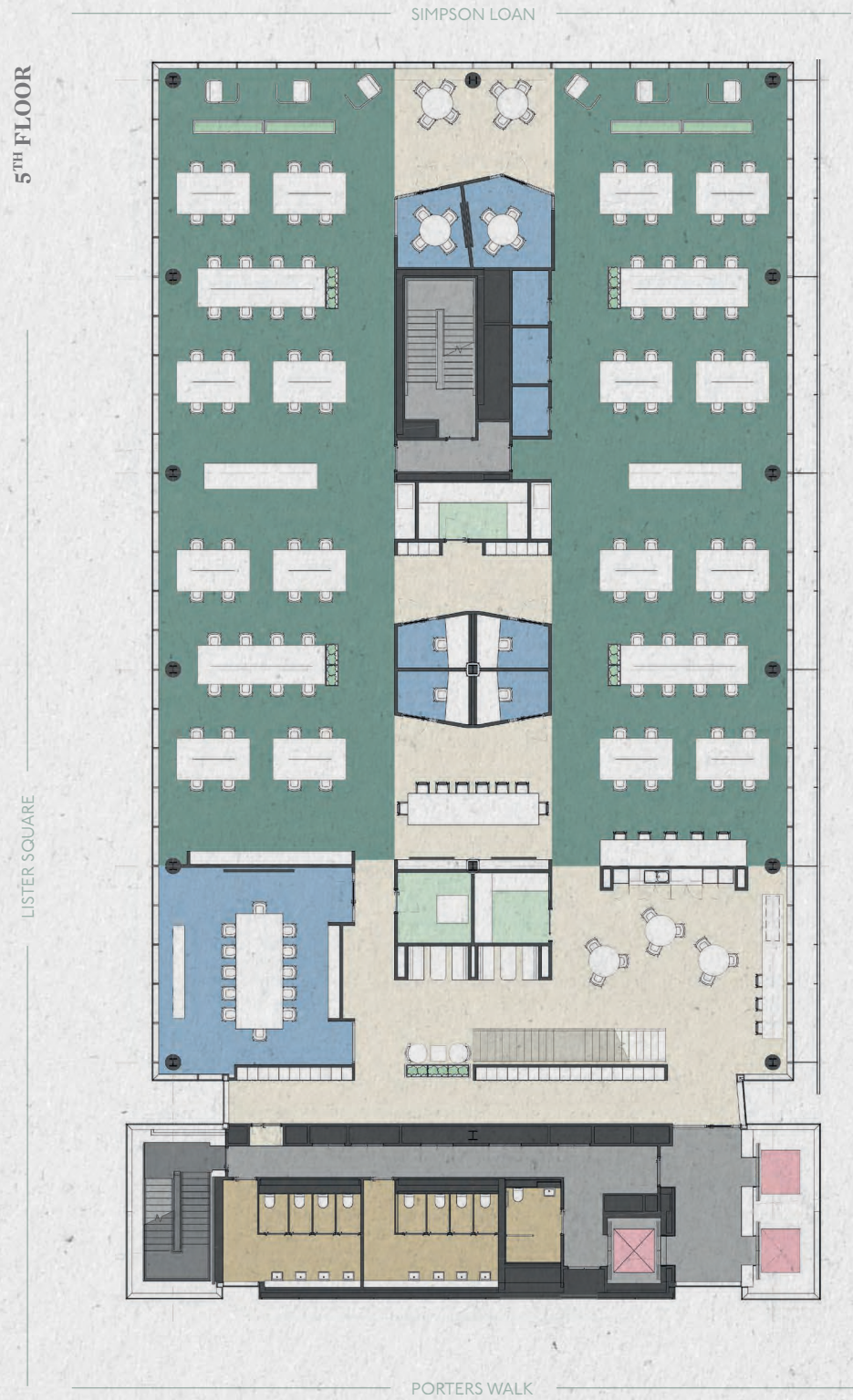
5TH & 6th FLOOR LINKED

16,891 SQ FT (1569.22 SQ M)
Number of desks combined- 152
Number of combined enclosed meeting rooms - 11



There are opportunities to interconnect floors through the insertion of a new internal stair, promoting activity, connections and social interaction between both levels.

KEY:		
OFFICE	STAIRS/CORRIDOR	MEETING SPACE
CYCLE STORAGE /LOCKERS	WC/SHOWERS	COMMON AREA
RECEPTION	LIFT	ROOF TERRACE



THE HEART & LUNGS OF THE CAPITAL

The Meadows, just a couple of minutes from Quatermile Two, provides acres of open parkland.



A place to relax and unwind - enjoy walking through the traffic free, tree lined pathways.

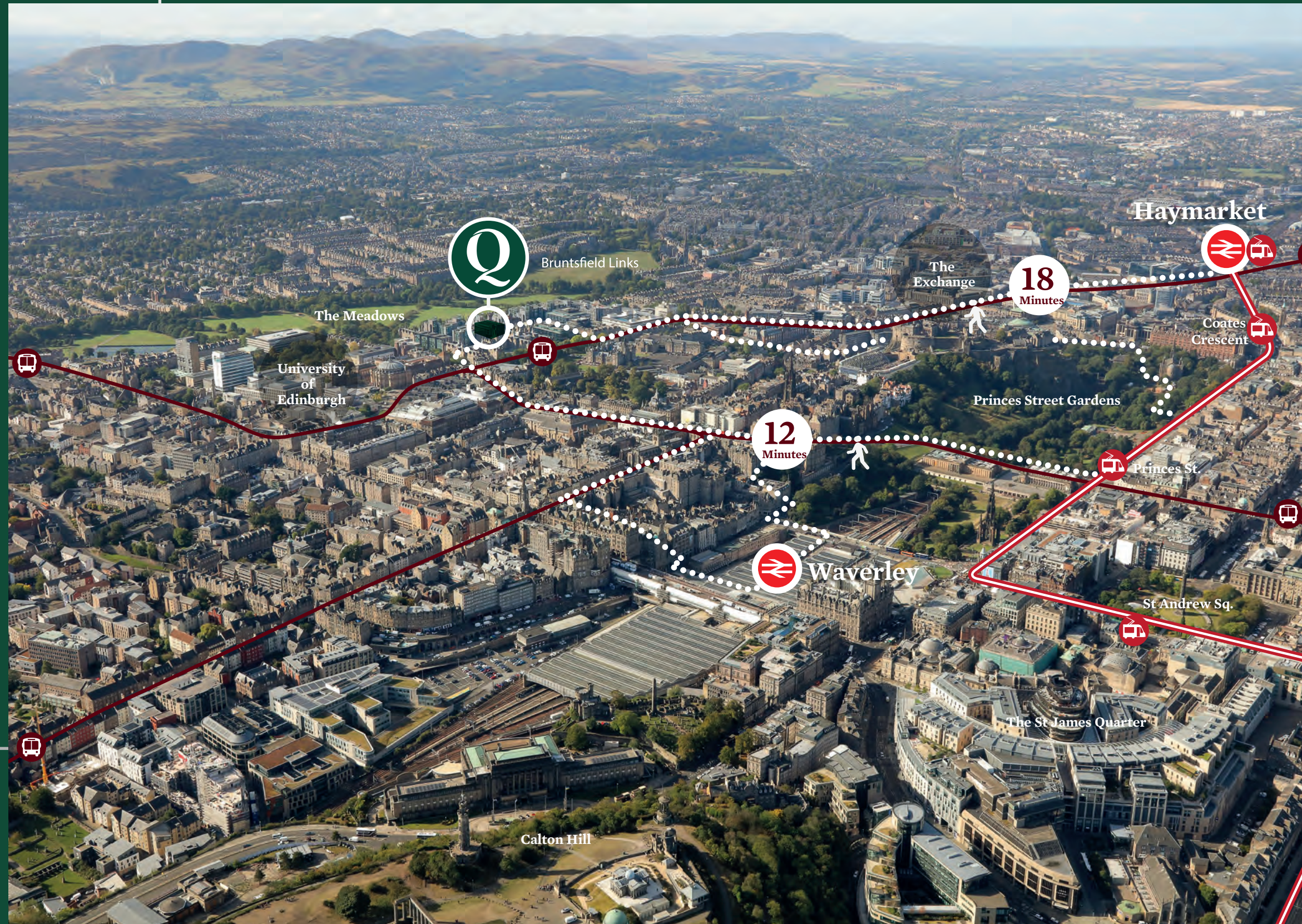


For the more active, use it as part of your daily exercise routine or use the sports facilities including tennis courts, recreational sports pitches and even a croquet club.

Enjoy an outdoor break from the office, pick up a bite to eat or drink 'en route' from Peter's Yard, Soderberg, Starbucks or café Nero -all located within the Quatermile.

WELL CONNECTED

Edinburgh is a walkable city with continuing investment into high quality public transport, cycling networks and pedestrian friendly routes. Edinburgh therefore benefits from excellent connectivity locally, nationally and internationally thanks to a world class transport infrastructure.



WHERE PAST & FUTURE MEET

Quartermile Two forms part of the outstanding Quartermile development on Lauriston Place backing on to Edinburgh's famous Meadows.

The Old Town, Princes Street and Exchange District are all within a short walk. Furthermore, The University of Edinburgh has fully restored the Old Infirmary of Edinburgh which sits within the Quartermile development and is adjacent to Quartermile Two. This Category-A listed landmark is home to the Futures Institute and provides 21,300 sq.m of diverse accommodation. Uses include teaching and event space, lecture halls, meeting rooms and work hubs. The restoration also includes a new public piazza, generous multi-functional spaces for events, festivals and major lectures, outdoor spaces and a café.



96.5%

Edinburgh University is a fantastic source of graduate talent for employers in the city; indeed six months after graduating, 96.5% of its students are in employment or postgraduate study and it is one of the UK's leading universities targeted for recruitment.

Source: ed.ac.uk



1bn

Key technology companies such as Skyscanner, Rockstar North, Cirrus logic and Computershare have made Edinburgh their home. These companies, and many more, have made technology one of the fastest growing sectors with a GVA of £1bn.



£500BN

Edinburgh is the UK's largest regional financial centre with £500bn of assets under management. The city is home to over 30 operational banks and is headquarters to major financial institutions such as abrdn, Baillie Gifford, NatWest Group and Martin Currie.

16TH

In 2023 The University of Edinburgh was 16th out of 1,200 universities in the QS World University rankings. The growing university population is testament to the city as a prestigious, globally recognised place to study. Edinburgh's workforce is one of the most highly educated cities in the UK with 55% holding a degree or professional qualification.



9%

Edinburgh is one of the UK's fastest growing cities. From 2010 - 2020 the population of Edinburgh grew by 12.3%. The population is forecast to grow a further 9% by 2030.



IT'S ALL IN THE QUARTERMILE

Quatermile Two offers occupiers easy access to many of the services and amenities you need and expect. It's a great place to meet for breakfast, lunch or a drink or dinner after work.





QUARTERMILE TWO

WWW.QUARTERMILETWO.CO.UK

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