

3RD FLOOR  
FULLY REFURBISHED  
JANUARY 2021

# QUAY<sup>2</sup>



EDINBURGH QUAY

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FOUNTAINBRIDGE  
EDINBURGH  
EH3 9QG

When it comes to positioning your business in Edinburgh there's simply no better location in Edinburgh than Quay2. Situated in a unique waterside setting at the heart of the bustling Exchange District, Quay2 offers the perfect integration of business space, amenities and transport connections - everything you need for your business to flourish.

Combining offices, restaurants, cafes, civic spaces and residential apartments, Edinburgh Quay provides a unique style of living, working and relaxing against a waterfront backdrop. Quay2'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



“ ”

Our move to Quay2 in the heart of Edinburgh's new financial district has contributed to us exceeding our business development aspirations and has given us further opportunity for significant growth in the business advisory market in Edinburgh. We are very pleased with our choice of location at Quay2.



Companies House

“ ”

Not only was this location ideal for customers, but being near to the public transport links of Haymarket, Lothian Road and the West End, it was also ideal for staff who travel in from all directions. Staff find the light and space conducive to productivity and everyone felt at home very quickly after the move - and the views were a bonus!

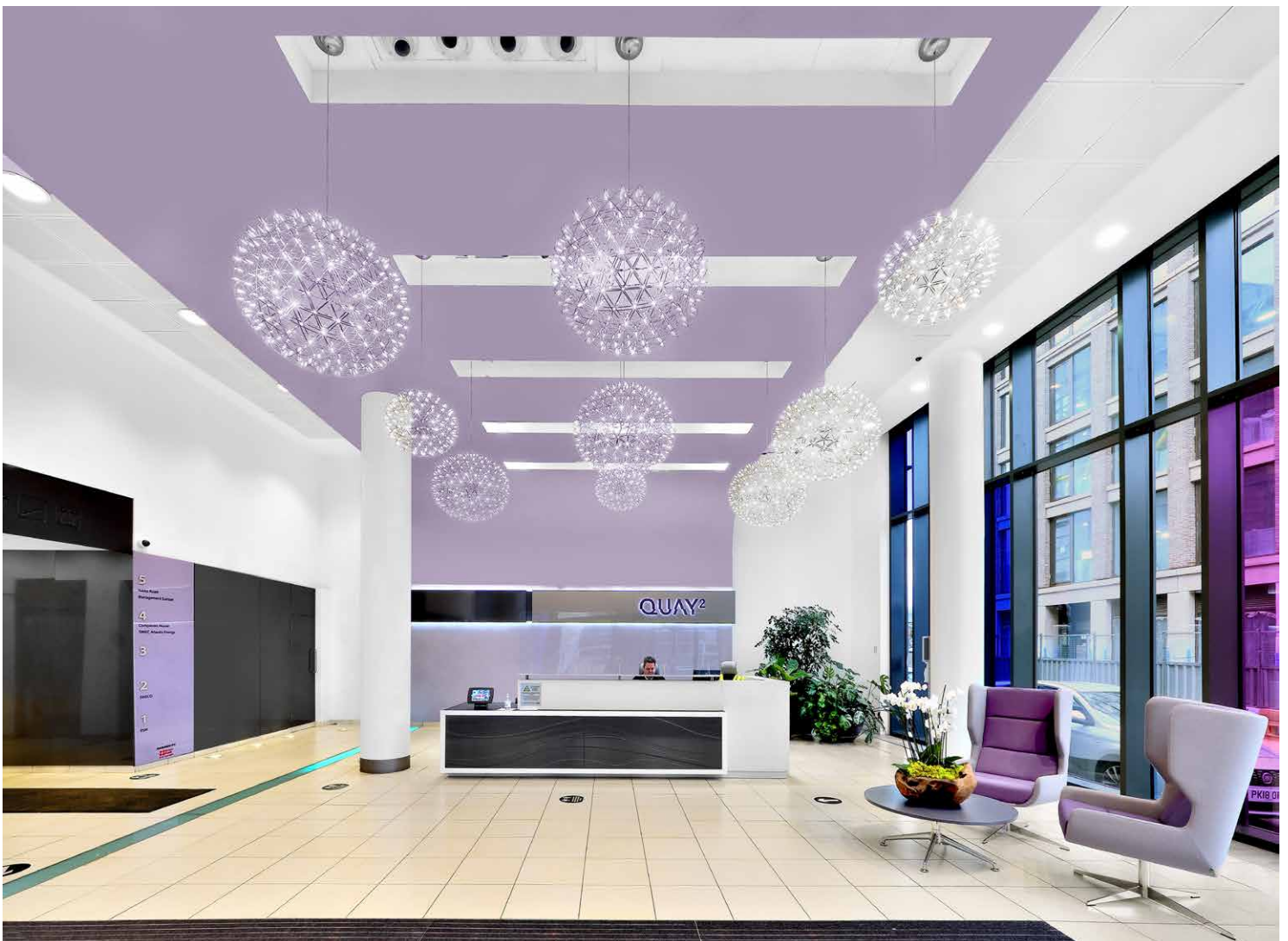
**Dorothy Blair**  
Companies House



“ ”

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

Quay2 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.

Quay2 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

## 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.

01 Lloyds Banking Group 02 STV/Free Agent/Apple/Bloomberg/Saffery Champness/BTO  
03 Financial Services Authority 04 DWF 05 Capita 06 Lloyds banking Group 07 Blackrock/  
Hymans Robertson/Cundall 08 Wood Mackenzie/4Sight Financial/Landmark Office 09 Scott  
Moncrieff 10 KPMG/Deloitte/CMS/Shoosmiths 11 Womble Bond Dickinson/Huawei 12 Franklin  
Templeton 13 Burness/Shepherd & Wedderburn/Cairn Energy/Clydesdale Bank/Logic Now  
14 Green Investment Bank/AON/PWC/Brewin Dolphin/The Law Society of Scotland/Alliance  
Trust 15 Bank of New York Mellon 🏠 Hotel 🏰 Castle










## PARKING

Along with 7 private basement car parking allocation at Quay2, there is also a 46 space public car park, plus a further 4 public car parks nearby.

## 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



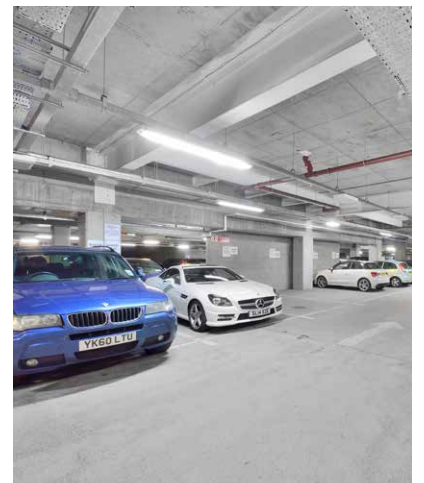
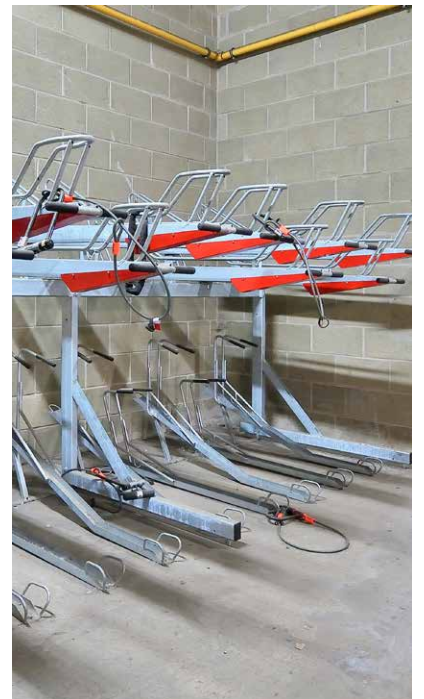
# ONE OF EDINBURGH'S BEST KNOWN GRADE A OFFICE BUILDINGS

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

## SPECIFICATION

### 3RD FLOOR FULLY REFURBISHED JANUARY 2021

- 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





## ACCOMMODATION

### 3RD FLOOR

**14,124 SQ FT**  
**(1,312 SQ M)**

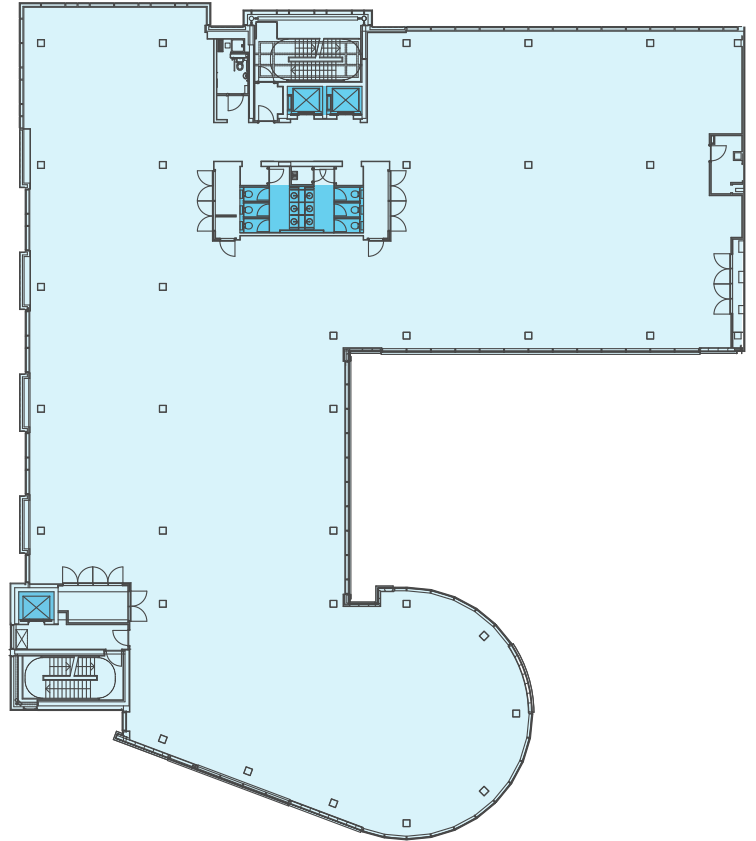
\*Subject to re-measurement post refurbishment

#### SERVICE CHARGE

The current service charge is approximately £6.50 per sq ft per annum. Please contact the letting agents for the most up to date running levels.

#### RATEABLE VALUE

The suite will require to be reassessed upon completion of the works but as a guide the current rates payable equates to c.£9.00 per sq ft (excluding car parking rates liability)



# INFORMATION

To find out more about the opportunities available at Quay2, 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.

VIEW VIDEO

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