

QUAY²

EDINBURGH QUAY | 139 FOUNTAINBRIDGE | EDINBURGH | EH3 9QG



PART 2ND FLOOR

4,513 SQ FT (419 SQ M)

PART 4TH FLOOR

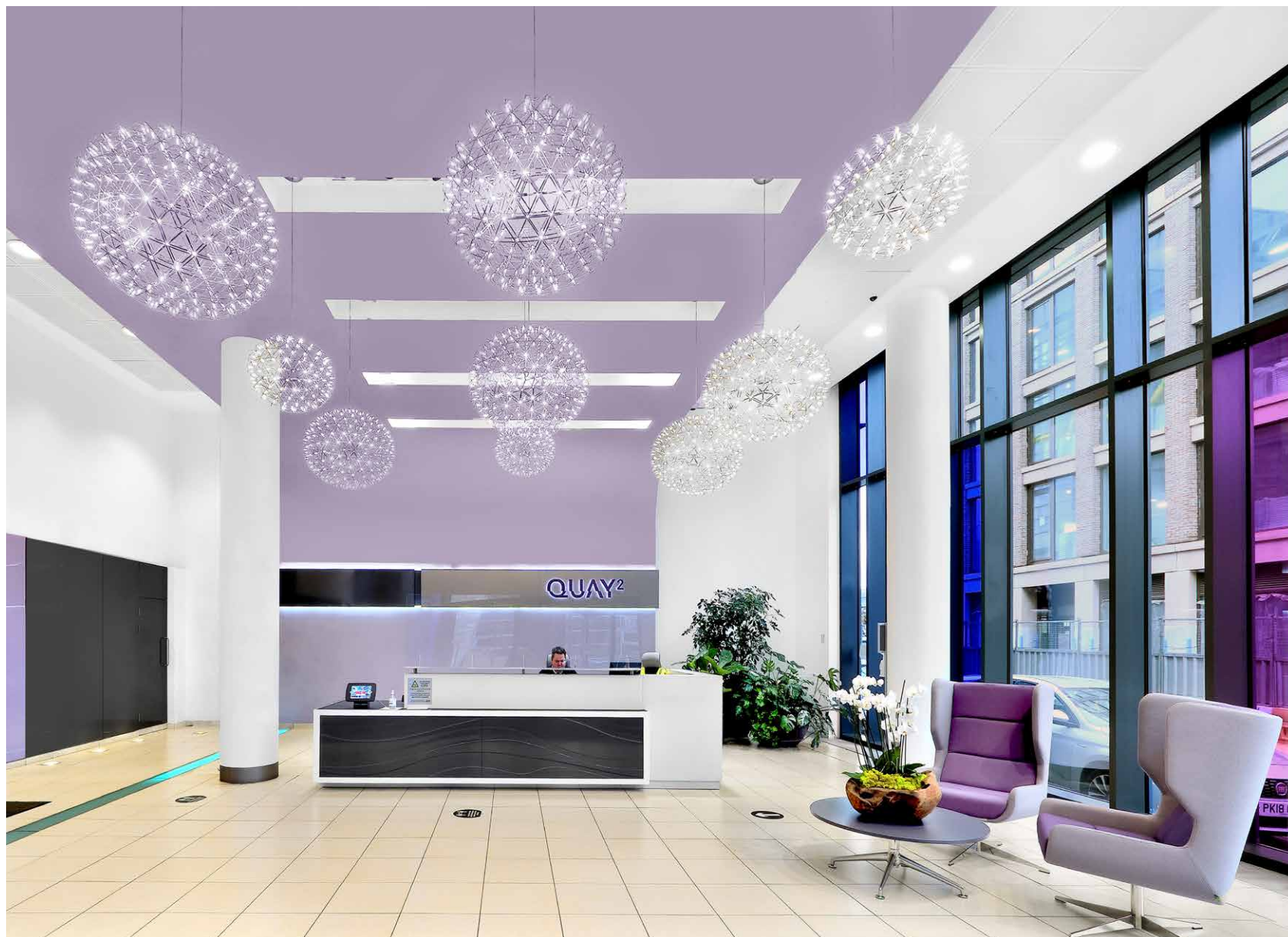
7,724 SQ FT (718 SQ M)

QUAY²

When it comes to positioning your business in Edinburgh there's simply no better location than Quay 2. Situated in a unique waterside setting at the heart of the bustling Exchange District, Quay 2 offers the perfect integration of business space, amenities and transport connections - everything you need for your business to flourish.

Combining offices, restaurants, cafés, civic spaces and residential apartments, Edinburgh Quay provides a unique style of living, working and relaxing against a waterfront backdrop. Quay 2's striking architectural design with high quality finishes both internally and externally creates an attractive business and leisure location.





A WORD FROM OUR EXISTING TENANTS



"We love the location of Quay 2 - so close to Haymarket station and all the amenities that the Fountainbridge area offers. The office suits our business and we are in good company with our fellow building occupiers and those that are located in adjacent buildings. There is a good "business vibe" as a result."

Nicola Carton, Senior Director Global Facilities

nikko am

Nikko Asset Management

"Nikko have been based at Quay 2, Fountainbridge for nearly 10 years now with the building proving to be a great base for our business - well managed, high quality office space with brilliant views in a rapidly improving micro-location. The fact the building sits on top of a two storey car park is great for our staff and clients as is the transport connectivity with Haymarket train and tram within a short walk and the bicycle lane next to the canal behind - doesn't get much better!"

James Kinghorn, Investment Director



"By securing all of the 2nd floor at Quay 2, Sweco has been able to expand its presence in Edinburgh whilst accommodating for future growth. Our staff and clients love the office as it is in a great location and offers top notch amenities."

Max Joy, President of Sweco UK

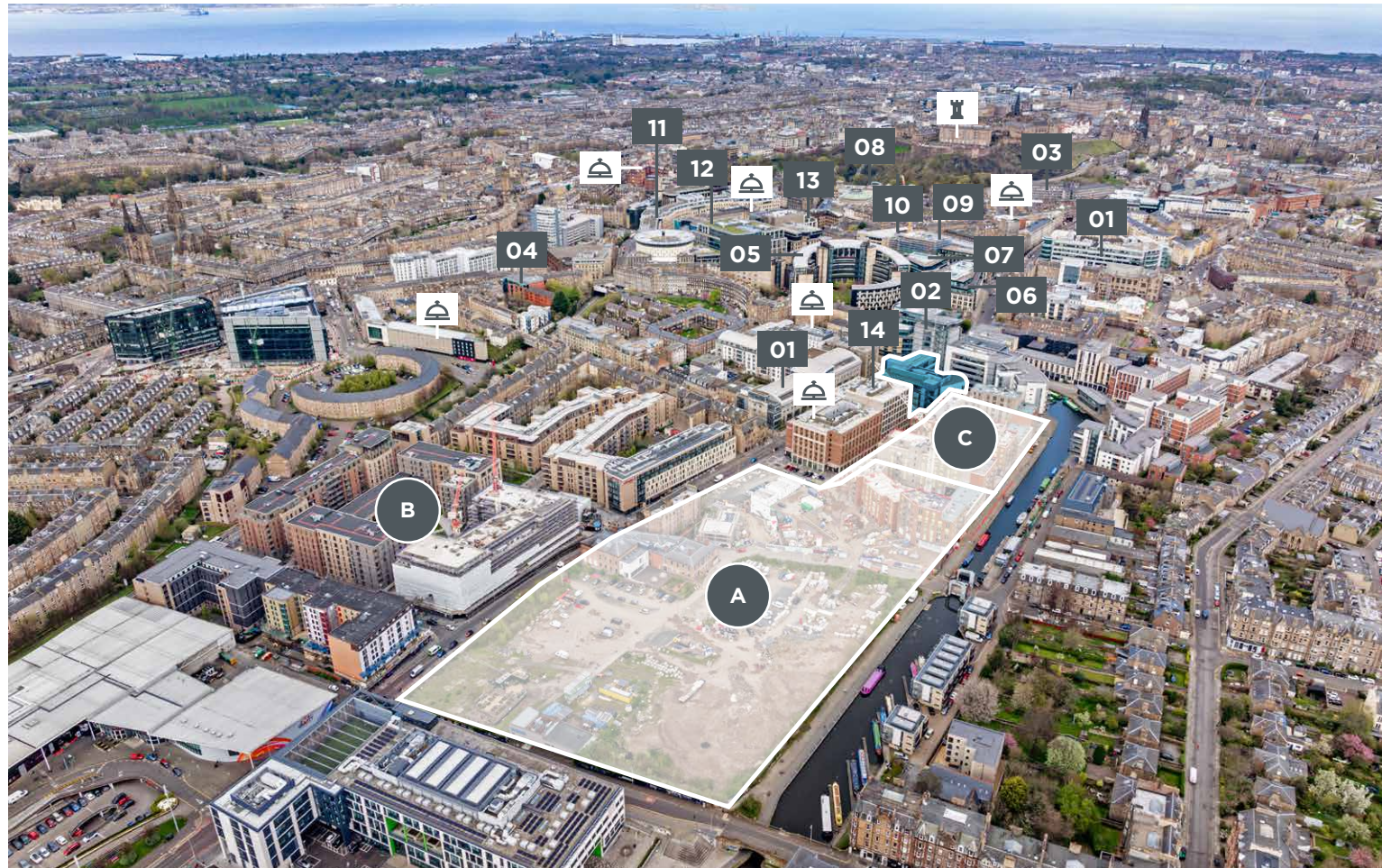


CONNECTIONS

Quay 2 offers virtually every transport option you could wish for on your doorstep or within a few minutes walk. Haymarket rail station and tram stop are close by and buses and taxis stop right outside the door. Edinburgh Airport and the M8, M9 and M90 are easily accessible by car.

Quay 2 is also situated at the head of National Cycle Route no75, so there's no excuse for not getting on your bike...

EDINBURGH QUAY PROVIDES A UNIQUE STYLE OF LIVING, WORKING AND RELAXING AGAINST A WATERFRONT BACKDROP



- 01 Lloyds Banking Group
 - 02 STV/Free Agent/Apple /Bloomberg/Saffery Champness/BTO
 - 03 University of Edinburgh/CodeBase
 - 04 Capita
 - 05 Lloyds Banking Group
 - 06 Blackrock
 - 07 Wood Mackenzie /4Sight Financial
 - 08 KPMG/CMS
 - 09 Womble Bond Dickinson/Huawei /DWF
 - 10 Franklin Templeton
 - 11 Burness/Shepherd & Wedderburn /Clydesdale Bank /Logic Now
 - 12 EY/Green Investment Bank/PWC /Brewin Dolphin /The Law Society of Scotland/Alliance Trust
 - 13 Bank of New York Mellon
 - 14 Flutter Plc/ Analogue Devices
-  Hotel
  Castle

FIRST CLASS COMPANY

When you consider all that the exchange district has to offer it's no surprise that it is the location of choice for many of the UK's leading professional and financial organisations.

A India Quay Mixed use development including offices, leisure, retail and residential.	B Moda Living @ Springside 573 rental apartments, shops, bars, restaurants, parks and public square	C New Fountainbridge A new canal site development of 253 homes - see newfountainbridge.co.uk
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PARKING

Along with 3 private basement car parking spaces at Quay 2, there are also 46 public car parking spaces, plus a further 3 public car parks within 300 metres.

AMENITY

Numerous high quality sandwich shops, hotels, bars and leisure amenities are available right beside the building. Your staff will not be disappointed.

WALKING TIMES

	Haymarket rail station/tram stop	9MINS
	Princes Street	10MINS
	EICC	4MINS
	Premier Inn	5MINS
	Sheraton Grand Hotel & Spa	5MINS

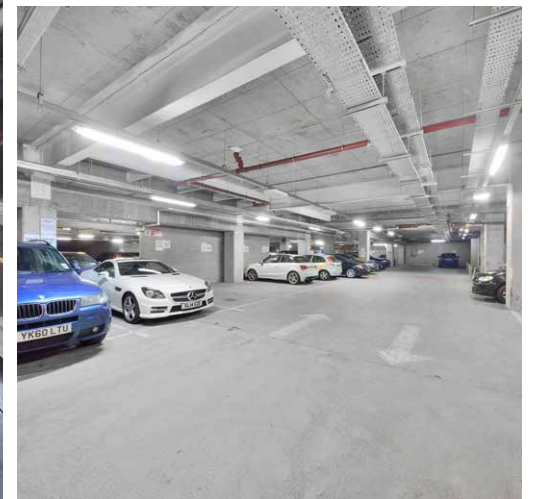


ONE OF EDINBURGH'S BEST KNOWN GRADE A OFFICE BUILDINGS

Quay 2 benefits from having a BREEAM rating of "Very Good" and an EPC rating of "B".

SPECIFICATION

- Double height, highly contemporary & manned reception area
- Clear floor to ceiling height of 2.7m
- 200mm raised access floor
- Metal suspended ceiling system
- New LED lighting throughout
- VRV air conditioning
- Male, female and disabled toilets on every floor
- Shower facilities on each level, and additional showers on ground floor
- High speed passenger lifts to all levels
- Full disabled compliance
- Motorcycle, bicycle and car parking facilities within secure basement garage



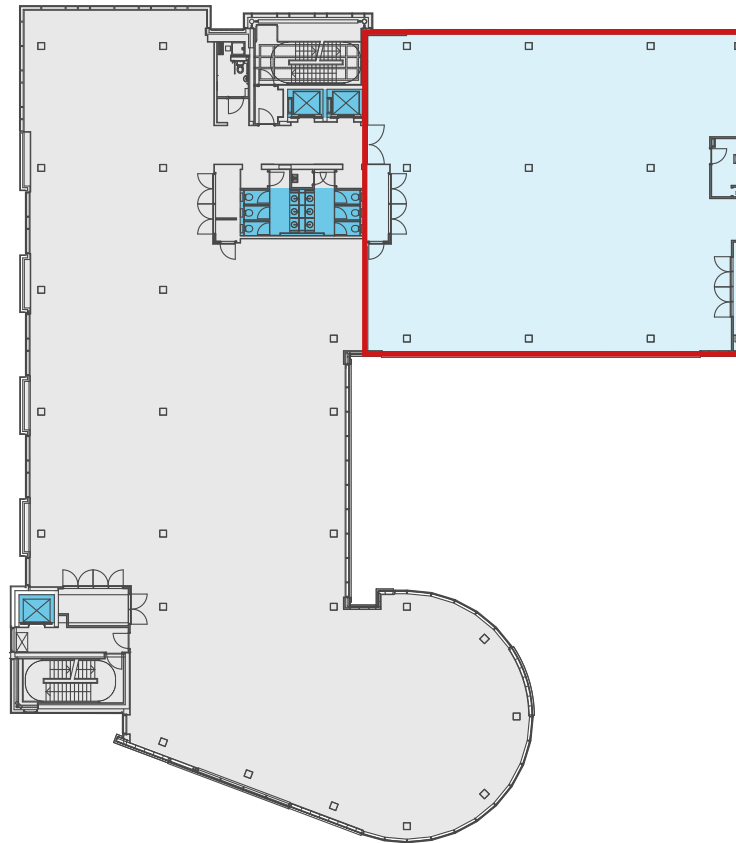
SERVICE CHARGE

Quay 2 is managed professionally by Knight Frank on behalf of the owner. A detailed service charge budget is available upon application.

RATEABLE VALUE

The suite will require to be reassessed upon completion of the works but as a guide the current rateable value is £112,271 (excluding any car parking rates liability).

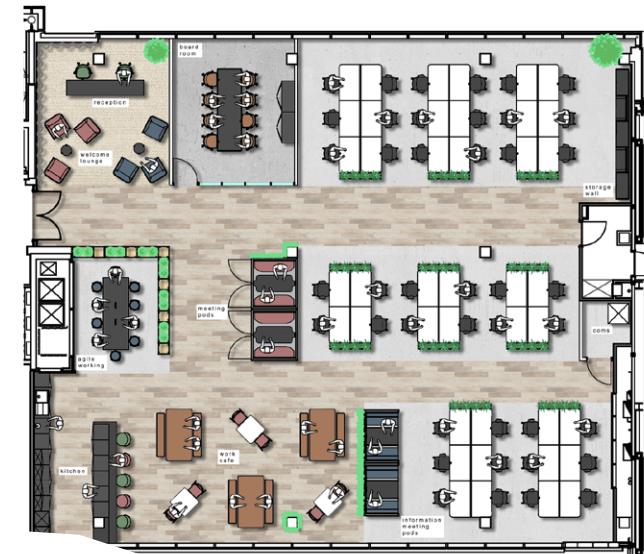
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HIGH DENSITY

PROFESSIONAL SERVICES LAYOUT
OCCUPATION DENSITY - 8M² P.P.

42 Desks + 1 Meeting Room



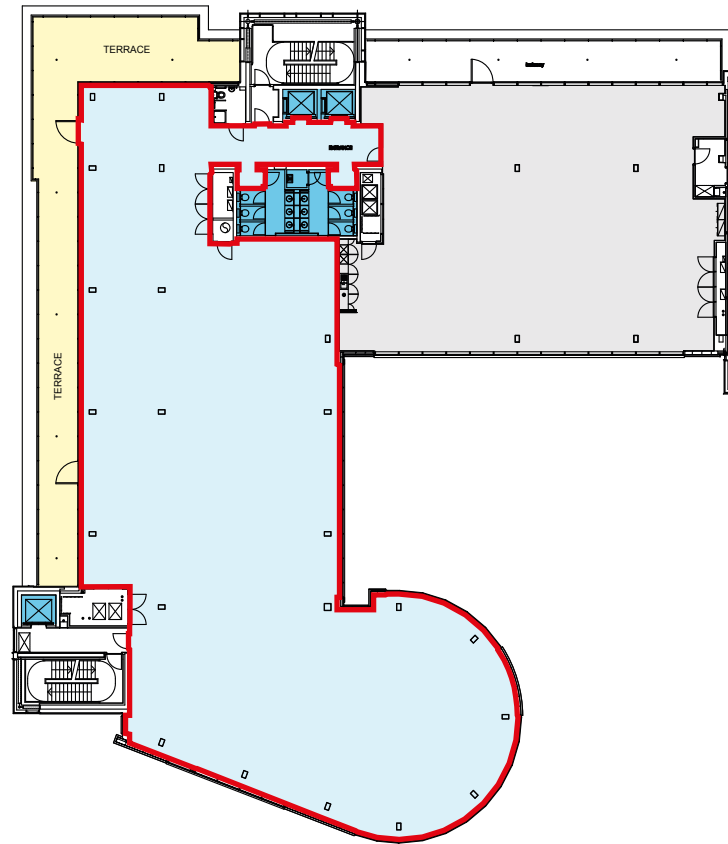
SERVICE CHARGE

Quay 2 is managed professionally by Knight Frank on behalf of the owner. A detailed service charge budget is available upon application.

RATEABLE VALUE

The suite will require to be reassessed upon completion of the works but as a guide the current rateable value is £187,750 (excluding any car parking rates liability).

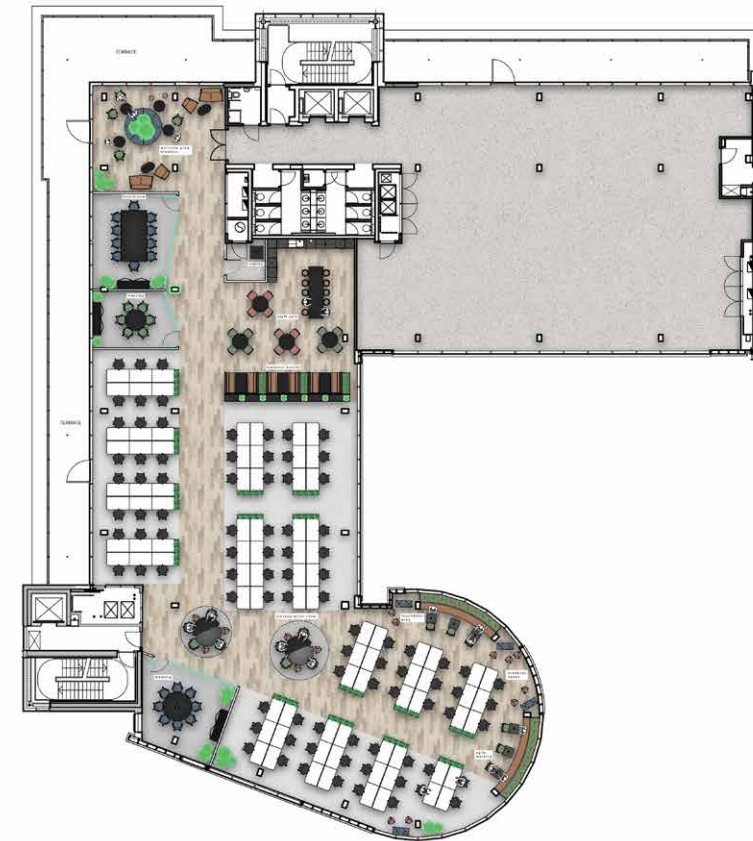
7,724 SQ FT (718 SQ M)



HIGH DENSITY

PROFESSIONAL SERVICES LAYOUT
OCCUPATION DENSITY - 8M² P.P.

92 Desks + 3 Meeting Rooms



INFORMATION

To find out more about the opportunities available at Quay 2, to receive further information on financial aspects or to arrange a viewing, please contact the letting agents.

We would be delighted to show you around.

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QUAY²



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