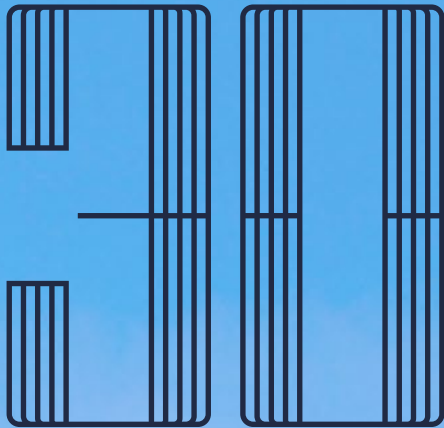


40% PRE-LET



30 SEMPLE ST

=

EDINBURGH

57,000 SQ FT OF NEW PRIME
GRADE A OFFICE ACCOMMODATION



→ 30SEMPLSTREET.COM

A remarkable redevelopment combining Scotland's leading sustainability standards with outstanding wellbeing facilities and exceptional flexibility.



BREEAM®
Outstanding

1ST BREEAM "OUTSTANDING"
DESIGN-STAGE ACCREDITED
OFFICE BUILDING IN SCOTLAND

AirScore D&O **Platinum**



30 Semple Street

1ST AIR SCORE "PLATINUM"
ACCREDITED BUILDING IN
SCOTLAND



5★
NABERS
OFFICE
BASE BUILDING
ENERGY
DESIGN FOR
PERFORMANCE

1ST NABERS UK ACCREDITED
OFFICE BUILDING IN SCOTLAND



UK
GBC

DESIGNED TO FUNCTION
IN ACCORDANCE WITH UK
GREEN BUILDING COUNCIL
NET ZERO CARBON BUILDINGS
FRAMEWORK DEFINITION



ACTIVE
SCORE
PLATINUM



A
EPC 'A' Rated

NET
ZERO
CARBON EMISSIONS IN OPERATION



REIMAGINE
YOUR
OFFICE



30 SEMPLE STREET | EDINBURGH





APPROACH

CAPTURING CARBON FROM THE PAST. CAPTURING IMAGINATIONS FOR THE FUTURE

Buildings are too often completely demolished. By stripping back to the original frame, 30 Semple Street has saved 3,300 tons of CO₂, more than 50% of the carbon that would have been used in reconstruction.

Out with fossil fuel boilers and in with clean heat. Out with poor environments and in with great spaces with natural light and windows you can open. Out with dated facilities and in with cycling, car charging, secure changing and great showers to support healthier people and environmentally friendly commutes.

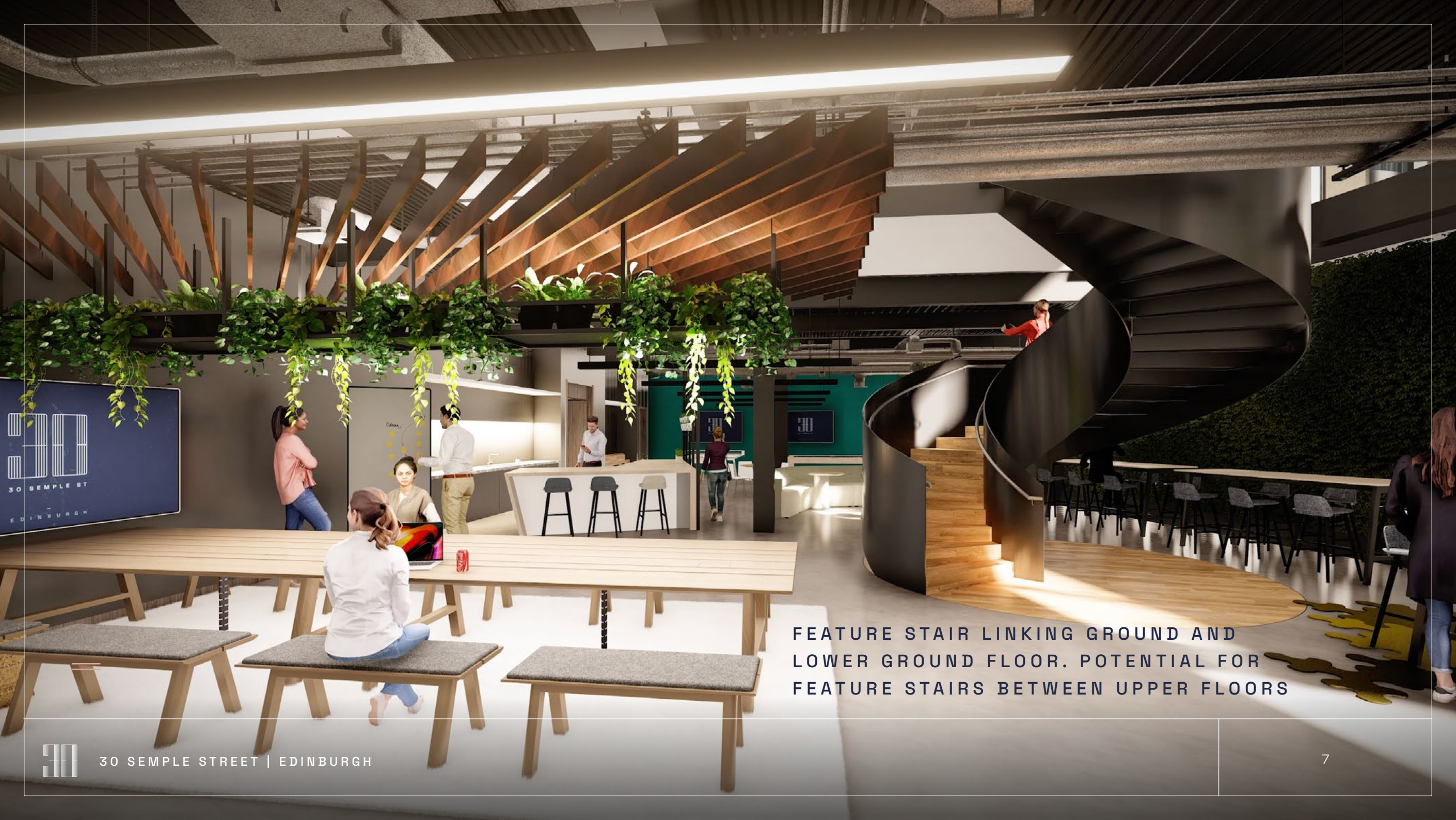
The redevelopment adds two floors and the inviting new roof terrace has great views over the city. All new class-leading energy efficient systems, stunning contemporary facades, crisp aesthetics and amenities of the highest quality.

EXCELLENT WELLBEING FACILITIES

Put people first with healthy options for commuting, vehicle charging, air quality, daylight and castle views.



Cycle in, use one of 85 bike stations
and take a high-quality shower



FEATURE STAIR LINKING GROUND AND LOWER GROUND FLOOR. POTENTIAL FOR FEATURE STAIRS BETWEEN UPPER FLOORS



LOCATION

30 SEMPLE STREET | EDINBURGH

LEADING THE CHANGE IN THE HEART OF EDINBURGH

A striking exemplar in the thriving commercial hub of the city. Easy walking distance from Princes Street & Haymarket Railway Station, 30 Semple Street has stature, prominence and a timeless aesthetic. A truly enviable location, close to Edinburgh's premier attractions and served by excellent transport networks.





AMENITIES

- | | |
|----|---|
| 1 | One Square Bar & Restaurant |
| 2 | All Bar One / BrewDog |
| 3 | Odeon Cinema |
| 4 | Sainsbury's Local |
| 5 | Lyceum Theatre |
| 6 | Usher Hall |
| 7 | Guerlain Spa |
| 8 | Princes Street Retail |
| 9 | Grazing by Mark Greenaway |
| 10 | One Spa |
| 11 | PedalHouse |
| 12 | Pure Gym |
| 13 | Edinburgh International Conference Centre |
| 14 | Hot Yoga Edinburgh |



OCCUPIERS

1	Lloyds Banking Group
2	Amazon / Moody's / Faculty of Actuaries
3	Phoenix Group
4	Bank of New York Mellon
5	Close Brothers / KPMG / CMS Cameron Mckenna / Dunedin Capital
6	Franklin Templeton
7	BlackRock
8	Royal Bank of Canada / Addleshaw Goddard / Quantics
9	Capricorn Energy / Burness Paull
10	Womble Bond Dickinson / Huawei / RSM / DWF
11	Wood Mackenzie
12	Turcan Connell / Lloyds Banking Group
13	Macquarie / PwC / Brewin Dolphin / IBM / EY / Law Society of Scotland / AON / Alliance Trust
14	Anderson Strathern / Pinsent Masons / Brodies / Mazars / Stantec
15	Lindsays WS / Motorola / Dalmore Capital



HOTELS

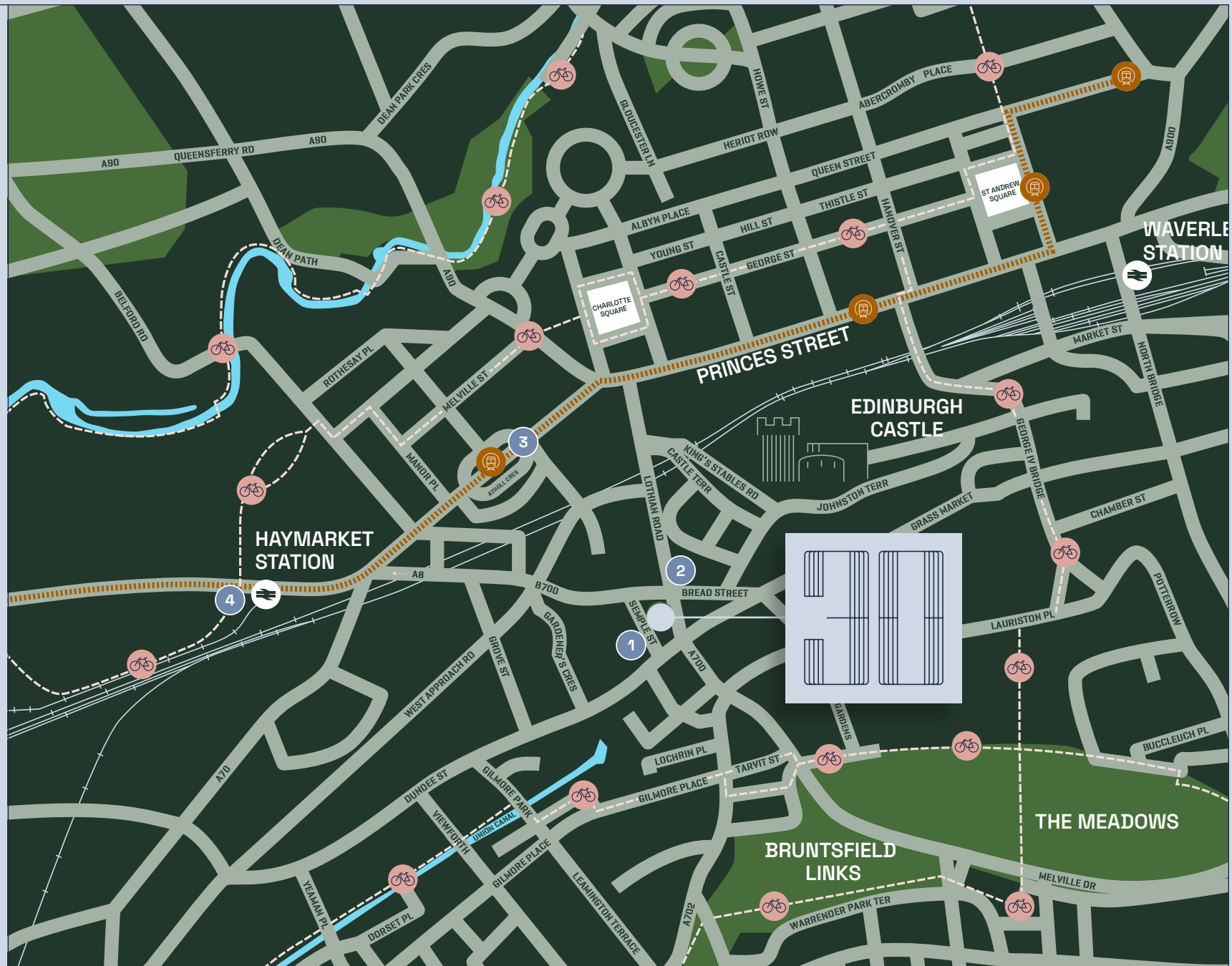
- 1 Sheraton Grand Hotel
- 2 Caledonian - A Waldorf Astoria Hotel
- 3 Point A Hotel
- 4 DoubleTree by Hilton Hotel

SERVED BY EXCELLENT TRANSPORT NETWORKS



LOCAL TRANSPORT

	ADJACENT BUILDING
1 PUBLIC CAR PARK	
2 BUS STOP	1 MINS
3 TRAM HALT	7 MINS
4 HAYMARKET STATION	10 MINS



SPACE



30 SEMPLE STREET | EDINBURGH



14

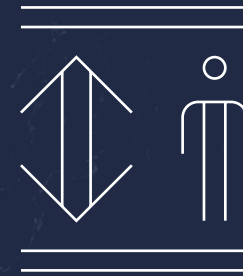


FLEXIBLE AND ADAPTABLE ACCOMMODATION

Generous floor-to-ceiling heights and adaptability built into the building design. Add connections, split and cellularise easily, submeter your utilities. Monitor air quality, open your windows and take in the great views of the city.



57,000 SQ FT
OVER 8 FLOORS
(33,812 SQ FT REMAINS
AVAILABLE)



MINIMUM 2.8M FLOOR
TO CEILING HEIGHT



1:8 OFFICE
WORKSPACE DENSITY



FLEXIBILITY FOR
SUB-DIVISION BUILT-IN



FLOOR CONNECTION



ANALYSE YOUR
ENERGY USE

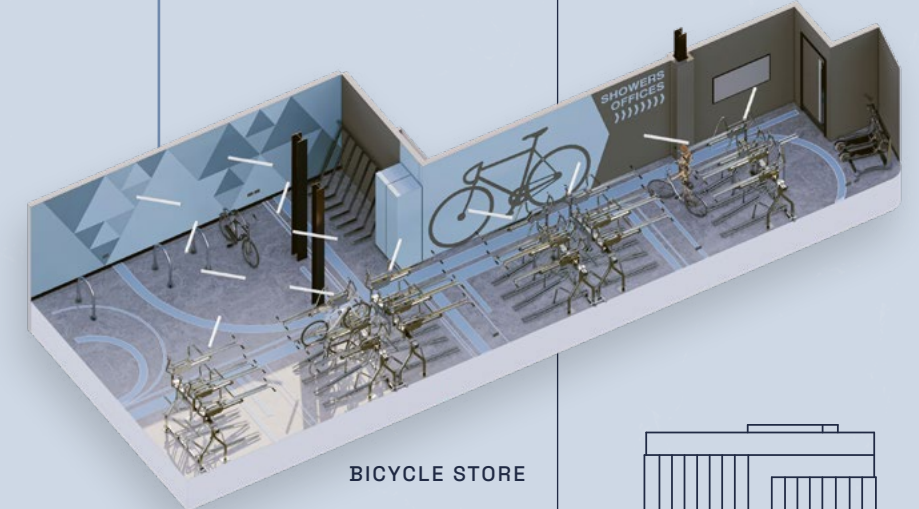
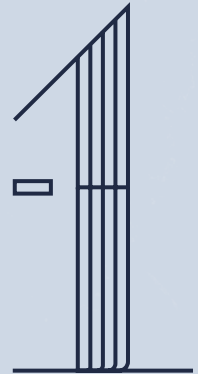
ACCOMMODATION

The Net Internal Areas are approximate at this stage. A full digital survey will verify the areas at practical completion.

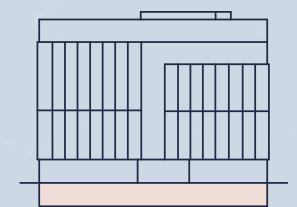
LEVEL	SQ M	SQ FT
LEVEL 6	LET	
LEVEL 5	LET	
LEVEL 4	LET	
LEVEL 3	756	8,135
LEVEL 2	756	8,135
LEVEL 1	756	8,135
LEVEL G	536	5,769
LEVEL -1	338	3,638
TOTAL	3,142	33,812



- OFFICE
- WC'S (INCL ACC.WC)
- BICYCLE STORE
- SHOWERS, CHANGING AND DRYING ROOM



BICYCLE STORE



LEVEL -1
NET INTERNAL OFFICE AREA

338 SQ M / 3,638 SQ FT



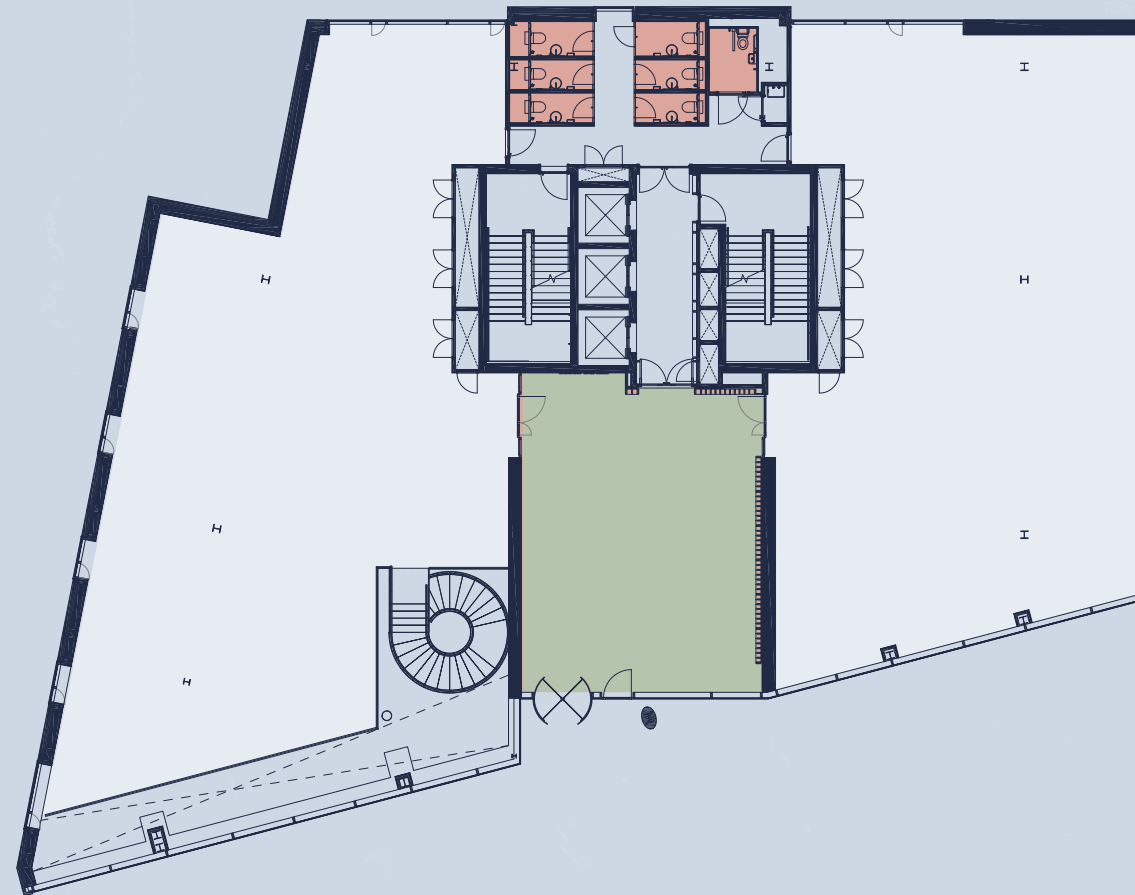
ACCOMMODATION



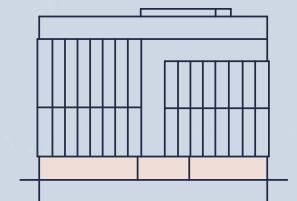
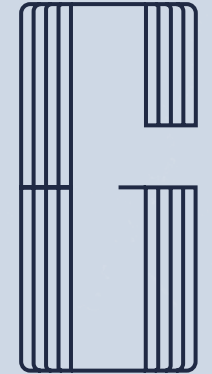
LEVEL	SQ M	SQ FT
LEVEL 6	LET	
LEVEL 5	LET	
LEVEL 4	LET	
LEVEL 3	756	8,135
LEVEL 2	756	8,135
LEVEL 1	756	8,135
LEVEL G	536	5,769
RECEPTION	91	980
NORTH SUITE	278	2,992
SOUTH SUITE	258	2,777
LEVEL -1	338	3,638
TOTAL	3,142	33,812



- OFFICE
- WC'S (INCL ACC.WC)
- RECEPTION LOUNGE



SEMPL E STREET



LEVEL G
NET INTERNAL OFFICE AREA

536 SQ M / 5,769 SQ FT

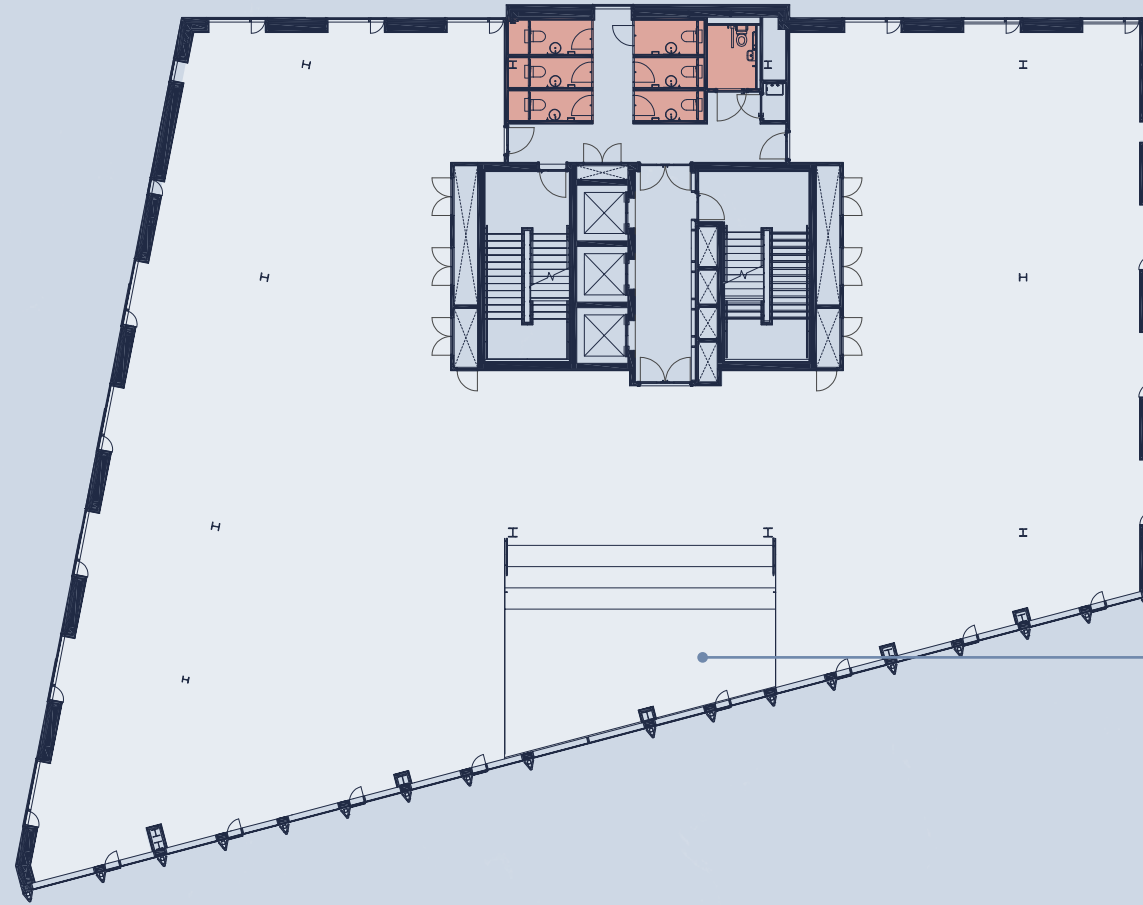
ACCOMMODATION

==

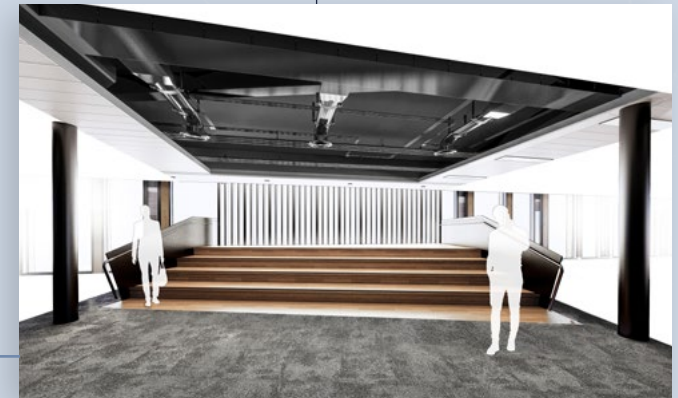
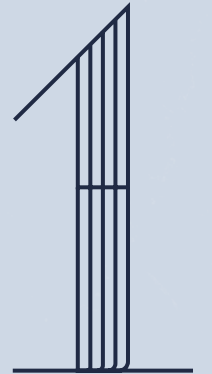
LEVEL	SQ M	SQ FT
LEVEL 6	LET	
LEVEL 5	LET	
LEVEL 4	LET	
LEVEL 3	756	8,135
LEVEL 2	756	8,135
LEVEL 1	756	8,135
LEVEL G	536	5,769
LEVEL -1	338	3,638
TOTAL	3,142	33,812



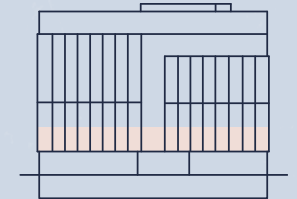
OFFICE
 WC'S (INCL ACC.WC)



SEMPLE STREET



PRESENTATION / BREAKOUT



LEVEL 1
NET INTERNAL OFFICE AREA

756 SQ M / 8,135 SQ FT



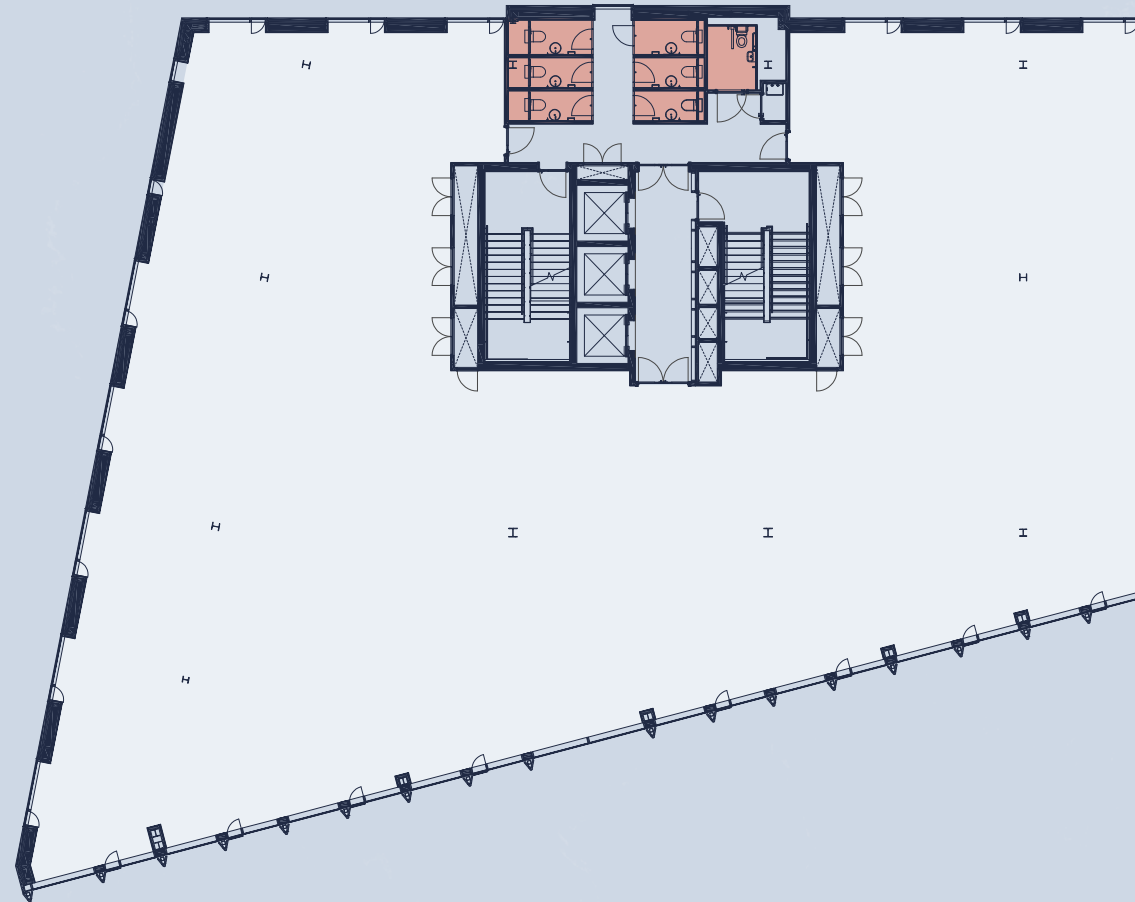
ACCOMMODATION

==

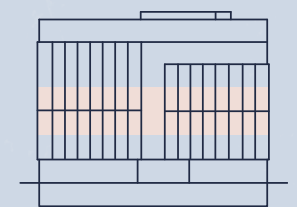
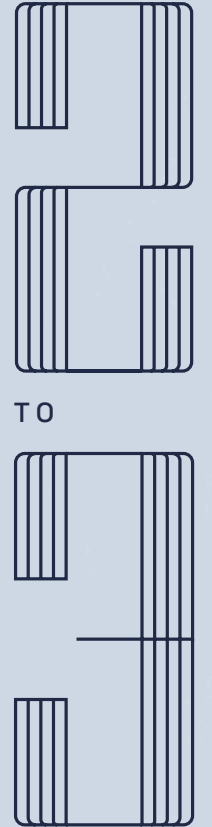
LEVEL	SQ M	SQ FT
LEVEL 6	LET	
LEVEL 5	LET	
LEVEL 4	LET	
LEVEL 3	756	8,135
LEVEL 2	756	8,135
LEVEL 1	756	8,135
LEVEL G	536	5,769
LEVEL -1	338	3,638
TOTAL	3,142	33,812



OFFICE
 WC'S (INCL ACC.WC)



SEMPL E STREET



LEVEL 2 - 3
NET INTERNAL OFFICE AREA

756 SQ M / 8,135 SQ FT

ACCOMMODATION

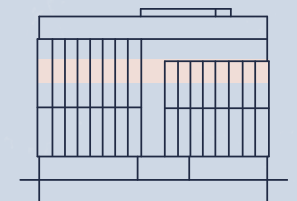
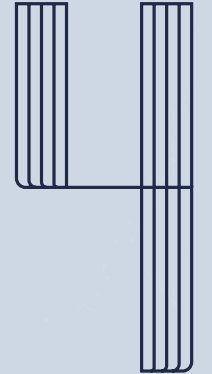
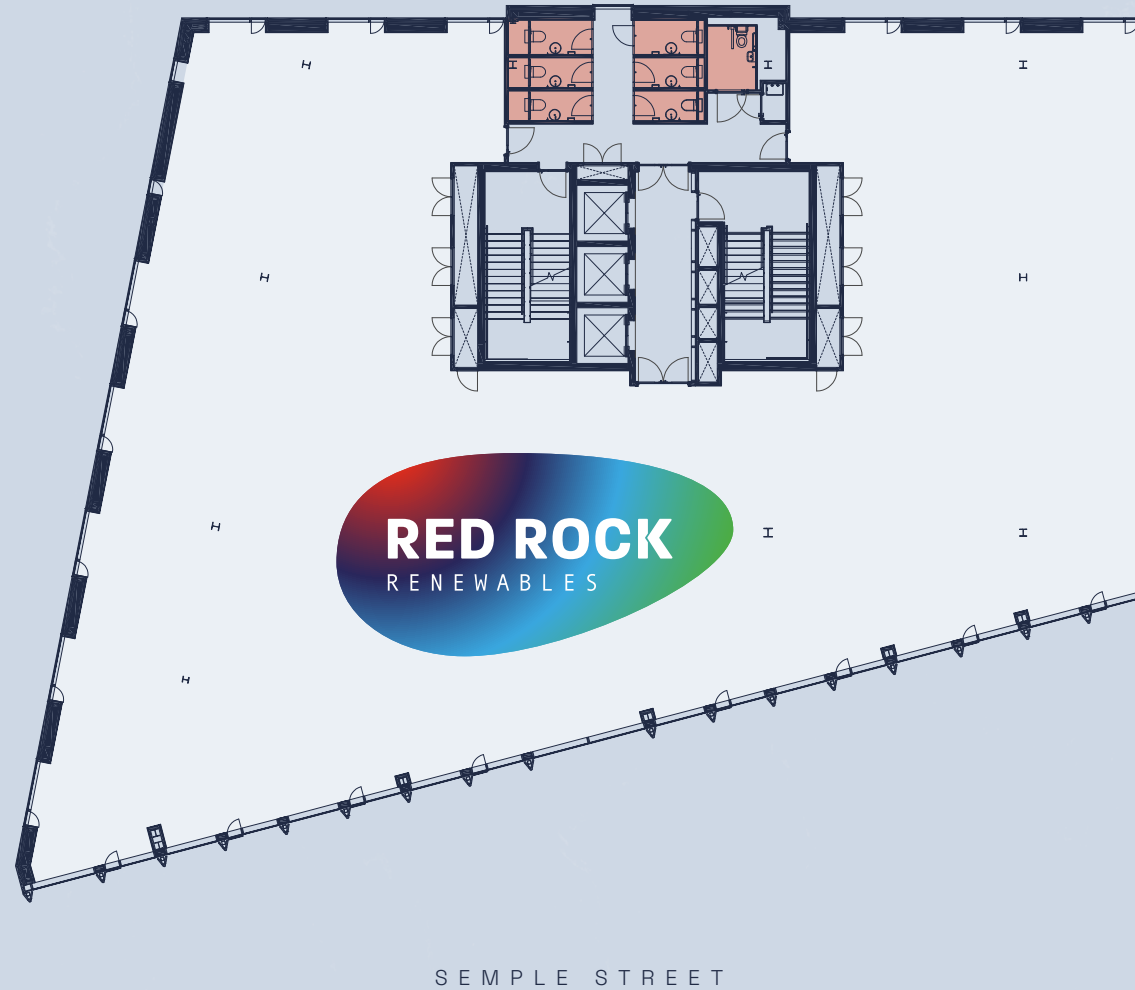


LEVEL	SQ M	SQ FT
LEVEL 6	LET	
LEVEL 5	LET	
LEVEL 4	LET	
LEVEL 3	756	8,135
LEVEL 2	756	8,135
LEVEL 1	756	8,135
LEVEL G	536	5,769
LEVEL -1	338	3,638
TOTAL	3,142	33,812



N

OFFICE
WC'S (INCL ACC.WC)



LEVEL 4
NET INTERNAL OFFICE AREA

756 SQ M / 8,135 SQ FT

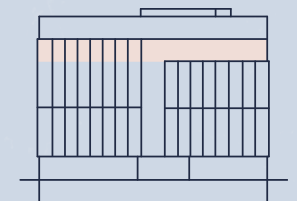
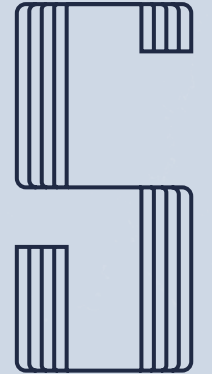
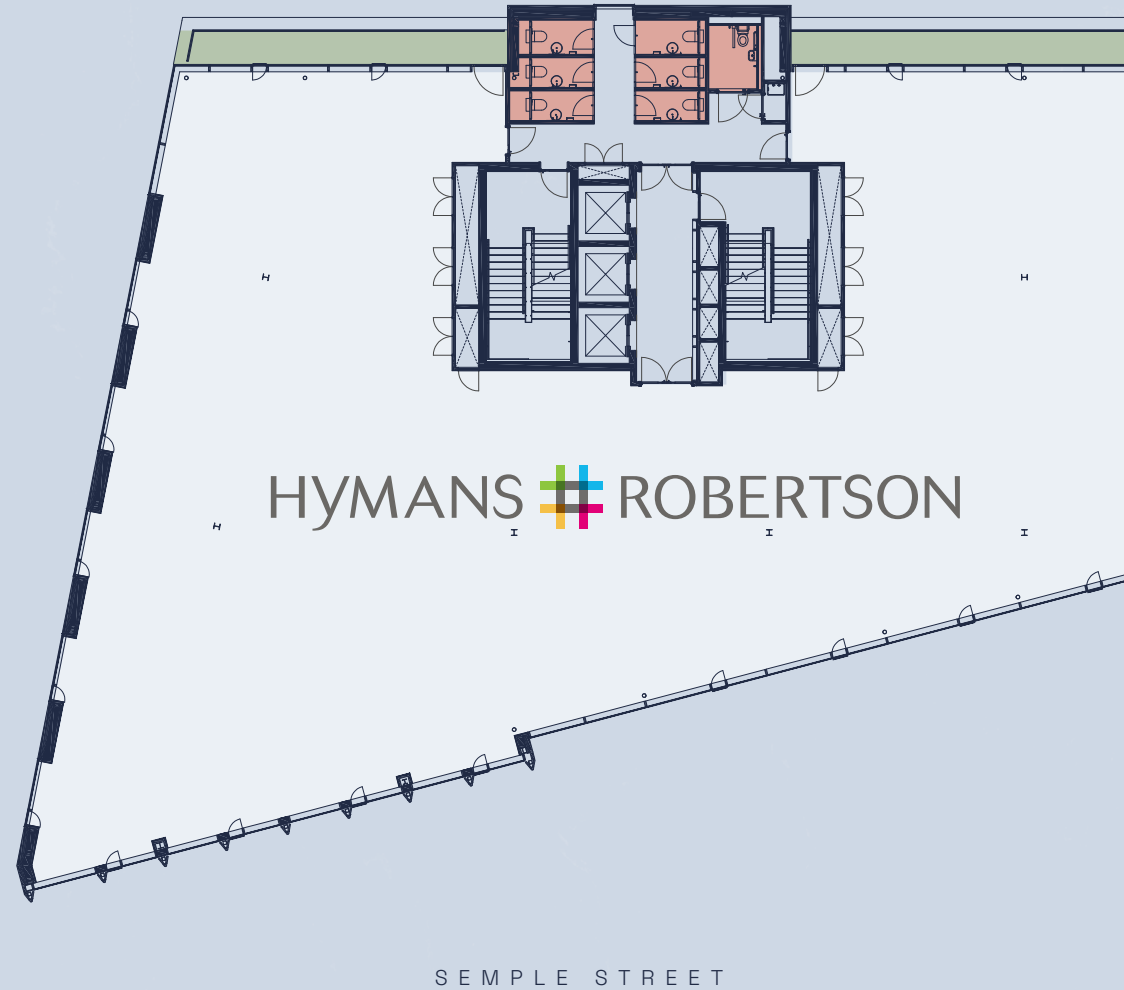
ACCOMMODATION

==

LEVEL	SQ M	SQ FT
LEVEL 6	LET	
LEVEL 5	LET	
LEVEL 4	LET	
LEVEL 3	756	8,135
LEVEL 2	756	8,135
LEVEL 1	756	8,135
LEVEL G	536	5,769
LEVEL -1	338	3,638
TOTAL	3,142	33,812



- OFFICE
- WC'S (INCL ACC.WC)
- EXTERNAL TERRACE



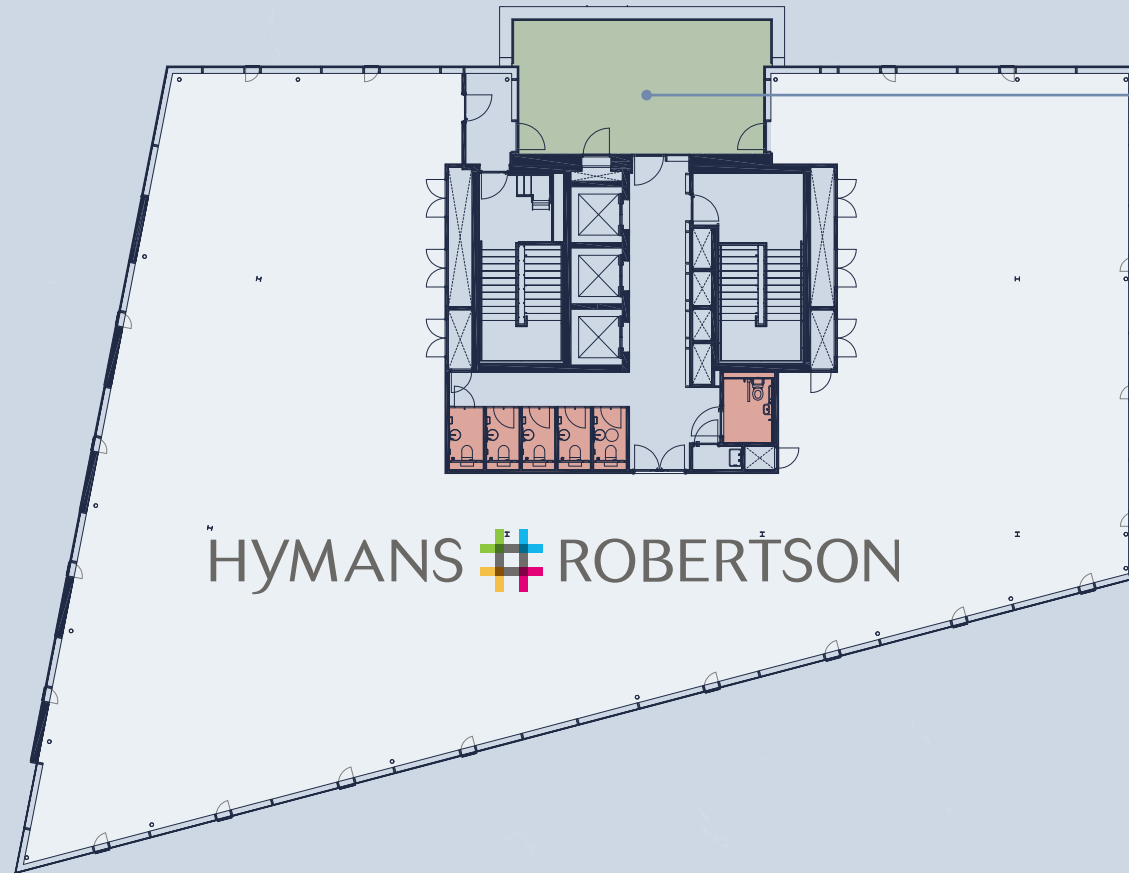
LEVEL 5
NET INTERNAL OFFICE AREA

707 SQ M / 7,609 SQ FT

ACCOMMODATION



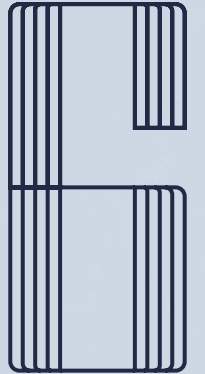
LEVEL	SQ M	SQ FT
LEVEL 6	LET	
LEVEL 5	LET	
LEVEL 4	LET	
LEVEL 3	756	8,135
LEVEL 2	756	8,135
LEVEL 1	756	8,135
LEVEL G	536	5,769
LEVEL -1	338	3,638
TOTAL	3,142	33,812



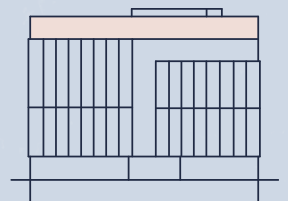
HYMANS  ROBERTSON

SEMPLE STREET

- OFFICE
- WC'S (INCL ACC.WC)
- EXTERNAL TERRACE



EXTERNAL TERRACE



LEVEL 6
NET INTERNAL OFFICE AREA

657 SQ M / 7,071 SQ FT



SPECIFICATION



CLASS-LEADING
SPECIFICATION



85 BIKE AND
SCOOTER STATIONS



ALL ELECTRIC ENERGY EFFICIENT AIR SOURCE
HEAT PUMP AIR CONDITIONING SYSTEM



AIR QUALITY
MONITORING SYSTEMS



INDIVIDUAL ENERGY
MONITORING SYSTEM



ON-SITE RENEWABLE
ENERGY GENERATION



HIGH QUALITY SHOWER
AND CHANGING AREAS



2 x 13 PERSON LIFTS &
1 x 8 PERSON LIFT



INTELLIGENT ENERGY SAVING
LIGHTING SYSTEMS



5 EV CHARGE POINTS

REIMAGINE YOUR DAY



30 SEMPLE STREET | EDINBURGH



ENQUIRIES

Chris Cuthbert

E chris@cuthbertwhite.com

T +44 (0) 7989 395 165



Toby Withall

E toby.withall@knightfrank.com

T +44 (0) 7770 017 007



A development by Corran Properties on behalf of CBRE Investment Management

CORRANPROPERTIES **CBRE** Investment Management

The Agents for themselves and for the vendors are lessors of this property whose agents they are, give notice that: (1) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of a contract. Intending purchasers or tenants must satisfy themselves independently as to the accuracy of all matters on which they intend to rely. (2) No person in the employment of The Agents has any authority to make or give any representation warranty whatsoever in relation to this property. (3) The images, floorplans, dimensions and floor areas in the brochure are indicative only. August 2024. Marketing by thefifthhouse.co.uk