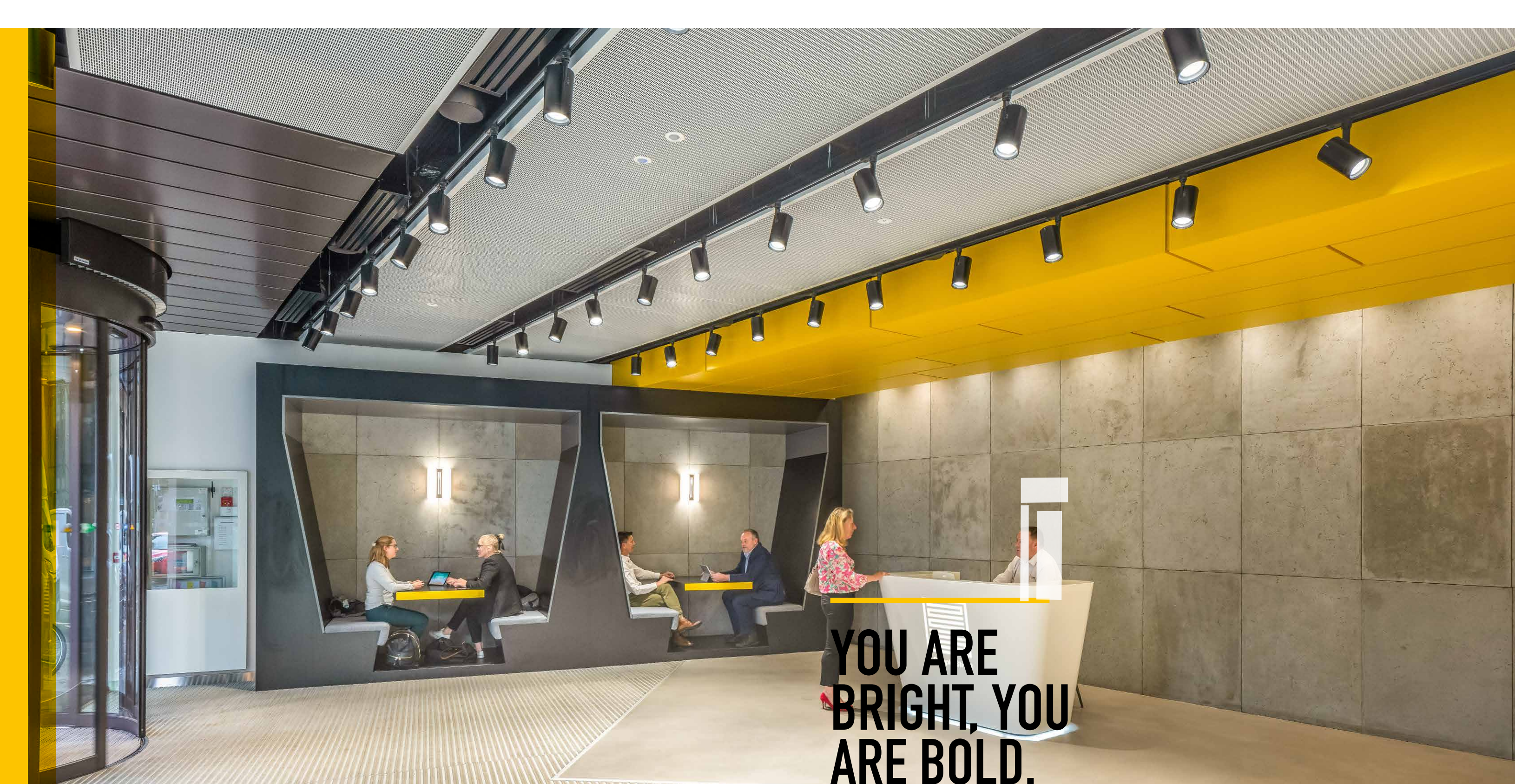


**YOU ARE DONE WITH DRAB, OVER
ORDINARY, YOU NEED A SPACE THAT'S
JUST RIGHT – NOT JUST FOR RIGHT
NOW, YOU ARE BRIGHT, YOU ARE
BOLD, YOU ARE CONTEMPORARY, YOU
ARE NATIONALLY CONNECTED AND
LOCALLY INVESTED, YOU ARE ON THE
MOVE AND STANDING PROUD, YOU
ARE ONE OF A KIND, NOT ONE OF
THE CROWD, YOU ARE ALL THIS AND
MORE... **YOU ARE SEMPLE STREET.****



**YOU ARE
ON
YOUR
WAY**



**YOU ARE
BRIGHT, YOU
ARE BOLD,
YOU ARE
CONTEMPORARY**









**YOU ARE
LIGHT,
YOU
ARE
SPACE**

A photograph of a modern office building with a light-colored stone or concrete facade and large, dark-framed glass windows. The building is situated on a street corner. A man in a dark suit and brown shoes is walking away from the camera towards the entrance of the building, carrying a white folder or bag. The entrance features large glass doors. A silver pole stands on the sidewalk. The ground is paved with grey stones. The sky is not visible.

YOU ARE IN THE RIGHT PLACE, AT THE RIGHT TIME

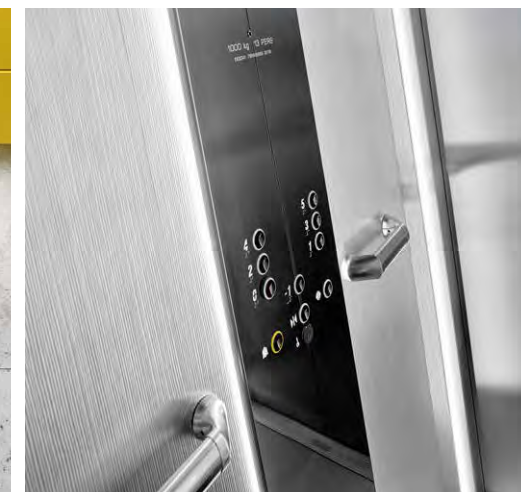
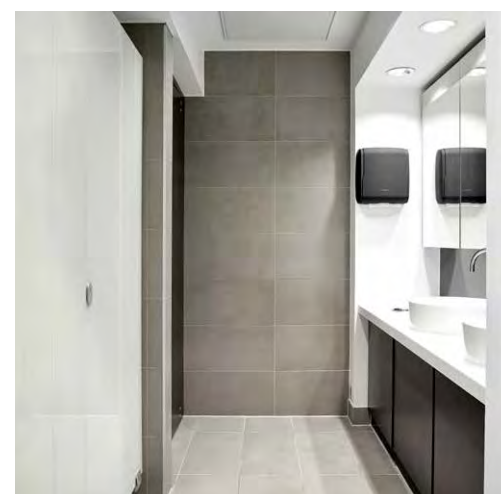
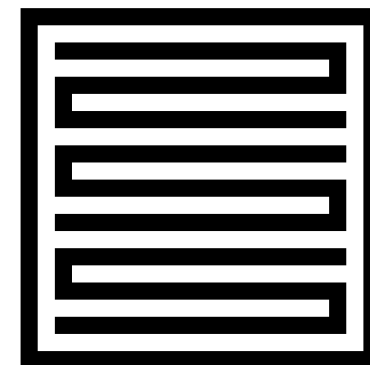
Occupying a prime corner site, 2 Semple Street offers prominent, high quality office accommodation with an urban style.

The building's design is focused on sustainability and creating an exceptional working environment, exuding space and natural light - beginning with a bold, bright and contemporary reception area and extending throughout the 6 floors.

YOU ARE BESPOKE, YOU ARE PREMIUM

Every detail of the building's internal and external finish has been considered - from the provision of electric charging points, cycle racks and repair station, through to the selection of contemporary, high quality materials showcased throughout.

In addition, the latest technology will ensure that 2 Sempole Street is an efficient and flexible building that stands the test of time.



**YOU ARE
ABOVE
AND
BEYOND**

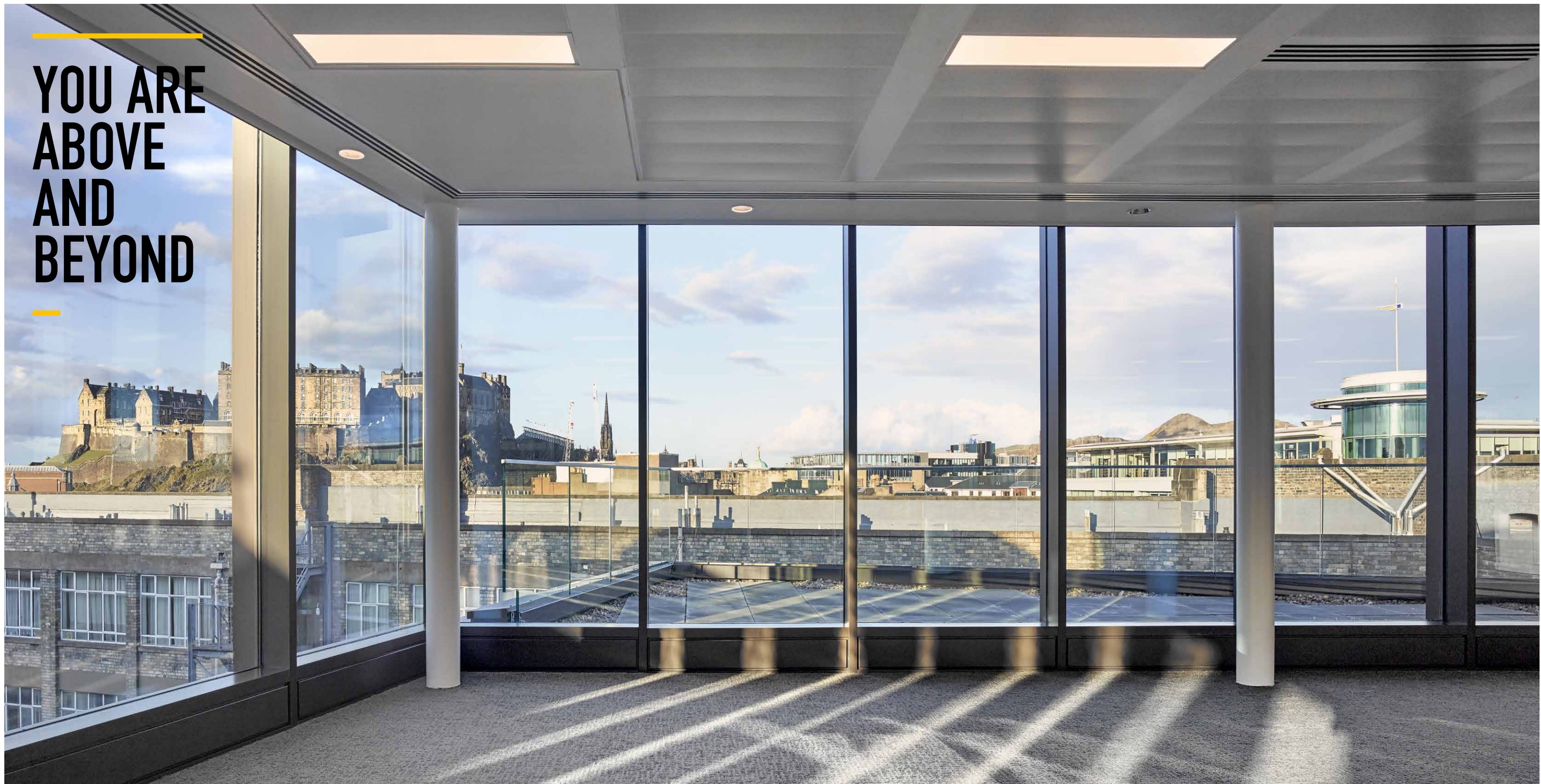
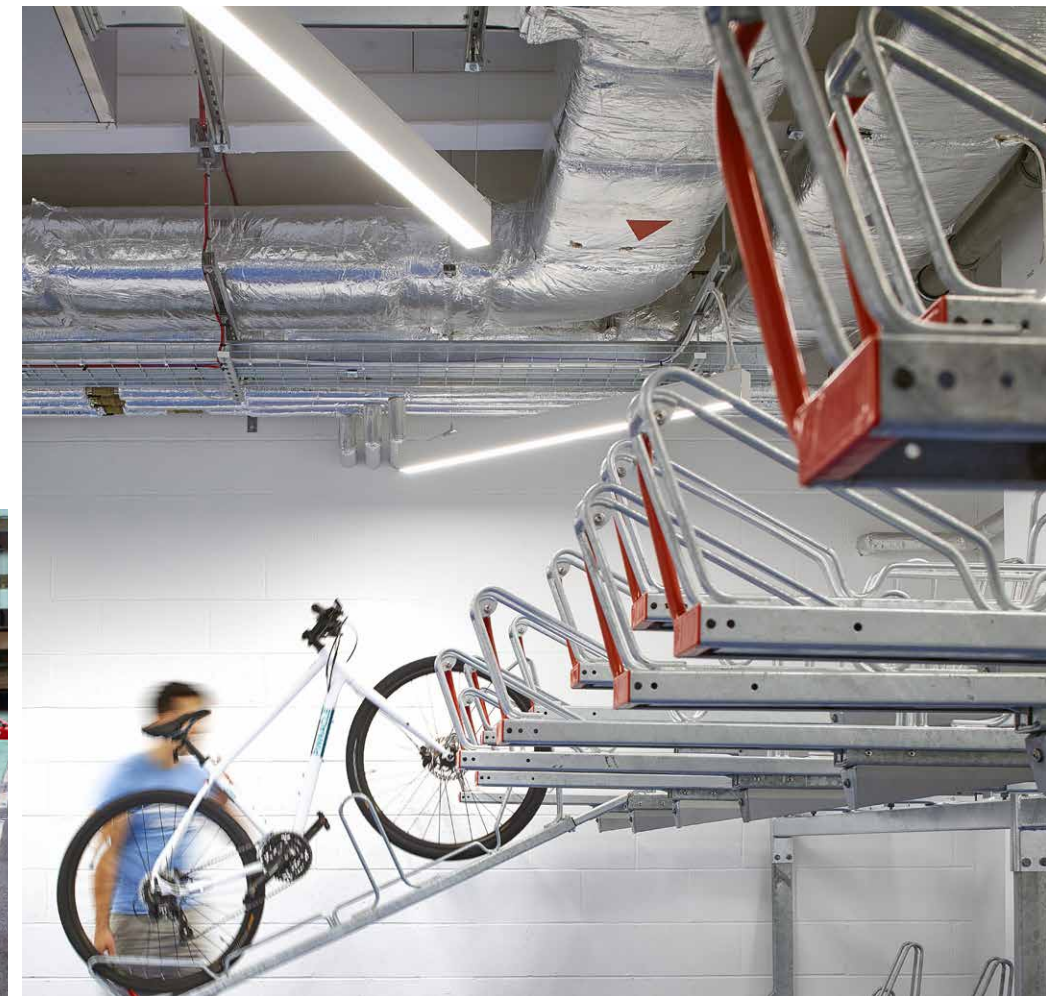


IMAGE TAKEN FROM LEVEL 5 - LET TO HUAWEI

2 Semple Street has been recognized nationally for meeting the highest standards of cycle friendliness. The building was awarded the highest accreditation, platinum CyclingScore Certification.

We want the world to know Semple Street's cycling infrastructure is of a high quality and meets the requirements of the modern cyclist.

YOU ARE ROCKET FUEL



SCHEDULE OF AREAS

TOTAL AREA: 18,556 SQ FT (1,724 SQ M)

LEVEL 5 | OFFICE



LEVEL 4 | OFFICE | SOUTH



LEVEL 4 | OFFICE | NORTH

3,864 SQFT

359 SQM

LEVEL 3 | OFFICE

7,346 SQFT

682 SQM

LEVEL 2 | OFFICE

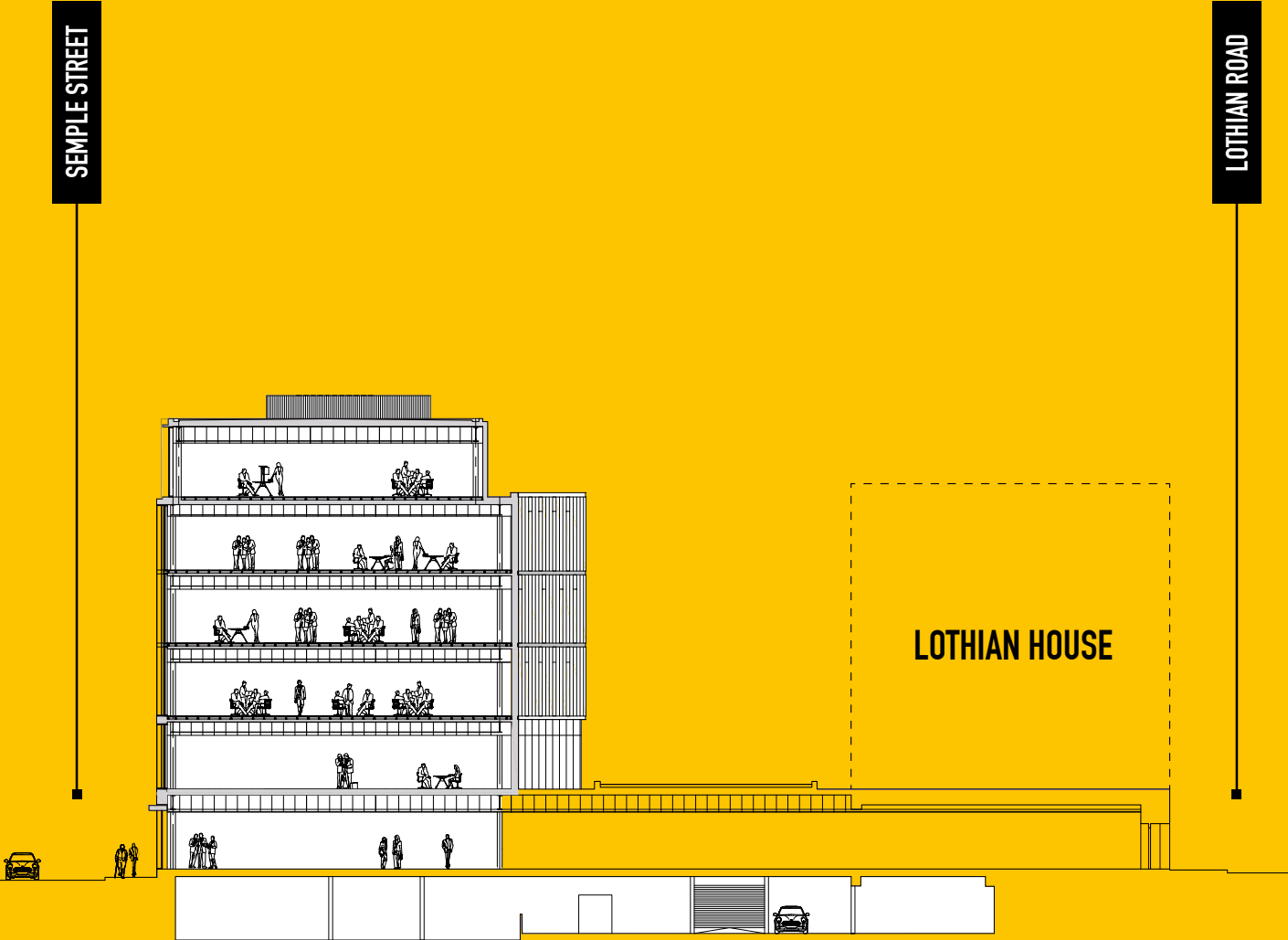
7,346 SQFT

682 SQM

LEVEL 1 | OFFICE



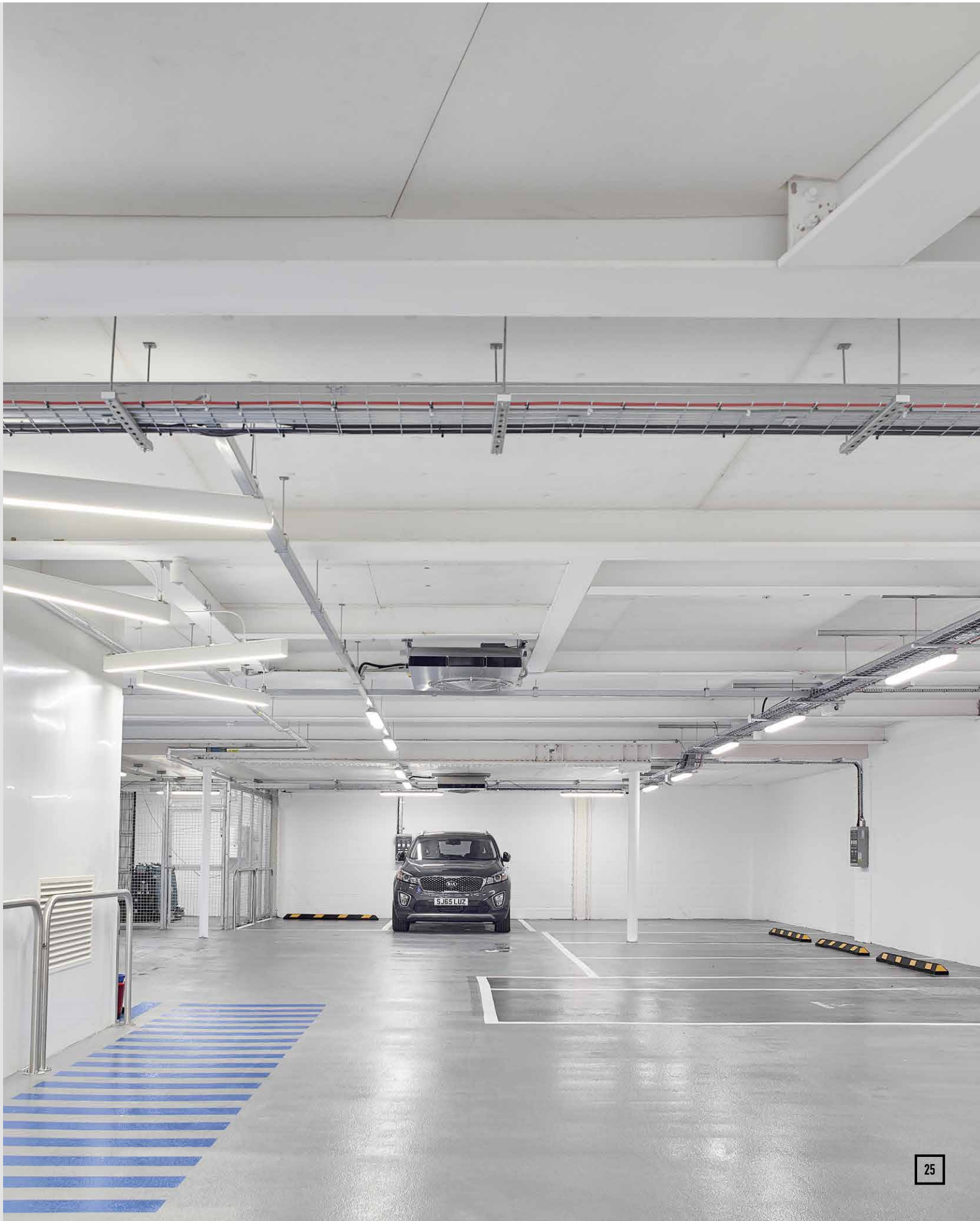
LEVEL 0 | RETAIL/OFFICE



LOWER GROUND

KEY

- Lifts
- Core area
- Toilets, changing rooms and showers
- Let Parking Space
- ⚡ Electric car charging point
- ➔ Car entrance route



SECOND TO THIRD FLOORS

OFFICE
7,346 SQ FT

KEY

- Available
- Lifts
- Core area
- Toilets

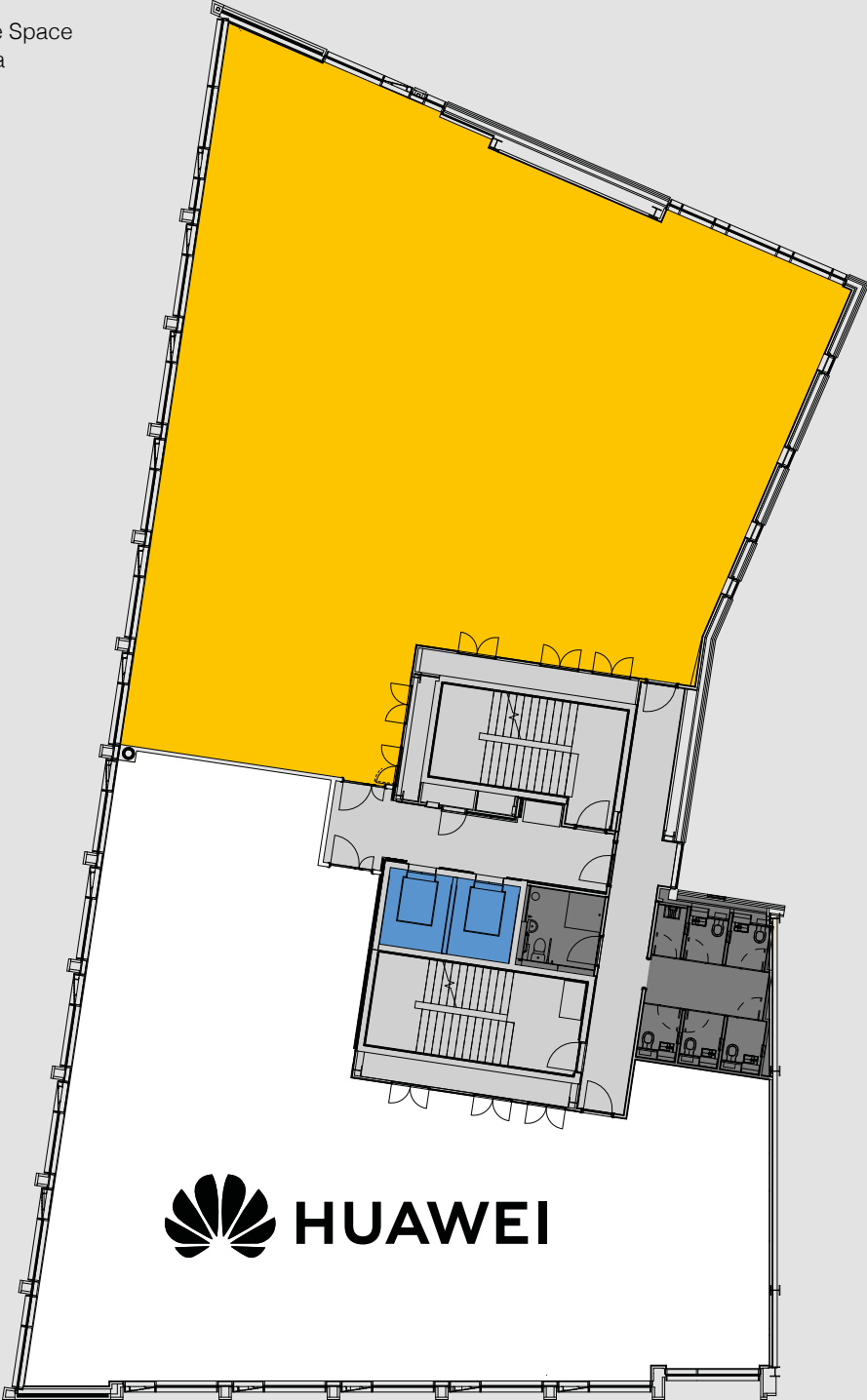


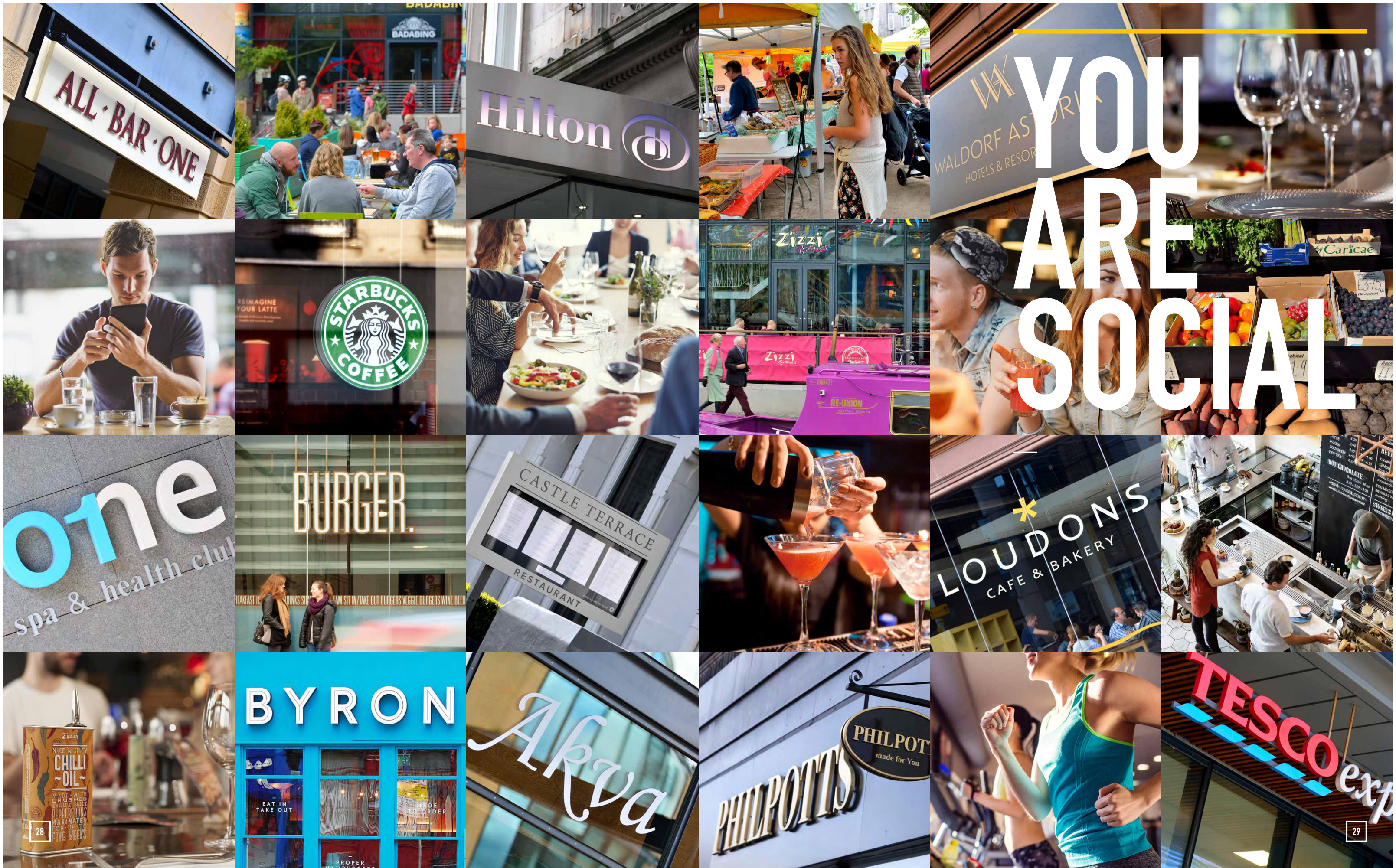
FOURTH FLOOR

OFFICE
3,864 SQ FT





KEY

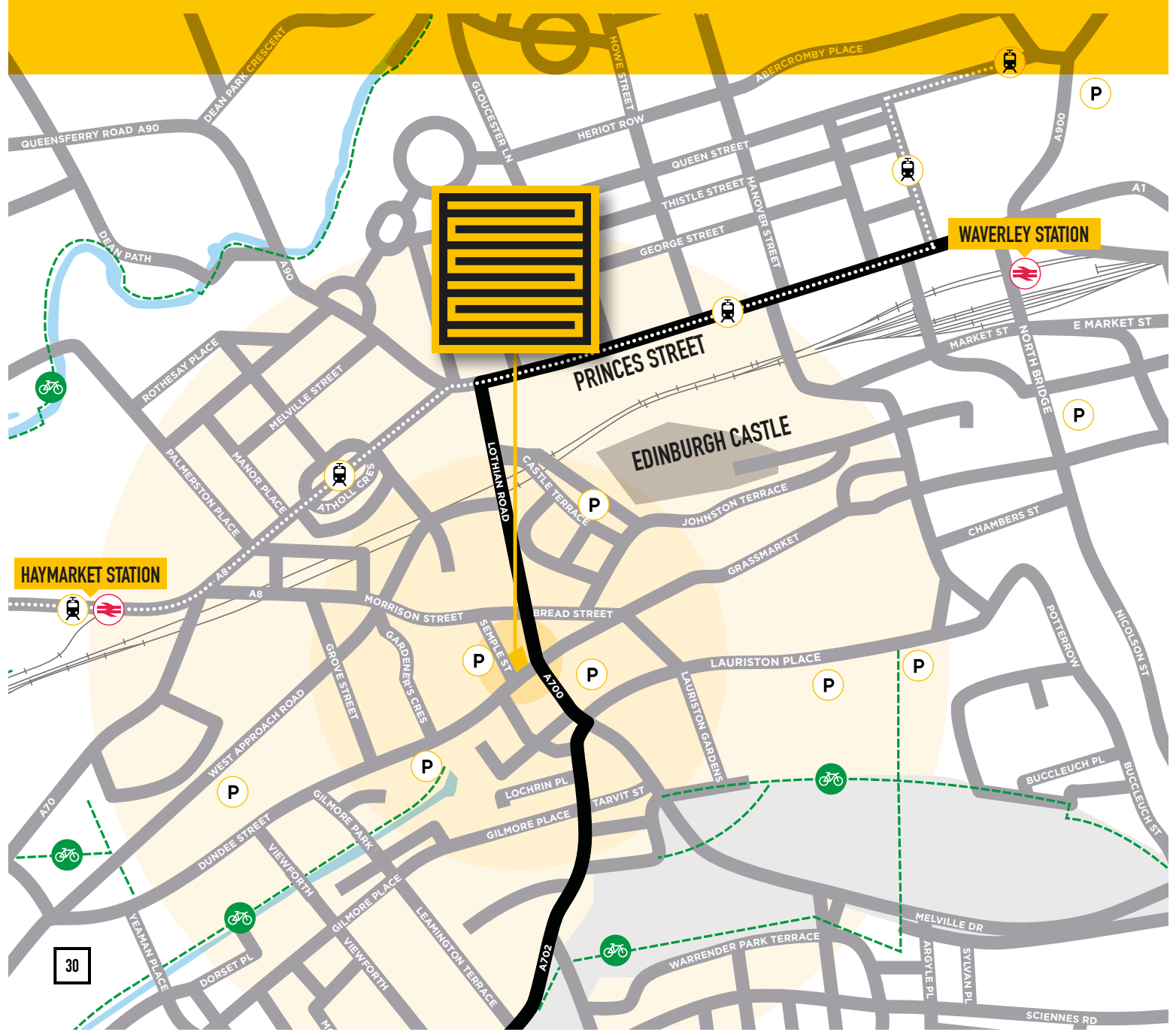
- Available
- Lifts
- Let Office Space
- Core area
- Toilets





YOU ARE NATIONALLY CONNECTED

- Key
-  Public car parks
 -  Main tram route
 -  Tram stops
 -  Cycle routes



& LOCALLY INVESTED

- 
HAYMARKET STATION
10 MINS WALK
- 
TRAM HALT
7 MINS WALK
- 
BUS STOP
1 MIN WALK
- 
PUBLIC CAR PARK
ADJACENT
- 
AIRPORT
23 MINS DRIVE

YOU ARE
HERE

WITH ALL THIS ON YOUR DOORSTEP

Occupiers

- 1 Sweco
Companies House
RSM
- 2 Freeagent
BTO
Cushman & Wakefield
Bloomberg
Apple
- 3 DWF
- 4 EICC
- 5 Scott-Moncrieff
- 6 Scottish Widows
- 7 PWC
EY
IBM
AON
Green Investment Bank
EDF
- 8 Aberdeen Standard
Investments
- 9 Wood Mackenzie
i2 Office
- 10 BlackRock
Hymans Robertson
- 11 Franklin Templeton
- 12 MacRoberts
TSB
- 13 Bank of New York Mellon
- 14 Lloyds
Pinsent Masons
Turcan Connell

Leisure

- 1 Zizzi
- 2 Akva
- 3 Loudens
- 4 Burger
- 5 Café Klaris
- 6 One Square
- 7 All Bar One
- 8 Lebowskis
- 9 Shebeen
- 10 Pret A Manger
- 11 Filmhouse Café Bar
- 12 Red Squirrel
- 13 Subway
- 14 Greggs
- 15 Philpotts
- 16 Nandos
- 17 The Beer Kitchen
- 18 Wildwood
- 19 Starbucks
- 20 The Hanging Bat
- 21 Costa
- 22 Moriarty
- 23 Pronto
- 24 Zucca
- 25 Noughts X Coffees
- 26 Kanpai
- 27 Castle Terrace Restaurant

Convenience

- 1 Co-Op
- 2 Tesco Express
- 3 Superdrug

Health

- 1 Hot Yoga
- 2 Pure Gym
- 3 One Spa
- 4 Therapie



YOU ARE HIGH SPEC AND LOW MAINTENANCE

1.0 GENERAL DESIGN

1.1 Building Form

- Grade A office space comprising largely glazed curtain walling facades framed with sandstone to Semple Street and Fountainbridge and metal rain screen cladding to the rear.

1.2 Floor Heights

- 2.7 m from top of raised access floor (excluding carpet) to underside of suspended ceiling.

1.3 Floor Loadings

- 4Kn/m² + 1.0Kn/m² for partitions/general offices.
- 7.5Kn/m² to 5% of floor area for storage.

1.4 Means Of Escape

- 1 person per 6m².

1.5 Sanitary Provision

- 5 Unisex WCs per office floor.
- 1 accessible Unisex toilet per floor.
- 1 Cleaners cupboard per floor.

1.6 Showers And Changing Facilities

- Separate male and female shower, locker and changing facilities.
- 12 showers.

1.7 Multiple Occupancy

- Ability to sub-divide floor plates in two with sub-metering of services.

1.8 Tenant Plant Space

- Dedicated plant space allocated at roof level for tenant comms/server room air conditioning condensers, packaged generator (including fuel storage) and satellite dishes.

1.9 Accessibility

- Designed to comply with requirements of Technical Handbook for Non-Domestic Buildings, October 2015 version, which includes level access to the building and passenger lifts allowing access to all floors.
- Accessible lavatories are located on all floors, except the basement, as well as disabled refuges and accessible car parking in the basement.

1.10 Security/Access Control

- Automated secure access for tenants.
- Building design developed on recommendations from Secure by Design.

2.0 VEHICULAR ACCESS

2.1 Car Parking

- 7 parking bays (1 de-marked accessible).
- 4 electric car charging points (1 servicing 2 car spaces).

2.2 Bicycle Spaces

- 47 bicycle spaces.
- Bicycle repair station.
- Drying room facilities.

3.0 VERTICAL TRANSPORTATION

3.1 Lift Design Density

- 1 person per 12m².

3.2 Lifts

- Energy efficient lifts complying with BREEAM standards.
- 2 x 13 person passenger lifts with waiting times better than current BCO standards.
- Lift speed 1.6m/s.
- 1 passenger lift serves as fire-fighting lift.
- Stainless steel door coverings. Internal car finish comprising dark mirrored control panel, sand blasted metal side panels and brushed dark grey fittings.

4.0 INTERNAL FINISHES

4.1 Entrance/Reception

- Glazed entrance incorporating double circle sliding door.
- Polished concrete floor finish incorporating feature mat well.
- High quality, attractive contemporary furniture in reception including bespoke seating booths and concierge style reception desk.
- Feature lighting.

4.2 Lift Lobbies

- Large format ceramic floor tiles.
- Back painted glass panels.
- Feature lighting to lift reveals.

4.3 Toilets

- Individual cubicles comprising high quality sanitary appliances and fittings.
- Large format ceramic floor tiles.
- Feature ceramic wall tiling to the cubicles, full width mirrors and vanity unit with back painted splash backs.

4.4 Offices

- The offices have been completed to Category A specification including:
- Perforated metal lay-in grid suspended ceiling system incorporating acoustic pads and blind box for tenant blinds.
 - LG7 compliant ("in the spirit of") intelligent LED lighting providing 350-400 lux at desk level.
 - Metal tile raised floor (150mm floor zone/110 mm void).
 - Taped and filled partitions and wall linings incorporating timber skirting. Full decoration.
 - Branded colour matched timber lacquered doors with matching hardwood lacquered frames and stainless steel ironmongery.

5.0 ELECTRICAL SERVICES

5.1 Design Criteria

- Lighting load – As installed <12W/m². Additional load available for tenant fit out up to 15 W/m².
- Small power – 25 W/m².

5.2 Back Up Generation

- Landlord generator serving fire fighting lift, lobby smoke vent system & essential services board.

6.0 MECHANICAL SERVICES

6.1 Air-conditioning

- VRV/VRF air conditioning with mechanical ventilation with heat recovery to office areas.
- Air-conditioning designed on basis of 1 per 8 sq m maintaining flexibility for tenant fit out and reasonable upgrade of system.

6.2 Outside Air Provisions

- 10 l/s per person fresh air supply to offices based on 1 person/8m² (equivalent of 12 l/s per person based on 1 person/10m²).

7.0 BUILDING MANAGEMENT SYSTEM (BMS)

- A complete integrated BMS shall be provided to serve the building. The BMS shall provide full automatic control, monitoring and address of all the building's HVAC. It will monitor site energy consumption including tenant and landlord sub-metering.

8.0 SUSTAINABILITY

- BREEAM "Very Good".
- EPC A.
- Intelligent LED lighting on all floors.
- Air-conditioning delivered via Air source head pump technology.





FOR FURTHER INFORMATION PLEASE CONTACT THE JOINT LETTING AGENTS:

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A DEVELOPMENT BY



YOU ARE
SEMPL STREET

The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. June 2021.

