

30 SEMPLE ST

=

EDINBURGH

NEW PRIME GRADE A OFFICE
ACCOMMODATION

31,075 SQ FT LET -
UP TO 25,791 SQ FT REMAINING



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

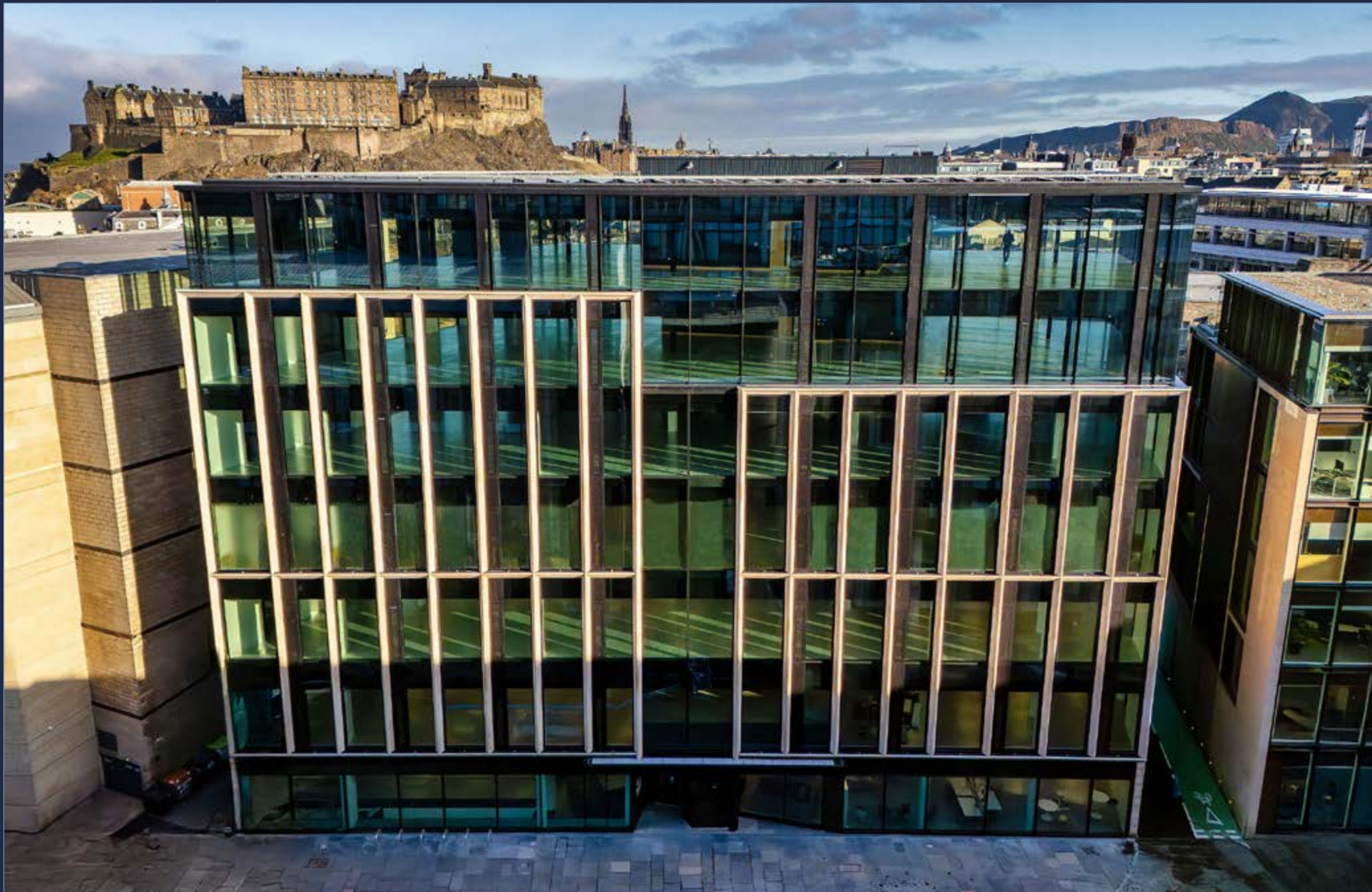


**ACTIVE
SCORE**
PLATINUM



A
EPC 'A' Rated

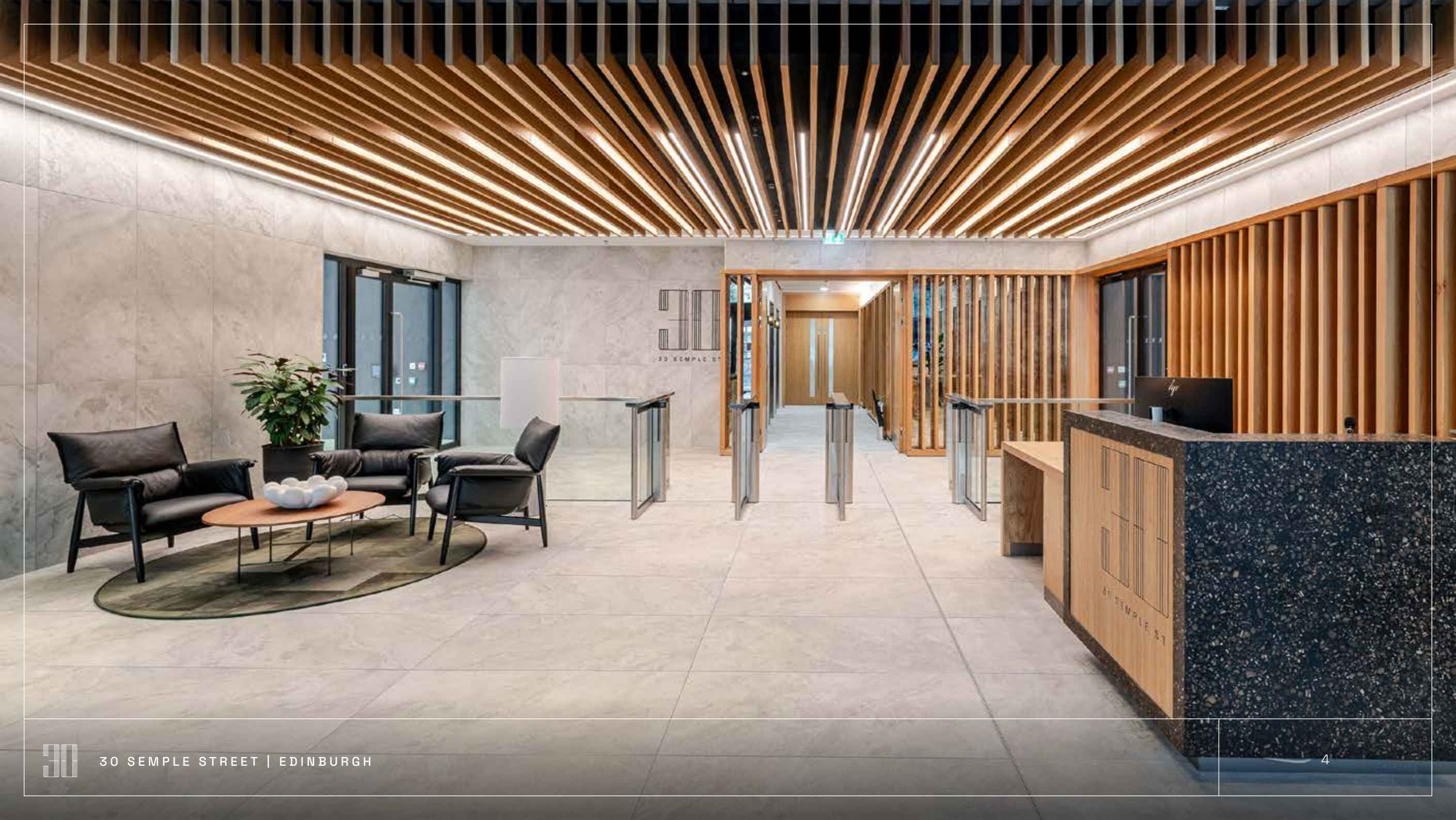
**NET
ZERO**
CARBON EMISSIONS IN OPERATION



REIMAGINE
YOUR
OFFICE



30 TEMPLE 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.

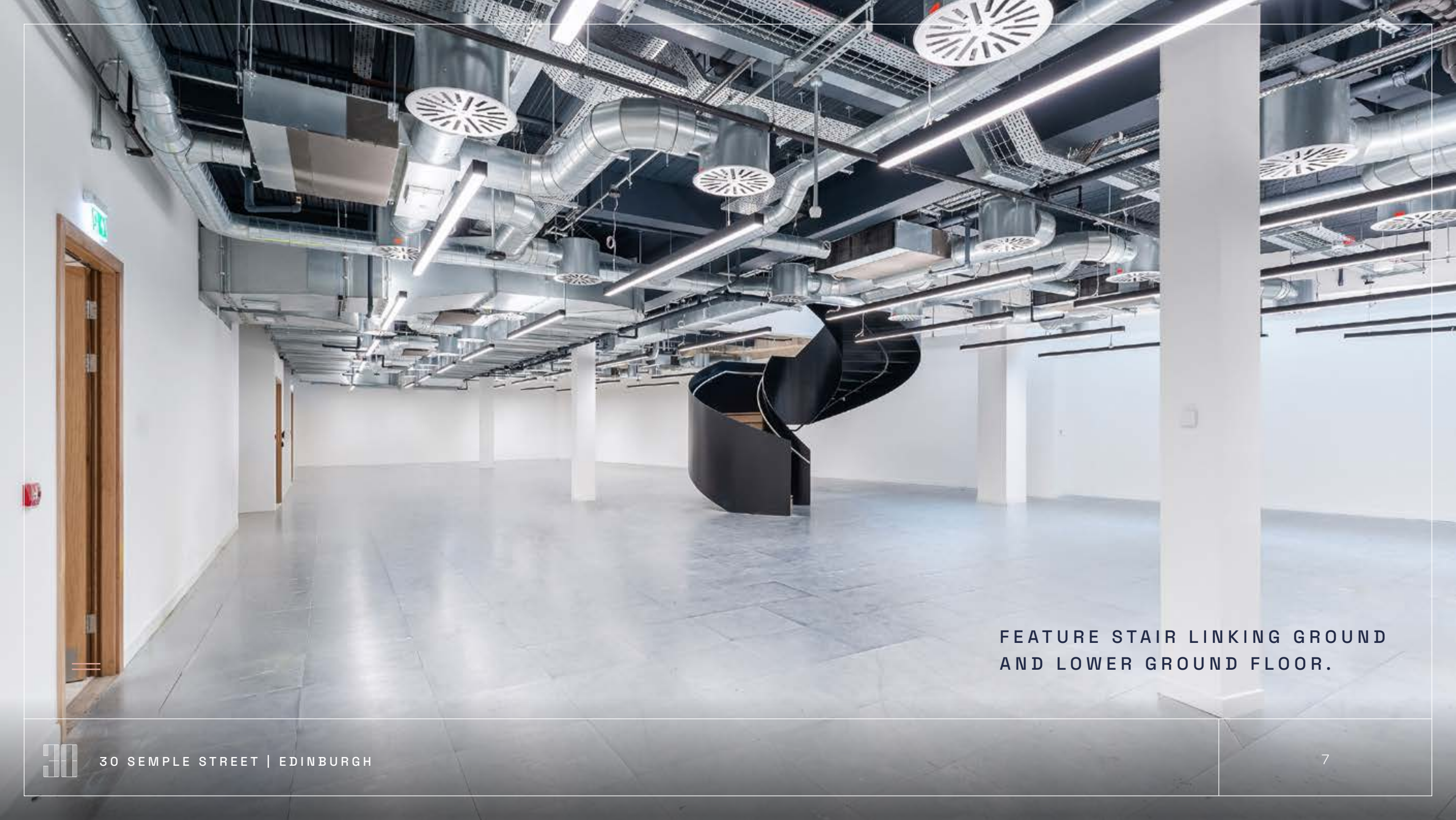
The development incorporates all new class-leading energy efficient systems, stunning contemporary facades, crisp aesthetics and amenities of the highest quality.

EXCELLENT WELLBEING FACILITIES

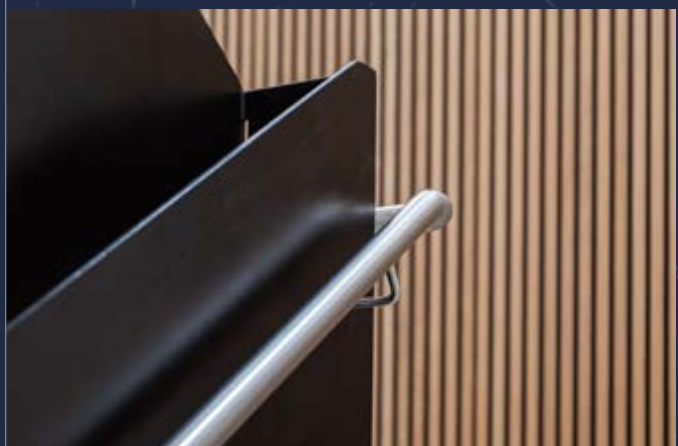
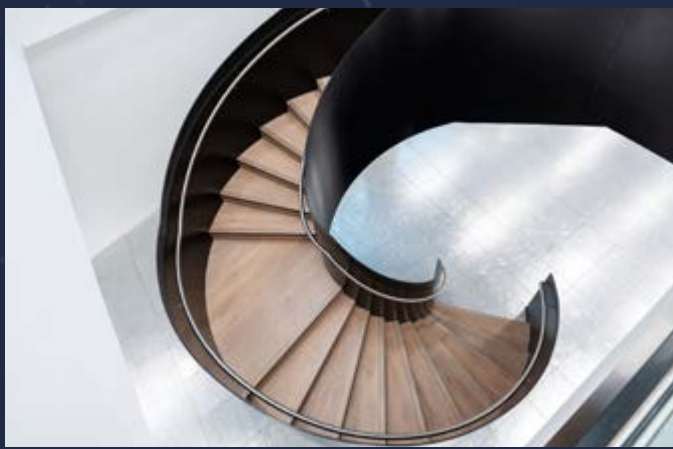
Put people first with healthy options for commuting, vehicle charging, air quality and daylight.



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



FEATURE STAIR LINKING GROUND
AND LOWER GROUND FLOOR.





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** One Spa
- 10** PedalHouse
- 11** Pure Gym
- 12** Edinburgh International Conference Centre
- 13** 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

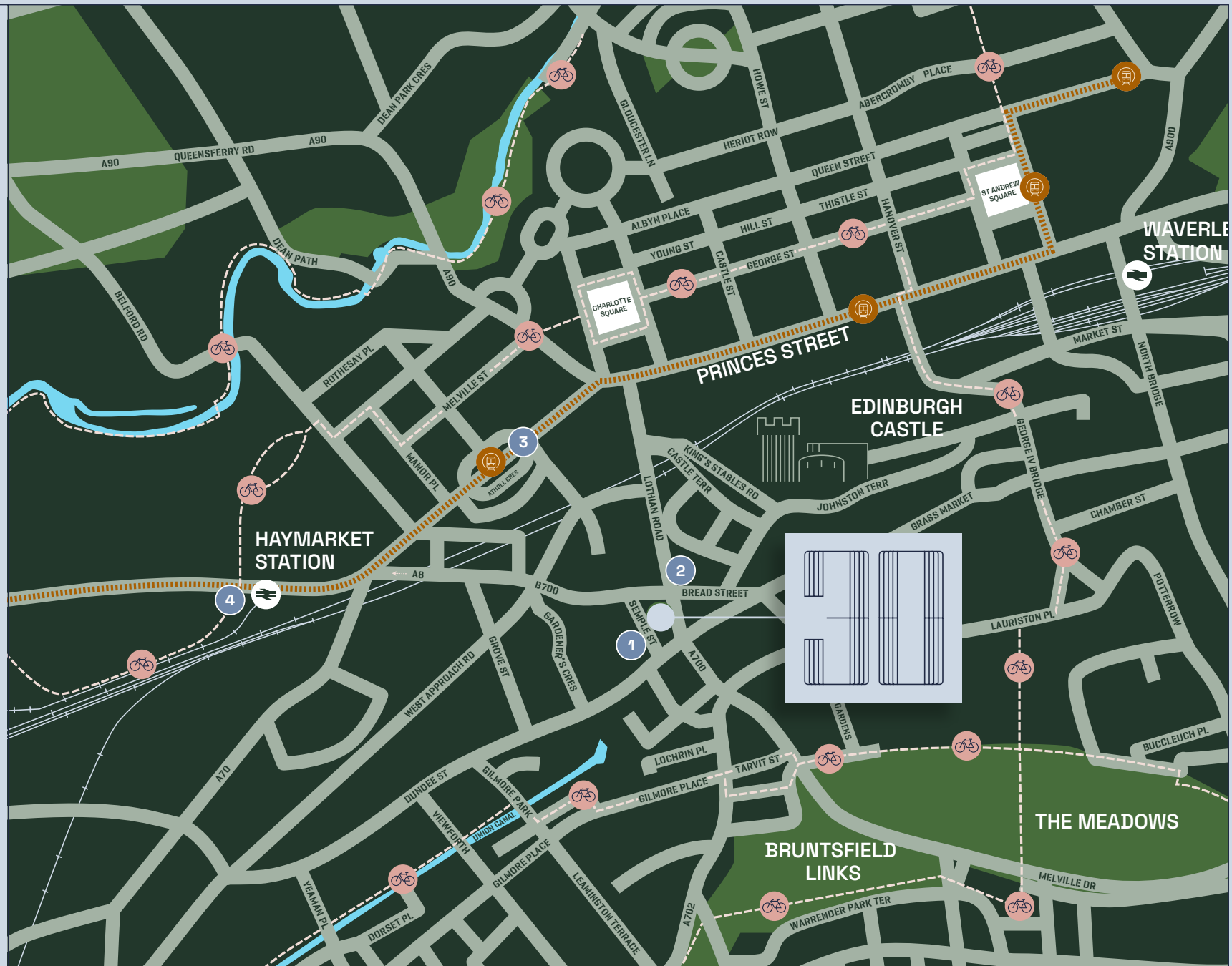
- | | |
|---|---|
| 1 | Sheraton Grand Hotel |
| 2 | Caledonian - Curio Collection by Hilton |
| 3 | Point A Hotel |
| 4 | DoubleTree by Hilton Hotel |

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



15

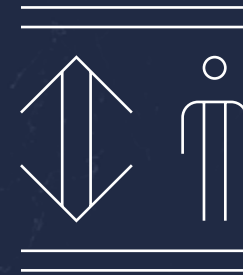


FLEXIBLE AND ADAPTABLE ACCOMMODATION

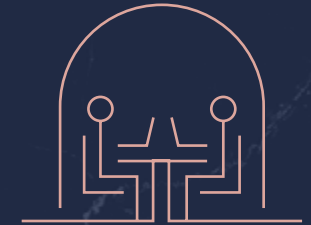
Generous floor-to-ceiling heights and adaptability built into the building design. Split and cellularise easily, submeter your utilities. Open your windows and take in the great views of the city.



57,000 SQ FT
OVER 8 FLOORS
(25,791 SQ FT REMAINS
AVAILABLE)



MINIMUM 2.8M FLOOR
TO CEILING HEIGHT



1:8 OFFICE
WORKSPACE DENSITY



FLEXIBILITY FOR
SUB-DIVISION BUILT-IN



FLOOR CONNECTION. PART
GROUND TO LOWER GROUND



ANALYSE YOUR
ENERGY USE

ACCOMMODATION

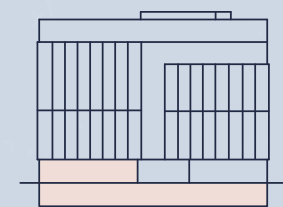
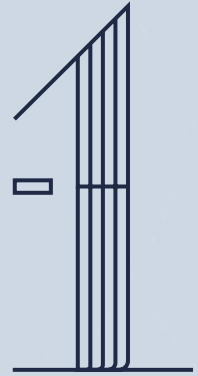


LEVEL	SQ FT	SQ M
LEVEL 6	HYMANS ROBERTSON	
LEVEL 5	HYMANS ROBERTSON	
LEVEL 4	RED ROCK RENEWABLES	
LEVEL 3	BDO	
LEVEL 2	8,174	759
LEVEL 1	8,178	760
LEVEL G	5,792	538
GROUND (NORTH)	2,992	278
GROUND (SOUTH)	2,800	260
LEVEL -1	3,647	339
TOTAL	25,791	2,396



SEMPLE STREET

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



LEVEL -1
NET INTERNAL OFFICE AREA

339 SQ M / 3,647 SQ FT

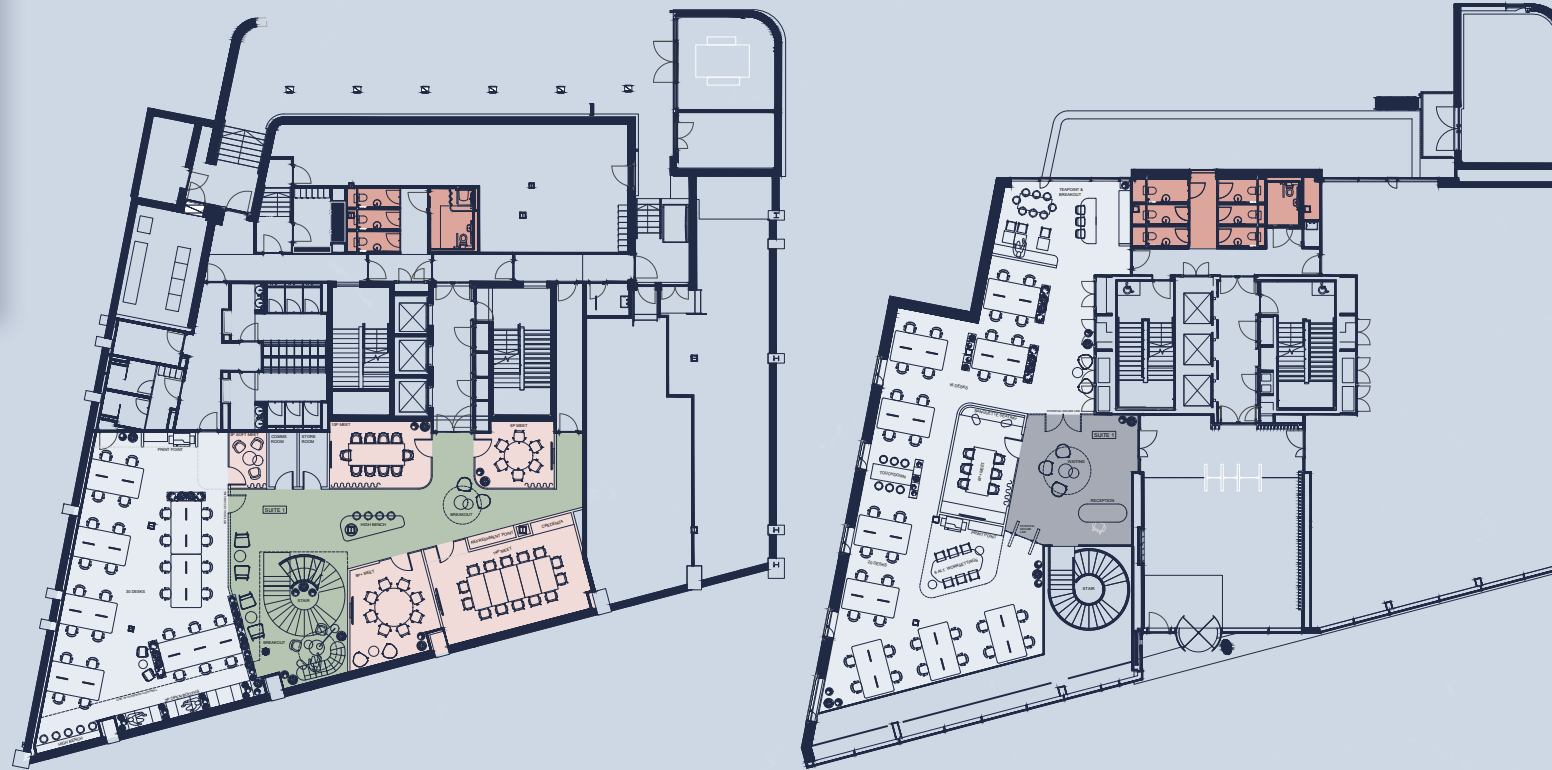
ACCOMMODATION



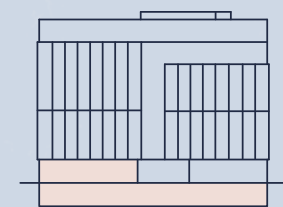
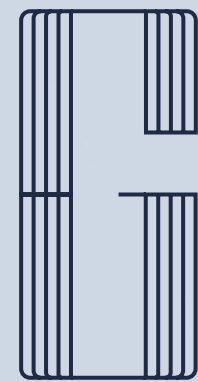
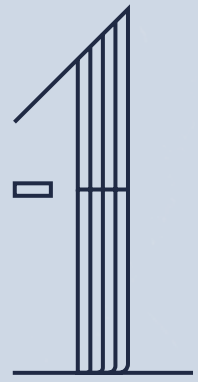
LEVEL -1 & GROUND FLOOR NORTH SPACE PLAN

GROUND FLOOR NORTH AND LOWER GROUND FLOORS MUST BE LET TOGETHER AS THEY ARE INTERCONNECTED.

- OFFICE / DESKS
- MEETING ROOMS
- TEAPOINT & BREAKOUT
- RECEPTION
- WC'S (INCL ACC.WC)



SEMPLÉ STREET



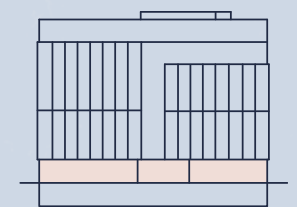
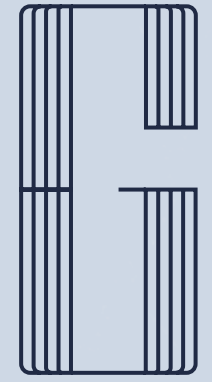
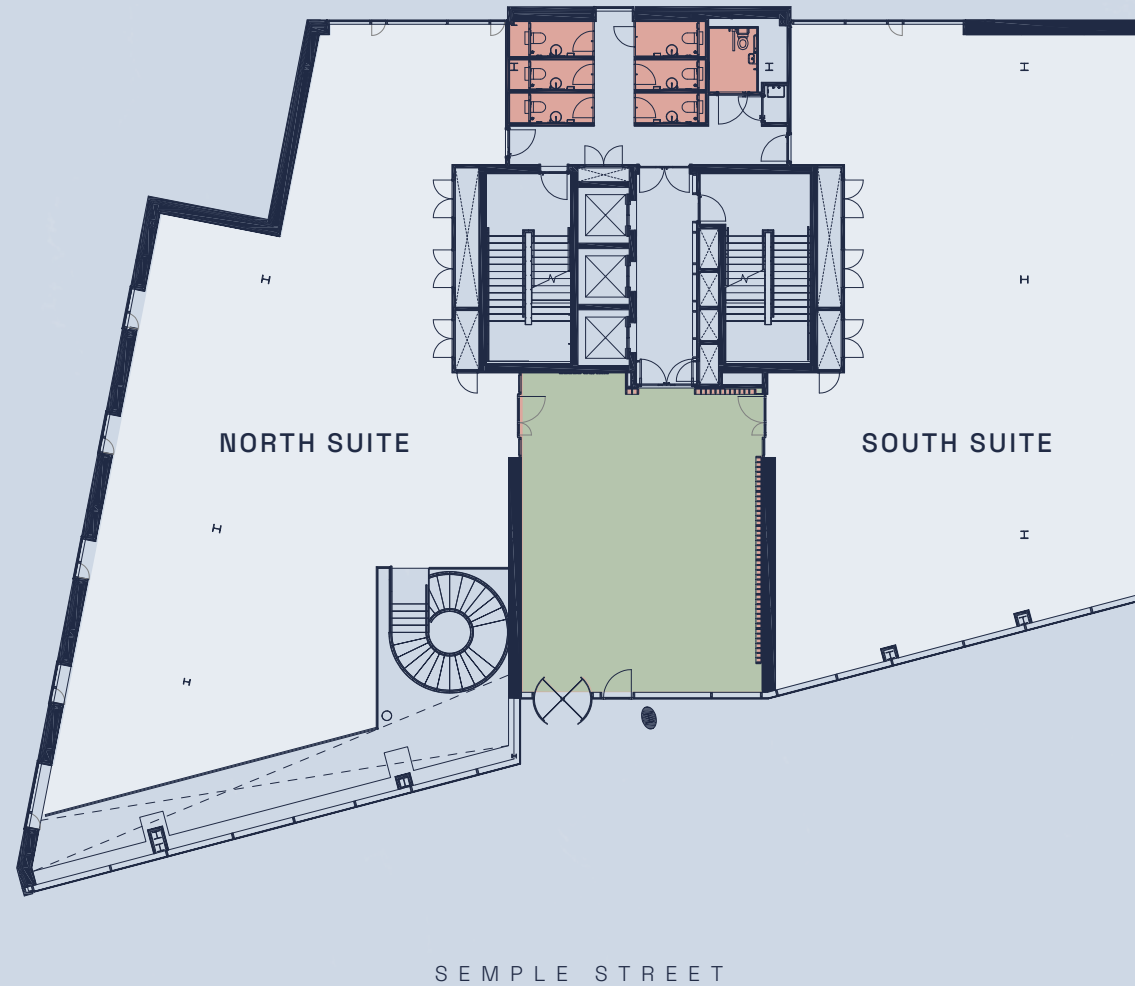
ACCOMMODATION



LEVEL	SQ FT	SQ M
LEVEL 6	HYMANS ROBERTSON	
LEVEL 5	HYMANS ROBERTSON	
LEVEL 4	RED ROCK RENEWABLES	
LEVEL 3	BDO	
LEVEL 2	8,174	759
LEVEL 1	8,178	760
LEVEL G	5,792	538
GROUND (NORTH)	2,992	278
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- OFFICE
- WC'S (INCL ACC.WC)
- RECEPTION LOUNGE



LEVEL G
NET INTERNAL OFFICE AREA

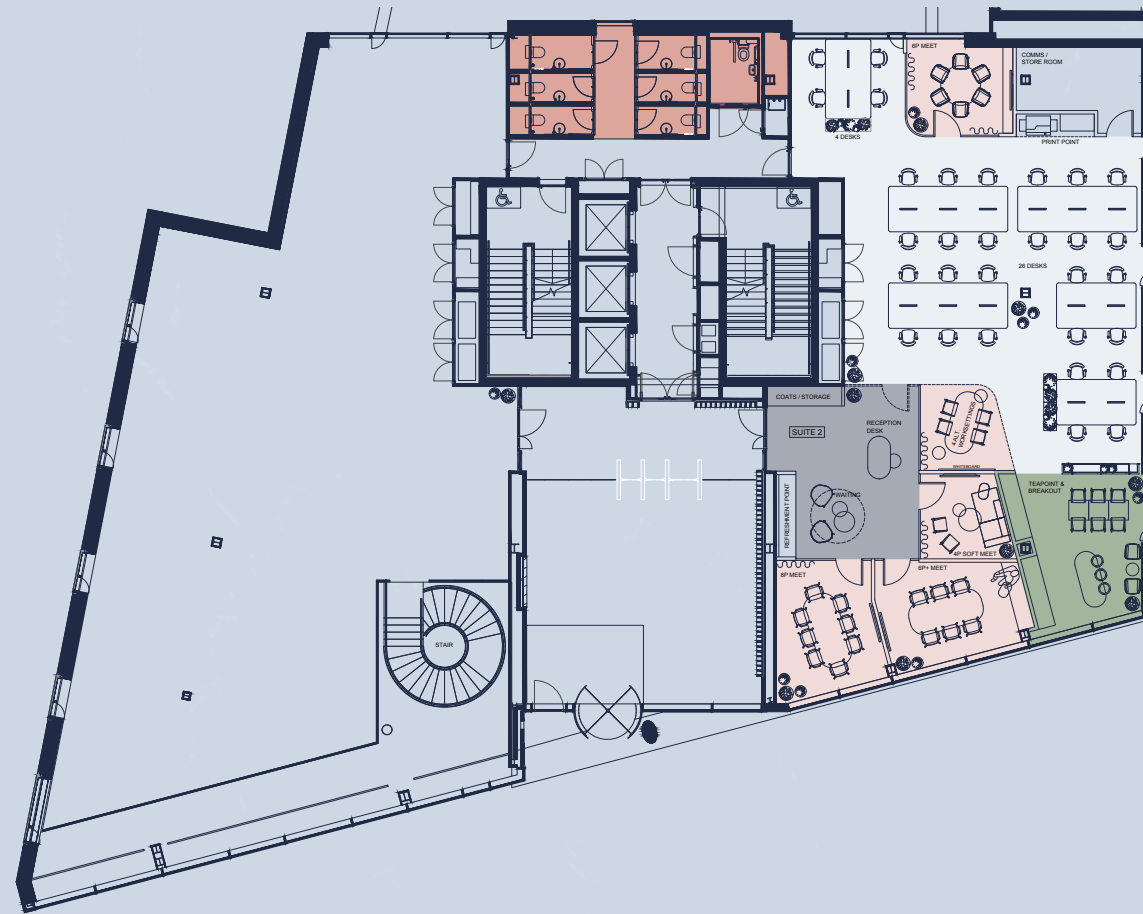
538 SQ M / 5,792 SQ FT

ACCOMMODATION

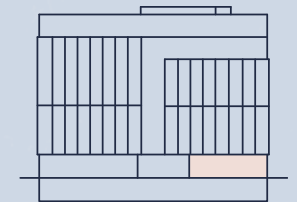
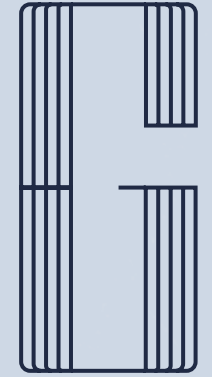


GROUND FLOOR SOUTH SPACE PLAN

- OFFICE / DESKS
- MEETING ROOMS
- TEAPOINT & BREAKOUT
- RECEPTION
- WC'S (INCL ACC.WC)



SEMPLÉ STREET



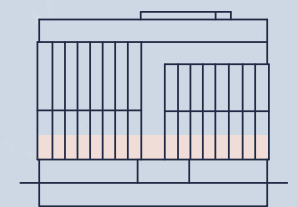
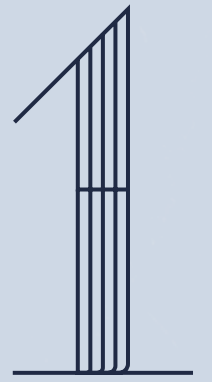
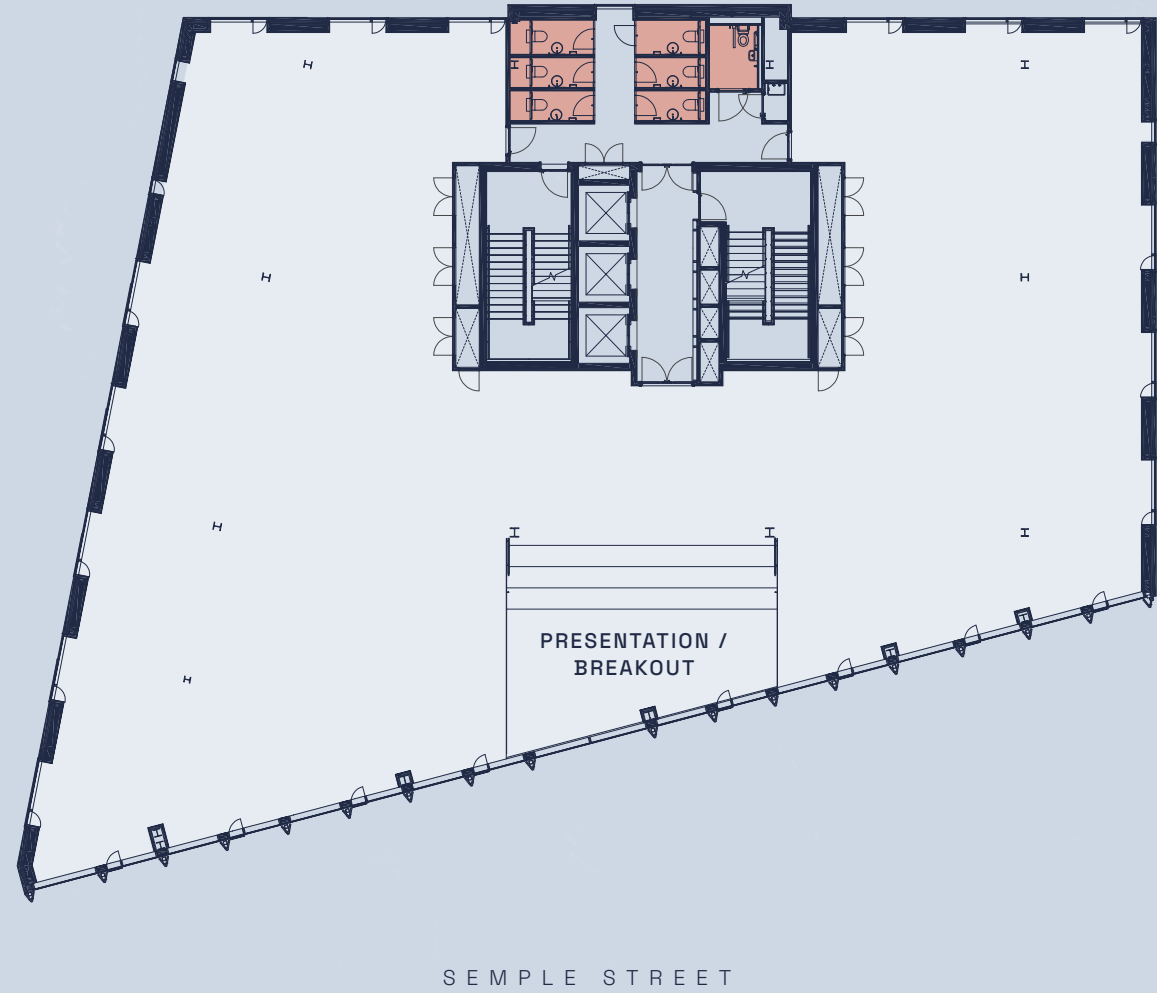
ACCOMMODATION



LEVEL	SQ FT	SQ M
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OFFICE
 WC'S (INCL ACC.WC)



LEVEL 1
NET INTERNAL OFFICE AREA

760 SQ M / 8,178 SQ FT

ACCOMMODATION



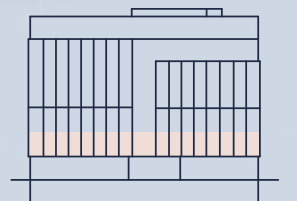
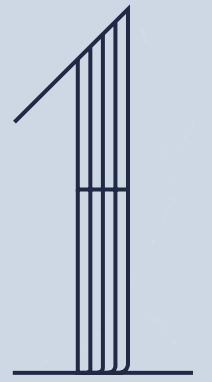
LEVEL 1 SPACE PLAN

- OFFICE / DESKS
- MEETING ROOMS
- TEAPOINT & BREAKOUT
- RECEPTION
- WC'S (INCL ACC.WC)



SEMPLÉ STREET

PRESENTATION / BREAKOUT



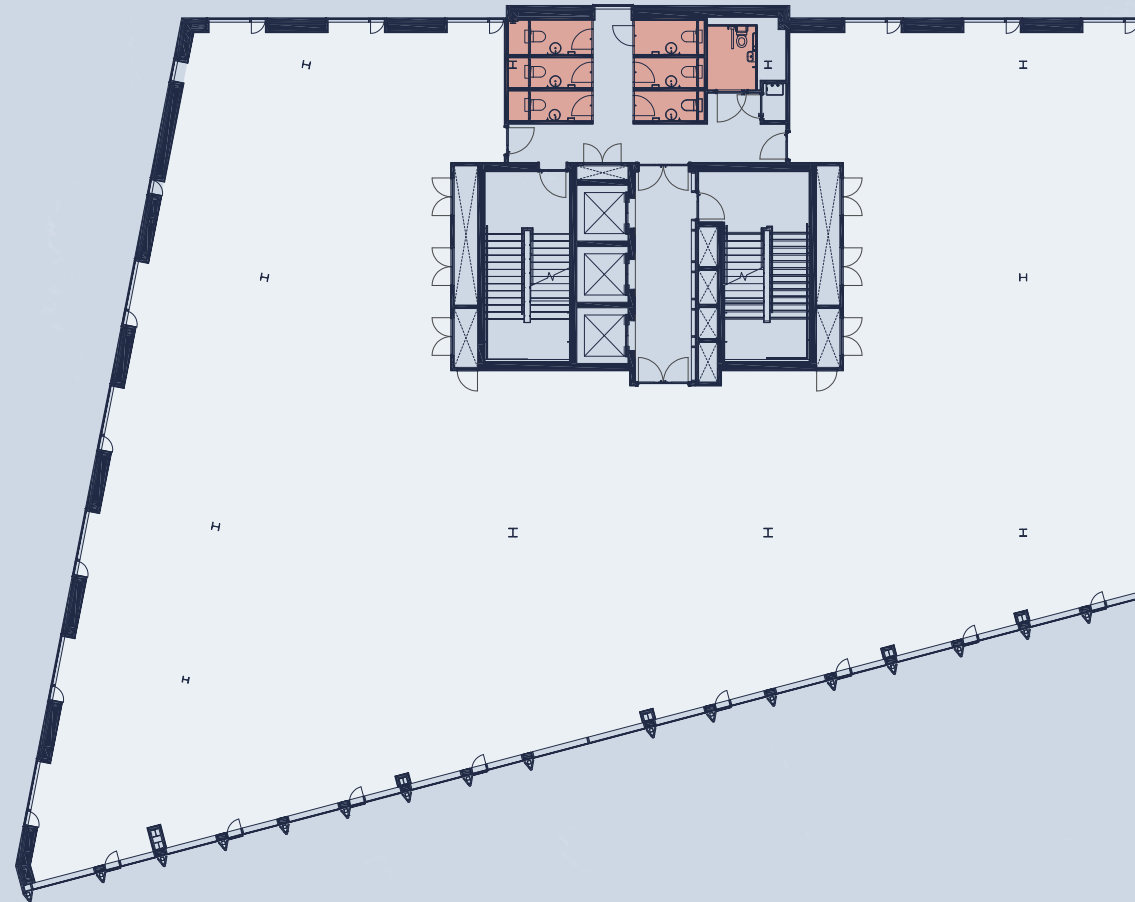
ACCOMMODATION



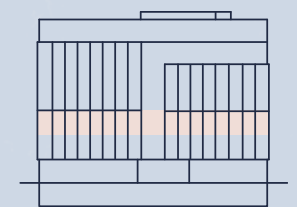
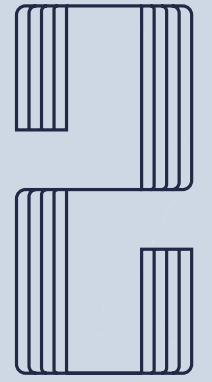
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TOTAL	25,791	2,396



OFFICE
 WC'S (INCL ACC.WC)



SEMPLE STREET



LEVEL 2
NET INTERNAL OFFICE AREA

759 SQ M / 8,174 SQ FT

ACCOMMODATION

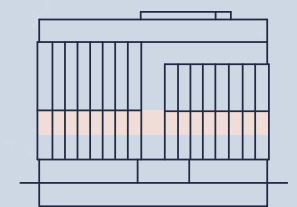
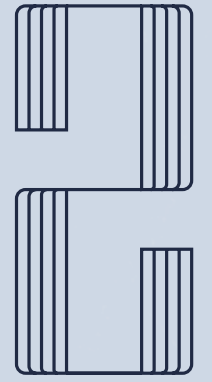


LEVEL 2 SPACE PLAN

- OFFICE / DESKS
- MEETING ROOMS
- TEAPOINT & BREAKOUT
- WC'S (INCL ACC.WC)



SEMPLE STREET



LEVEL 2
NET INTERNAL OFFICE AREA

759 SQ M / 8,174 SQ FT

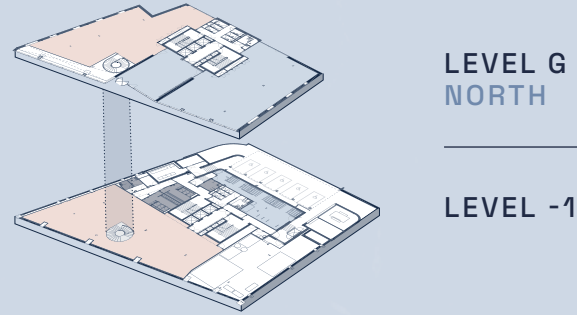
SPACE OPTIONS

FLEXIBLE
SPACE
OPTIONS
TAILORED TO
YOUR NEEDS.

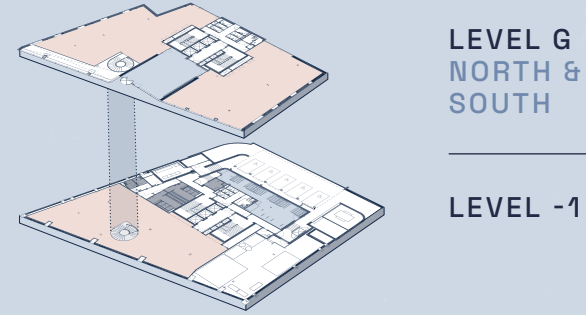
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OPTION 1 6,639 SQ FT

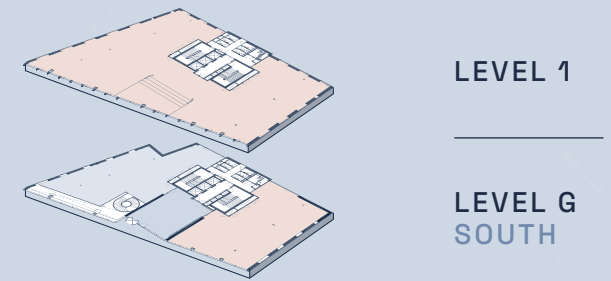
GROUND FLOOR NORTH AND LOWER GROUND FLOORS MUST BE LET TOGETHER AS THEY ARE INTERCONNECTED.



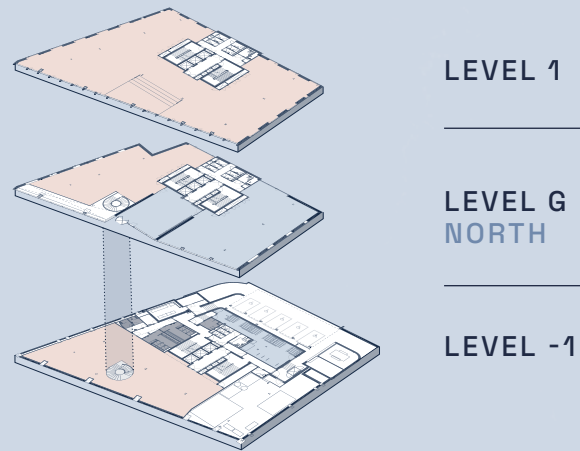
OPTION 2 9,439 SQ FT



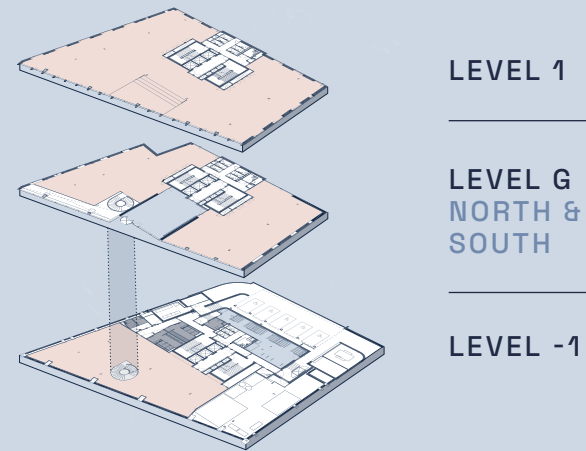
OPTION 3 10,978 SQ FT



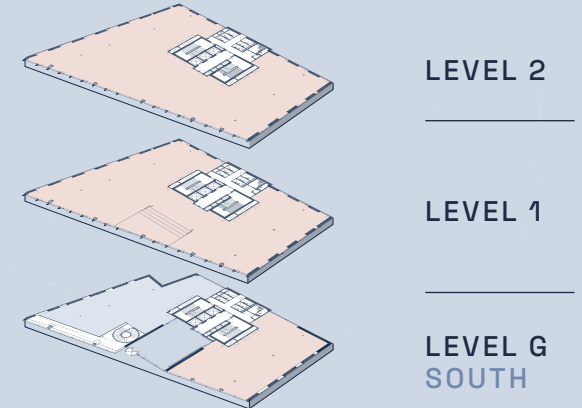
OPTION 4 14,625 SQ FT



OPTION 5 17,617 SQ FT



OPTION 6 19,152 SQ FT



 AVAILABLE SPACE

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



3 CAR SPACES AVAILABLE WITH EV CHARGING
3 MOTORBIKE SPACES



ENQUIRIES

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CORRANPROPERTIES **CBRE** Investment Management

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