

145

MORRISON STREET

**100% ELECTRIC**  
ENERGY EFFICIENT



—  
**CREATE A  
STUNNING  
FIRST  
IMPRESSION**  
—

**INSPIRING, FLEXIBLE, AND FLOODED  
WITH NATURAL LIGHT.**

145 Morrison Street is a Grade A office building with a striking contemporary design offering occupiers the opportunity to enhance their business profile. The primary frontage is a mixture of floor to ceiling curtain walling and high quality cladding with feature staircase. The four storey canopy provides a statement entrance. A sculpted reception desk and vibrant colour create a stunning first impression.

 **PLAY VIDEO**

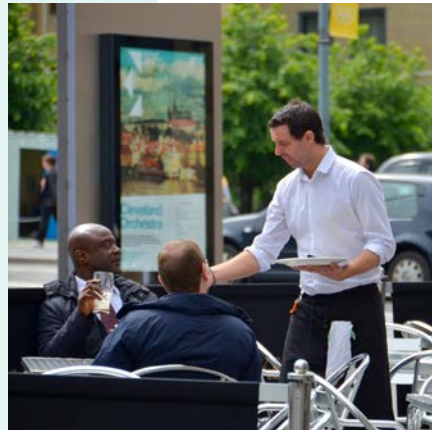
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26,894 SQFT  
OF FLEXIBLE  
AND EFFICIENT  
OFFICE SPACE

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### 3 MINUTE WALK FROM HAYMARKET TRAIN STATION



## A WEALTH OF TRANSPORT LINKS, AN ARRAY OF AMENITIES

Morrison Street benefits from easy access to Haymarket rail station, considered by many to be the main business station serving central Edinburgh. Over 4 million commuters per year use Haymarket rail station and it is the fourth busiest railway station in Scotland. Haymarket rail station has undergone a comprehensive refurbishment and is now fully operational.

In addition, there are over 15 bus routes serving Haymarket. The Airport bus leaves every 10 minutes and the Tram runs through Haymarket connecting the city centre with the airport. As well as public transport connections, several arterial roads merge at Haymarket making it the primary gateway to Edinburgh for the majority of commuters.





### 145 MORRISON STREET

Morrison Street is one of Edinburgh’s principal business locations, connecting Haymarket rail station and tram halt with the heart of the Exchange office district. 145 is centrally located on Morrison Street with nearby occupiers including Scottish Widows, Brewin Dolphin, Green Investment Bank, Franklin Templeton Investments and numerous others.

The area is set for further growth with the nearby £350m development, [www.haymarketedinburgh.com](http://www.haymarketedinburgh.com), set to complete in 2023. This will be a world class, Fosters designed, office and leisure development which has already attracted Baillie Gifford, Deloitte, Shoosmiths, Dentons, Capricorn Energy and Shepherd & Wedderburn. There is a total of 40,000 sqft of retail and leisure units forming part of the development and a new 4 star 362 bedroomed hotel.



# SPECIFICATION

An impressive reception with floor to ceiling glazing facing Morrison Street, ceramic tiled floor and DDA compliant reception desk

100% electric

Comfort cooling utilising heat recovery VRF recessed units. Each floor is designed to allow full tenant control

110mm metal decked raised access floor

High quality perforated metal ceiling tiles incorporating high frequency fluorescent luminaires

BREEAM rating "Very Good"

EPC Rating "B"

Ladies, gents, accessible toilets and shower facilities on each floor

CCTV covering the perimeter of the building and reception

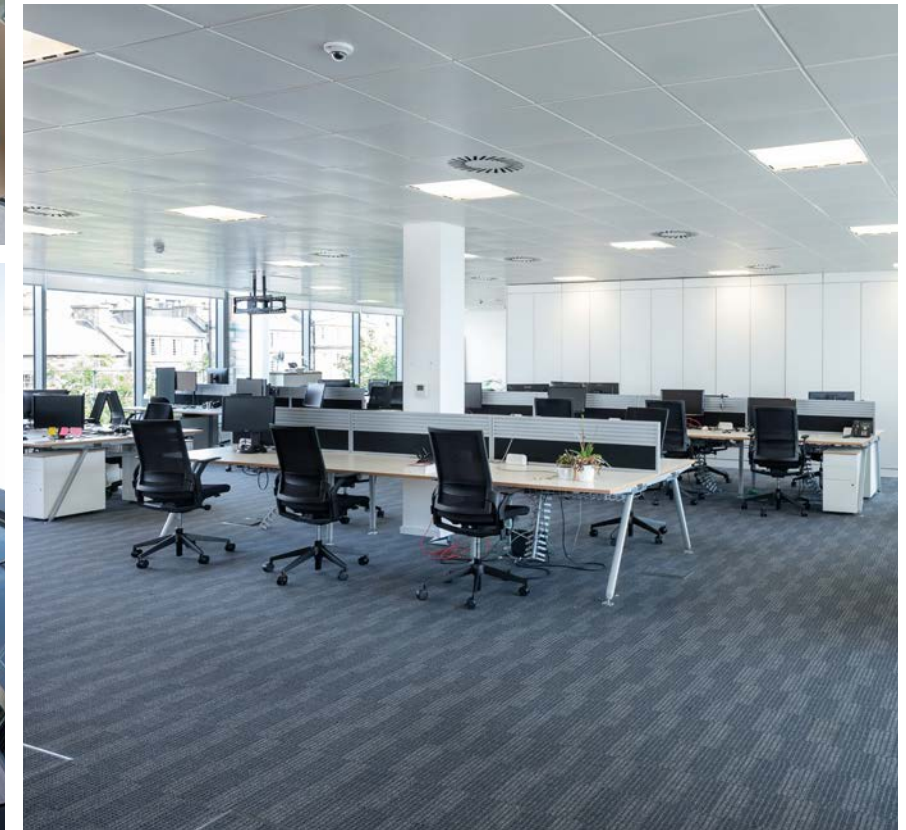
Minimum 2.7m floor to ceiling height in all office areas with circa 3m floor to ceiling height at Ground Floor Level

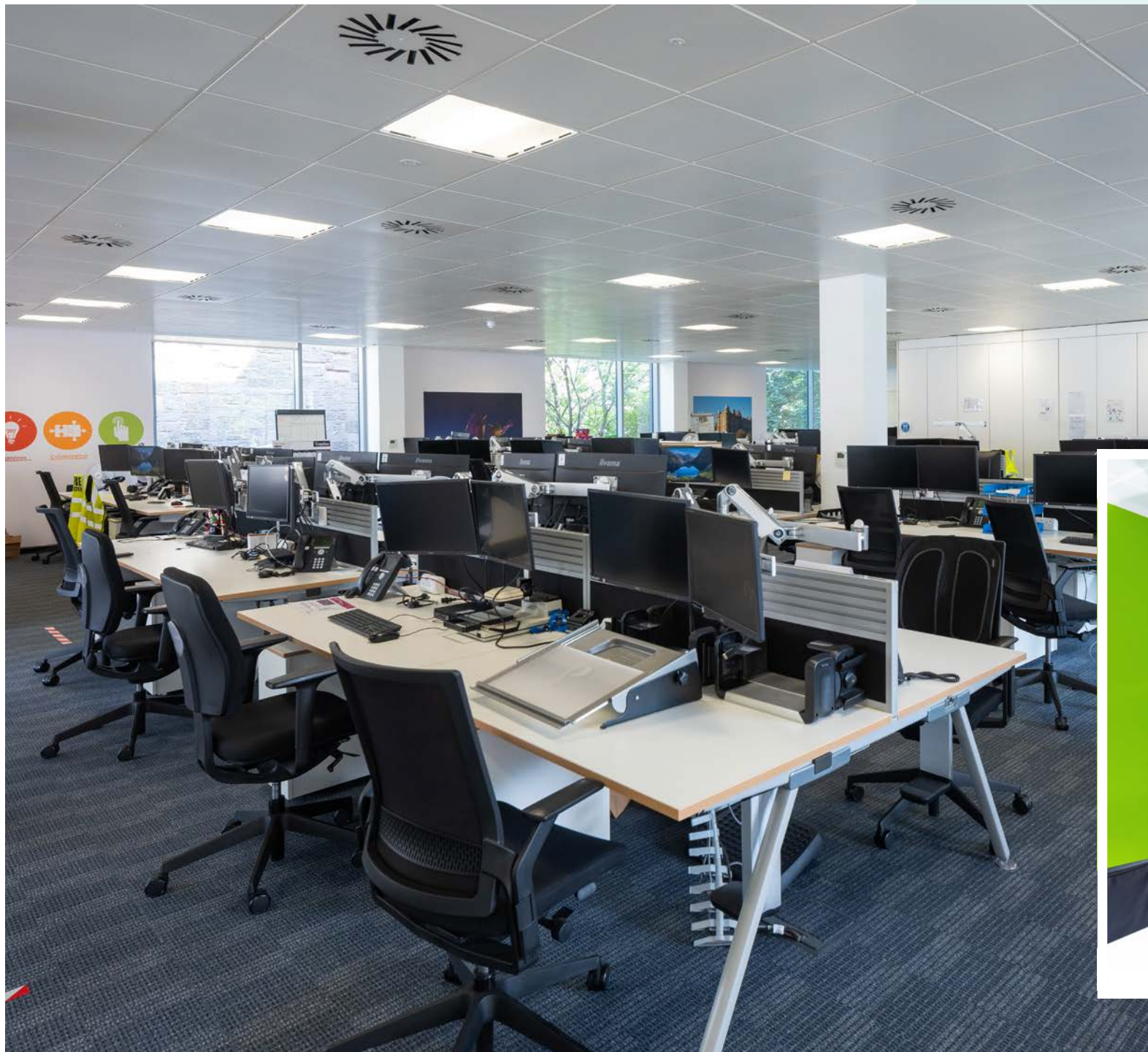
1 x 10 person energy efficient DDA compliant lift serving all floors

Building energy management system, ensuring efficient use of heating/cooling and lighting systems

Efficient, open plan office accommodation maximising tenant space planning options

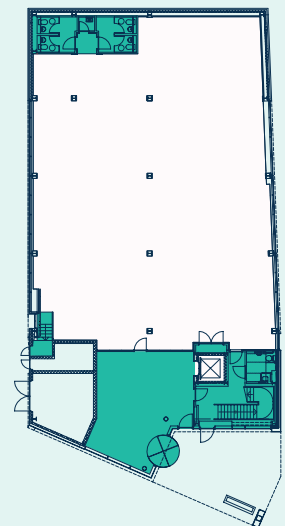
Floor loadings 3.5KN per Sq M plus 1KN per Sq M





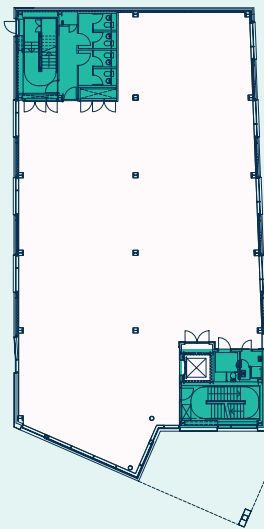
TENANCY  
EFFICIENCY  
RATING OF 89%  
(EXCELLENT)





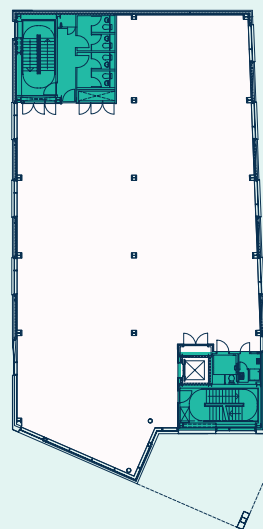
**4,485** SQ FT

GROUND FLOOR



**5,582** SQ FT

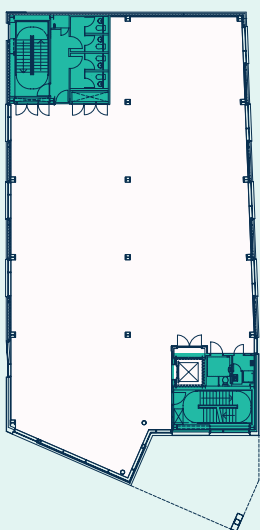
FIRST FLOOR



**5,584** SQ FT

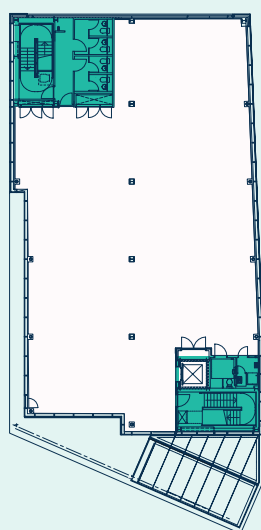
SECOND FLOOR

INDIVIDUAL FLOOR PLATES FROM 4,485 TO 5,585 SQ FT



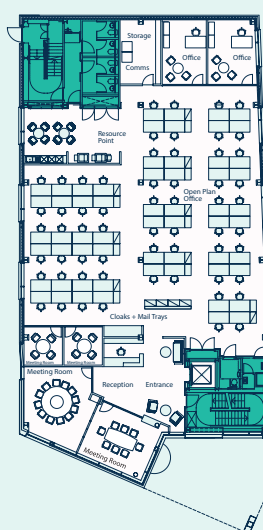
**5,585** SQ FT

THIRD FLOOR



**5,041** SQ FT

FOURTH FLOOR



INDICATIVE SPACE PLAN\*

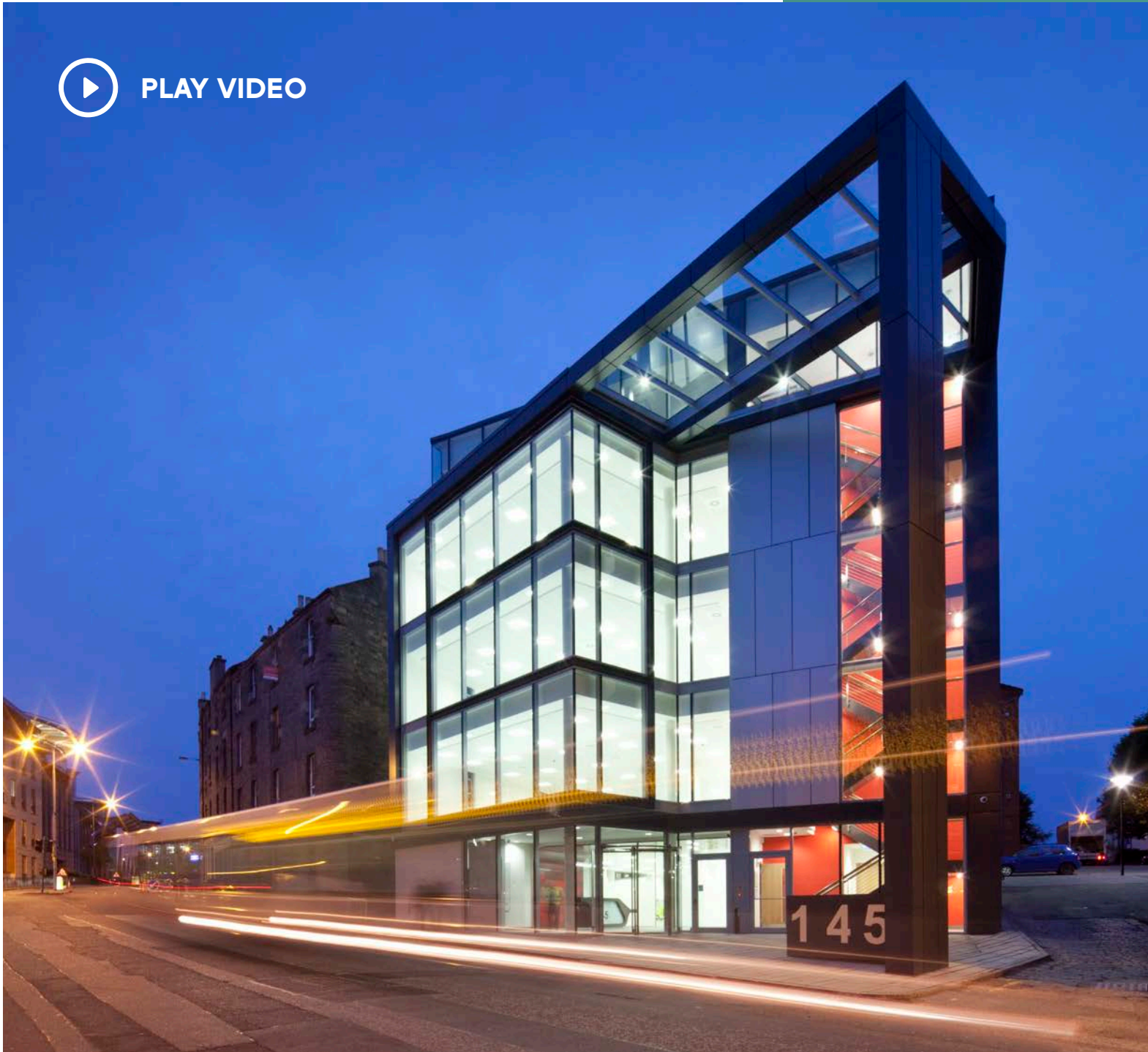
Floor	Area Sq M	Area Sq Ft
Reception	57.3	617
Ground Floor Offices	416.7	4,485
1st	518.6	5,582
2nd	518.8	5,584
3rd	518.9	5,585
4th	468.3	5,041
<b>Total</b>	<b>2,498.6</b>	<b>26,894</b>

\*Indicative space plan showing 63 desks, 2 executive offices, 4 meeting rooms, reception and breakout space. Density 1 person per 87 Sq Ft (8.2 Sq M)

Further space planning options, including an independent report on the efficiency of 145, is available.



 **PLAY VIDEO**



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MORRISON STREET

## VIEWING

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### MISREPRESENTATION ACT

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