

NO2 FREER ST

Completion
Q3 2021





IMAGINE



New Fountainbridge will deliver a 59,554 sq ft landmark office, 262-bedroom Moxy hotel and restaurant fronting a new civic space, family housing and canal-side apartments.

New Fountainbridge will become a new distinct urban environment inspired by how people enjoy to work and live.



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WORK

2 Freer Street Office
59,554 sq ft



LIVE

Residential Development
and civic space



STAY

Moxy Hotel
262-bedrooms



EAT

Various commercial and
social enterprise units

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A JOURNEY THROUGH TIME



Union Canal

The Union Canal was designed to complete the link between Edinburgh and Glasgow, by meeting the existing Forth and Clyde Canal at Falkirk. Already under discussion in the late 1780s, it was not completed until 1822, making it one of the last canals to be built in Scotland.

The 31½ mile route started at Fountainbridge where three basins were constructed to facilitate the trade that - it was hoped - would pass along the canal.

1822



1836



The Castle Silk Mills

In 1836, the Castle Silk Mills are constructed in Fountainbridge, housing a factory producing top quality Kashmir shawls, in the tradition of the Edinburgh shawl.

The last Edinburgh shawl was woven in 1847, a year after the Silk Mills were put up for sale. The site was ideal for the rubber entrepreneurs in a hurry as it had suitable steam engines and boilers and was close both to the Union Canal as a source of water for production processes and the new Caledonian Railway linking the city to Glasgow and the South.



North British Rubber Company

American businessmen and boot-makers Henry Lee Norris and Spencer Thomas Parmelee snap up the real estate, eager to take advantage of the canal-side location. Within six months manufacturing had begun.

By 1900, North British Rubber Co had become the largest industrial unit in Edinburgh, employing 3,000 people.

1856



1914



Castle Mills in wartime

With the start of the First World War, came a demand for a durable, rubber soled boot for the trenches. Commissioned by the Ministry of War, the Wellington boot was conceived in 1916.

The North British Rubber Company set to work 24 hours a day, producing 1,185,036 pairs of boots for soldiers in the trenches. The rubber Wellington boot easily kept the rain and mud at bay and was the envy of the enemy.



Scottish and Newcastle Breweries

After a disastrous fire hit the rubber factory in 1969, most of the factory complex was demolished.

Scottish and Newcastle Breweries took over the site and in 1973, built The Fountain Brewery, pioneering the use of computer control for the entire brewing process.

McEwan's Export became a nationally distributed beer by the 1970s, and was the highest selling canned beer in the United Kingdom by 1975.

1969



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✦ LOCATION



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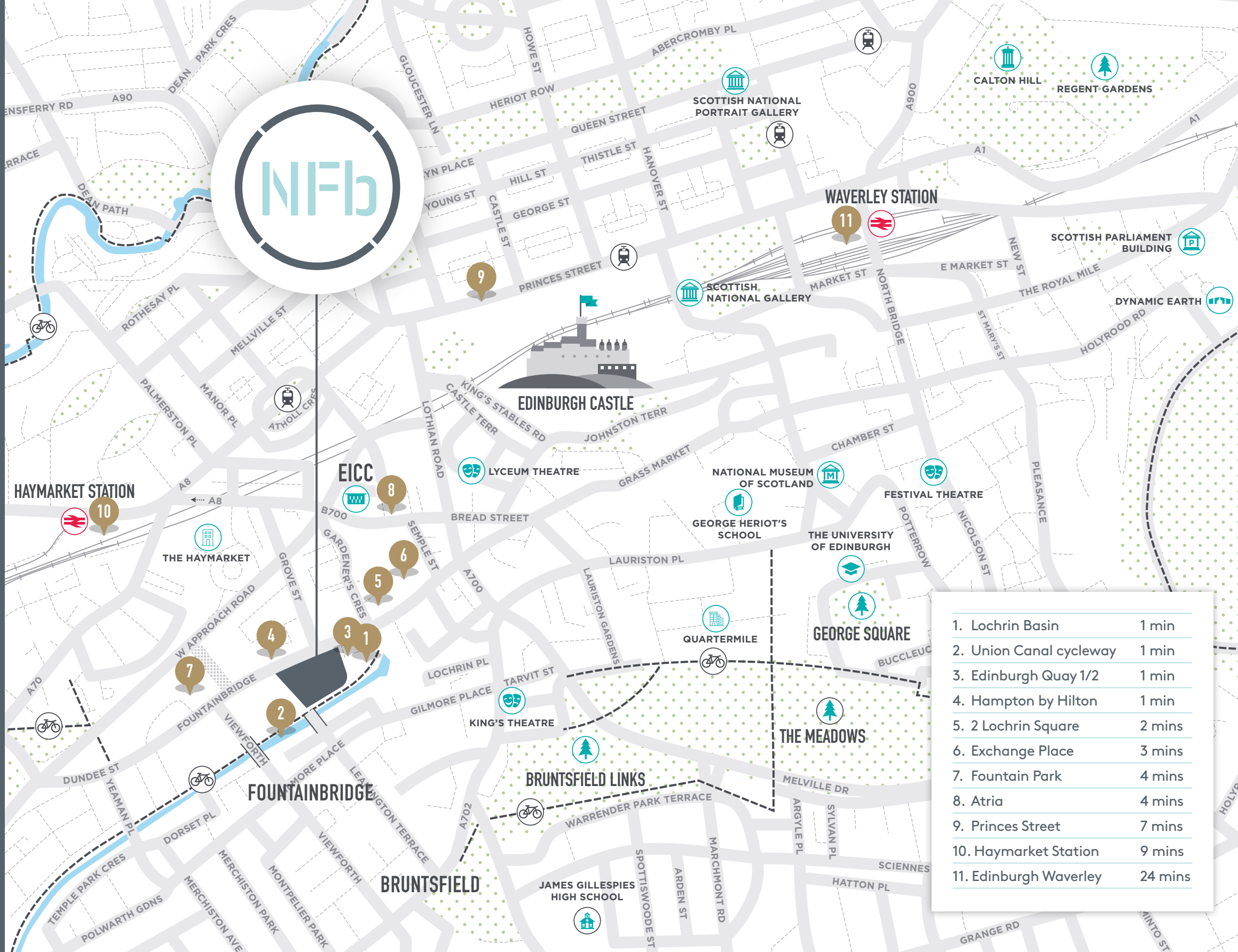
✦ LOCATION



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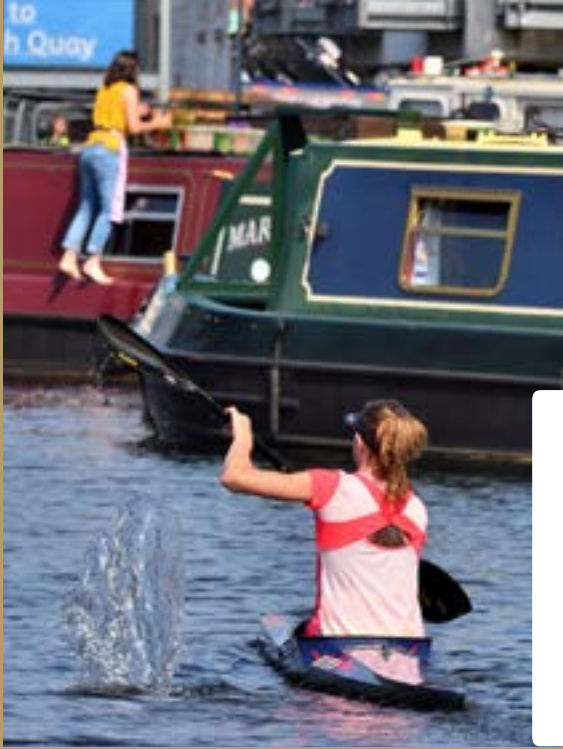
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| | |
|-------------------------|---------|
| 1. Lochrin Basin | 1 min |
| 2. Union Canal cycleway | 1 min |
| 3. Edinburgh Quay 1/2 | 1 min |
| 4. Hampton by Hilton | 1 min |
| 5. 2 Lochrin Square | 2 mins |
| 6. Exchange Place | 3 mins |
| 7. Fountain Park | 4 mins |
| 8. Atria | 4 mins |
| 9. Princes Street | 7 mins |
| 10. Haymarket Station | 9 mins |
| 11. Edinburgh Waverley | 24 mins |

LOCATION

CANOEING | UNION CANAL



EDINBURGH PRINTMAKERS



PLAY

LOUDENS CAFE



AKVA | BAR/RESTAURANT



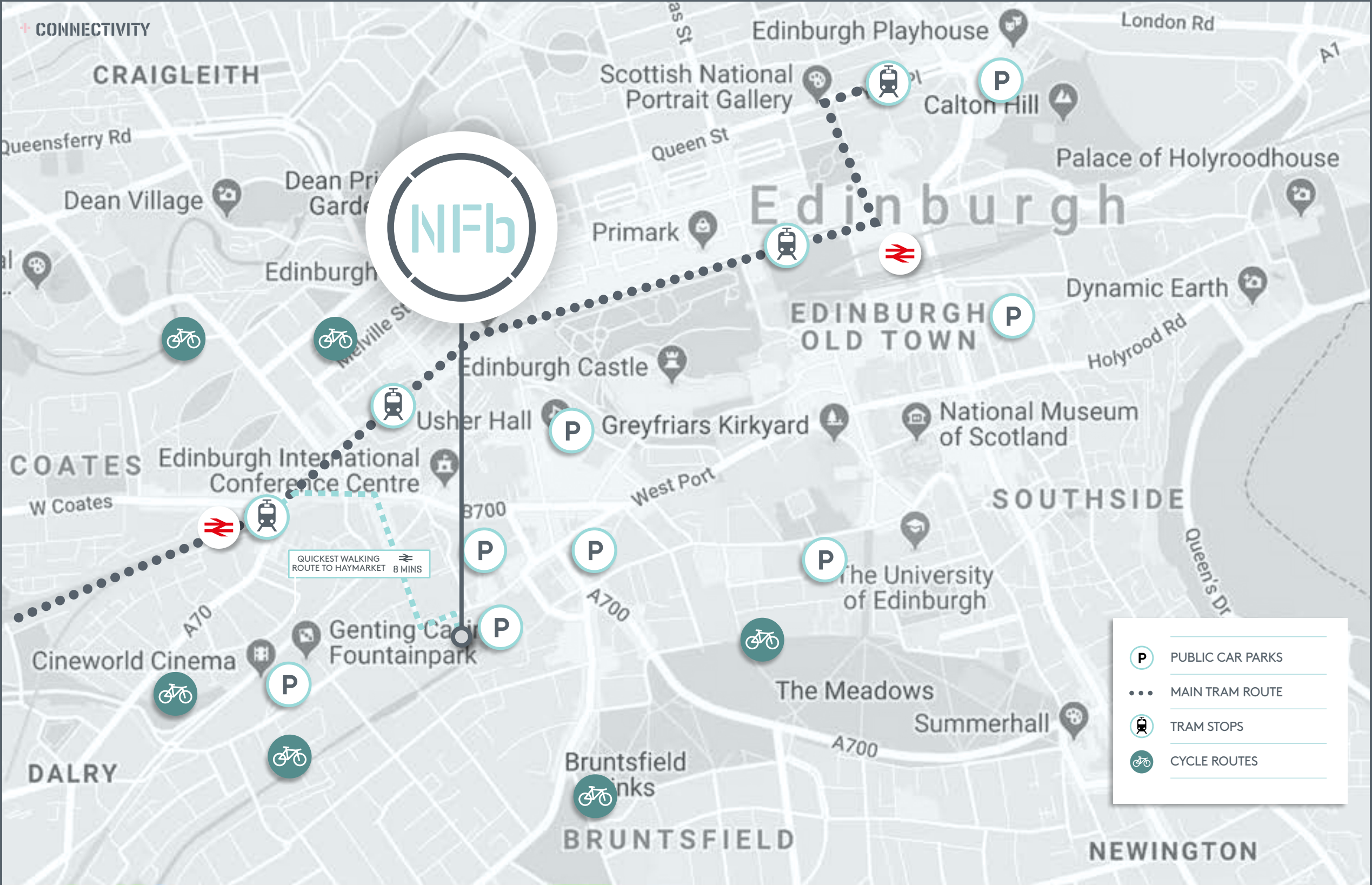
UNION CANAL CYCLEWAY



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THE OFFICE

WORK

@ NEW FOUNTAINBRIDGE

A landmark office development with
Excellent BREEAM and EPC A Rating

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THE OFFICE

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→ THE OFFICE



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COMPUTER GENERATED IMAGES ▲

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TYPICAL FLOOR



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TYPICAL FLOOR



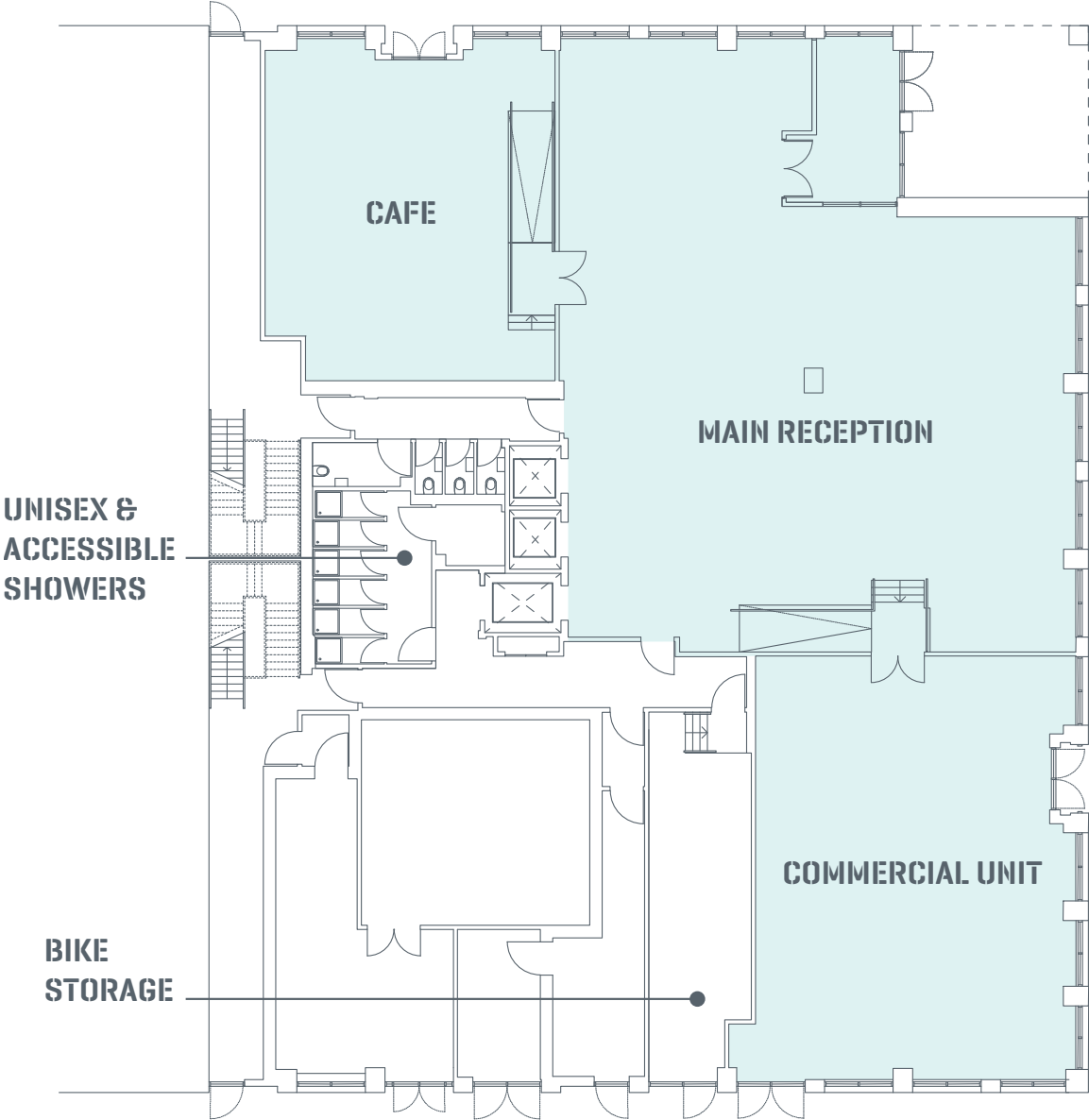
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GROUND FLOOR



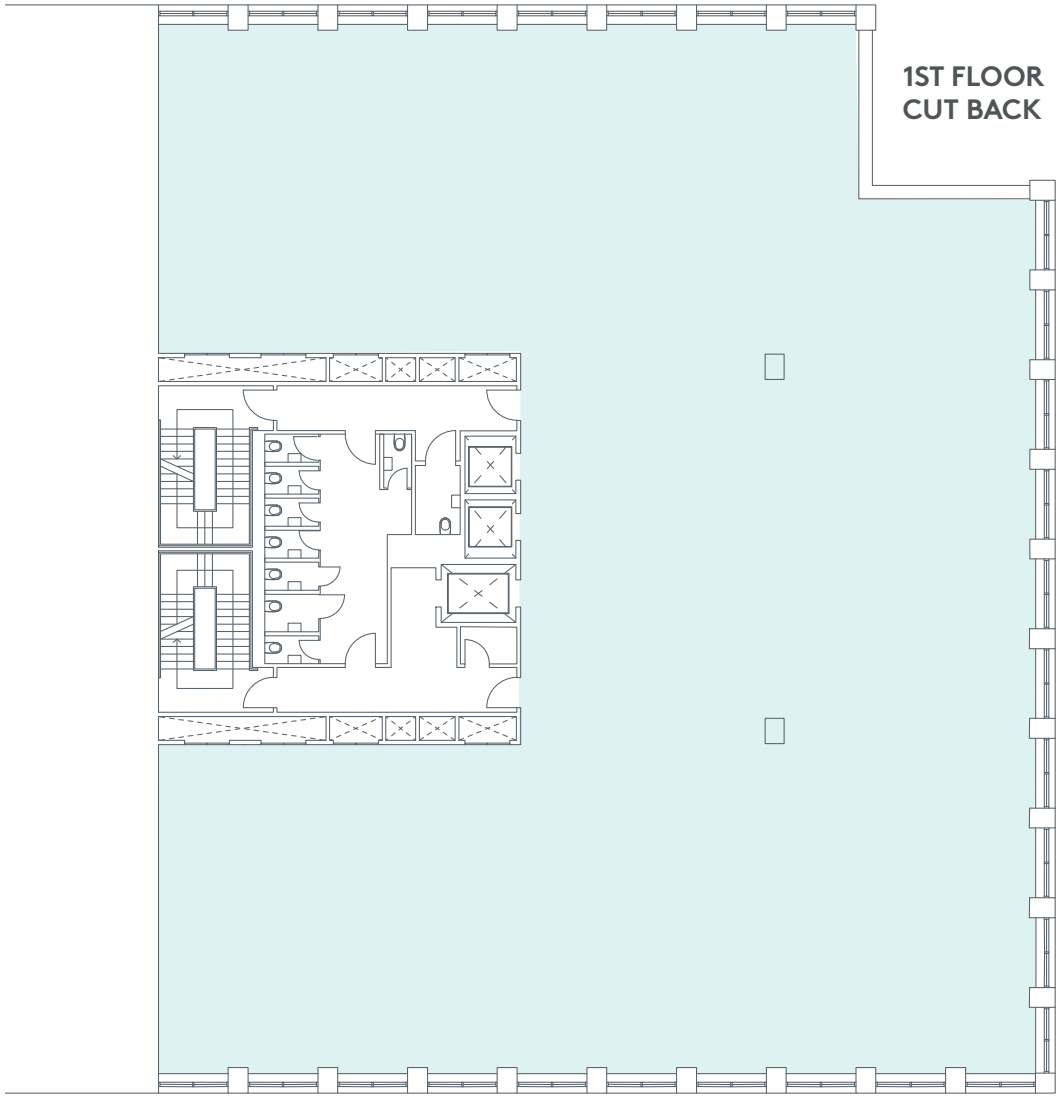
GROUND FLOOR

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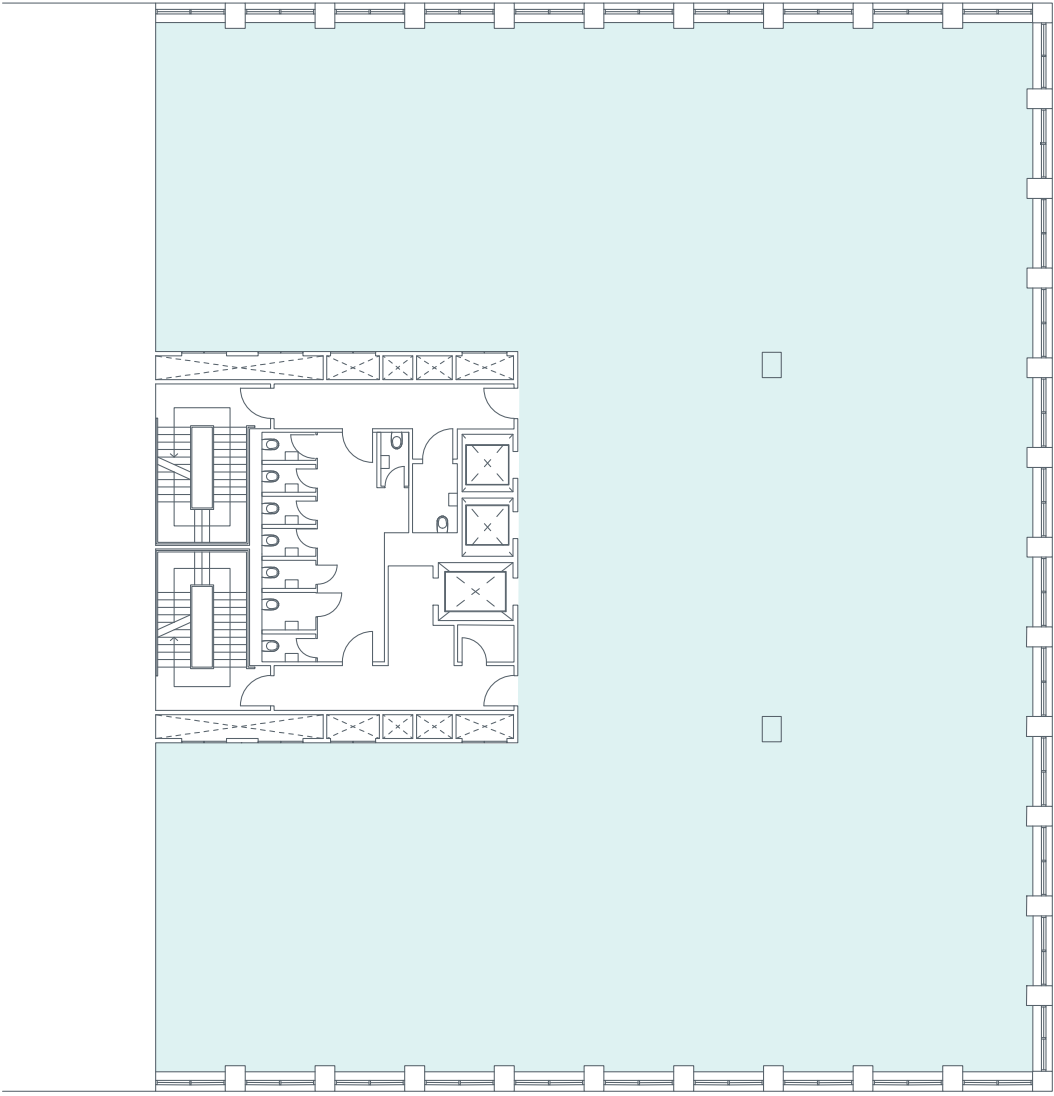




TYPICAL FLOOR



1ST FLOOR



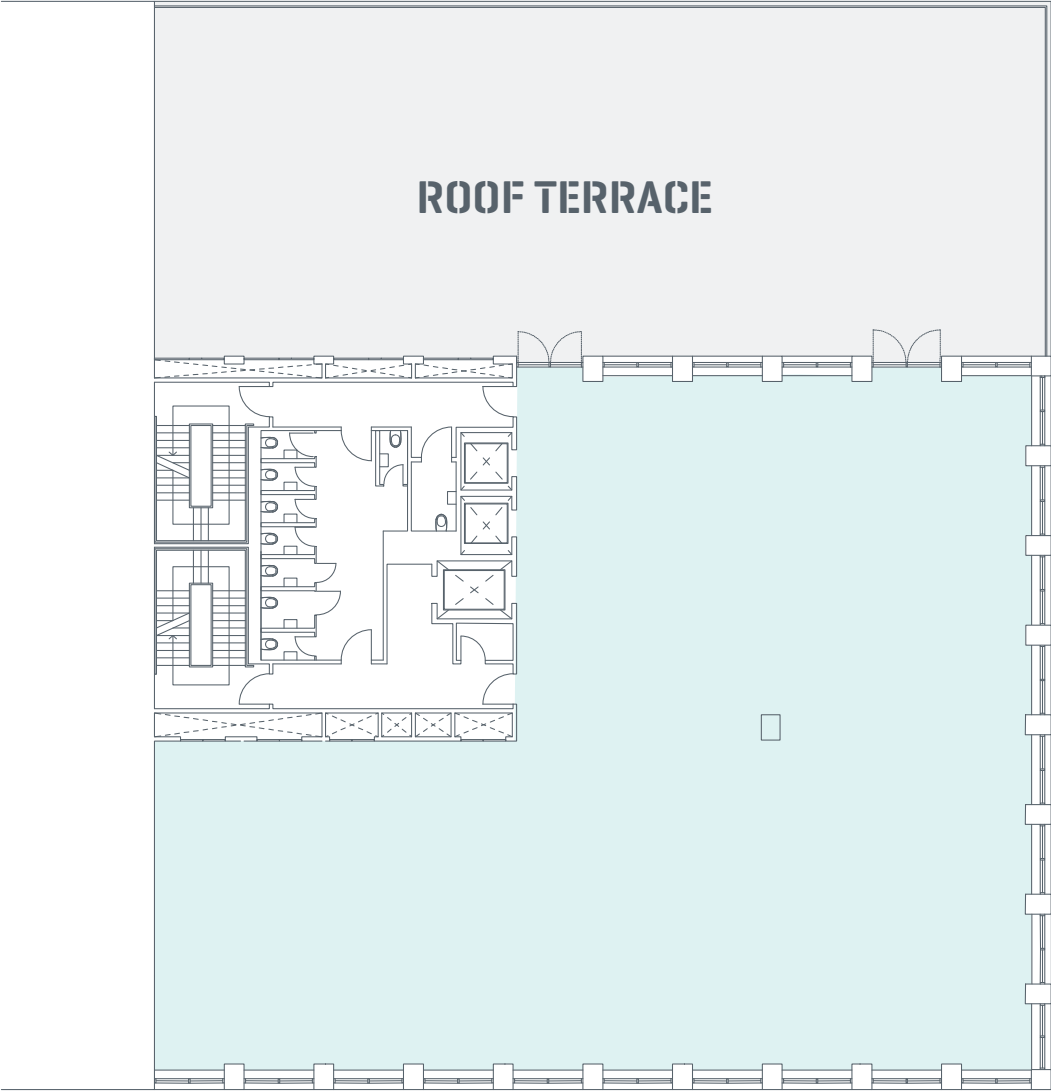
2ND, 3RD, 4TH & 5TH FLOORS

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SIXTH FLOOR



6TH FLOOR

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SCHEDULE OF AREAS



| | GROUND | L1 | L2 | L3 | L4 | L5 | L6 | L7 | TOTAL |
|-----------------------------|--------|--------|--------|--------|--------|--------|-------|--------------------|--------|
| GROSS INTERNAL AREA (SQ FT) | 10,968 | 10,958 | 11,334 | 11,334 | 11,334 | 11,334 | 7,609 | 163 (servicing) | 75,031 |
| NET INTERNAL AREA (SQ FT) | 6,493 | 9,114 | 9,474 | 9,498 | 9,459 | 9,481 | 5,831 | 0 | 59,350 |

| | |
|---|-------------------|
| Roof Terrace | 3,530 sq ft (Net) |
| Car parking spaces | 13 |
| Gross to Net | 80% |
| Digital Measurement Survey available on request | |

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MULTI-USE RECEPTION AREA



FLEXIBLE BREAK-OUT SPACES

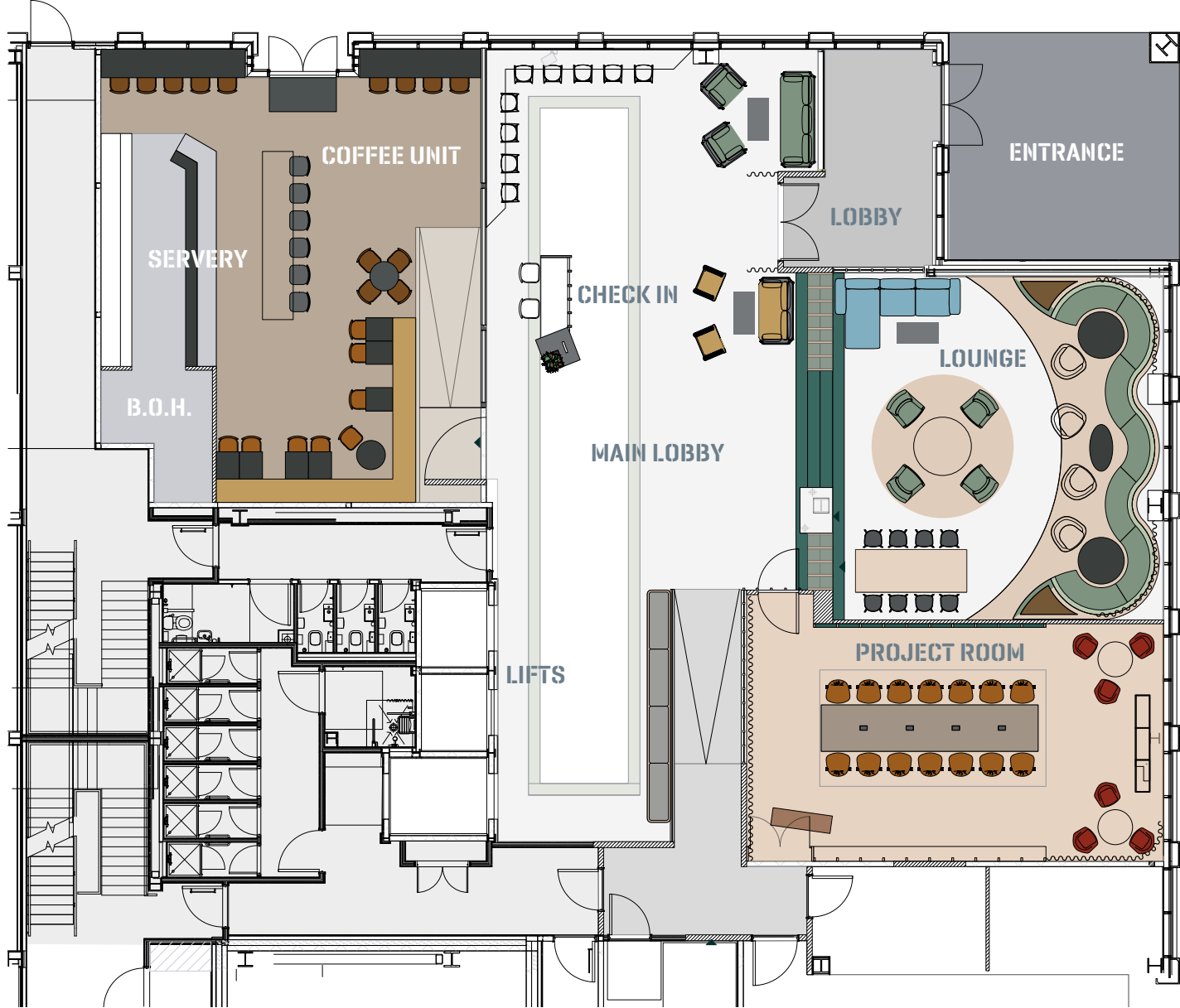


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DIRECT ACCESS TO COFFEE BAR



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OUTLINE SPECIFICATION



BREEAM – EXCELLENT



EPC – A



13 CAR SPACES
(IN PHASE 2)



LED LIGHTING
THROUGHOUT
(IN THE SPIRIT OF LG7)



AIR CONDITIONING; VRF



SPINKLERS
THROUGHOUT



OPENABLE
WINDOWS



FLOOR – CEILING
CLEAR HEIGHT 2 .9M



RAISED ACCESS
FLOOR HEIGHT
150MM



2 X 8 PERSON LIFTS
1 X 13 PERSON LIFT



CHANGING FACILITIES
7 SHOWERS ON
GROUND FLOOR



46 CYCLE SPACES



FLOOR LOADING
OFFICE 4KN/M2
OCCUPANCY
+ 1KN/M2



DIGITAL
CONCIERGE

► DETAILED SPECIFICATION IS AVAILABLE FROM THE LETTING AGENT

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RUNNING COSTS

Managing Agent



A service charge estimation exercise has been undertaken.

Multi Let

£4.07

per sq ft

If the building is taken in its entirety the service charge will be less than £2.00 per sq ft.

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→ CASTLE VIEWS



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THE DEVELOPER

Project by **VASTINT**



UK, Leeds, Brewery Site



UK, London, Sugar House Island



Poland, Wroclaw, Business Garden



The Netherlands, Amsterdam, Rivierstaete



Belgium, Brussels, Elite House

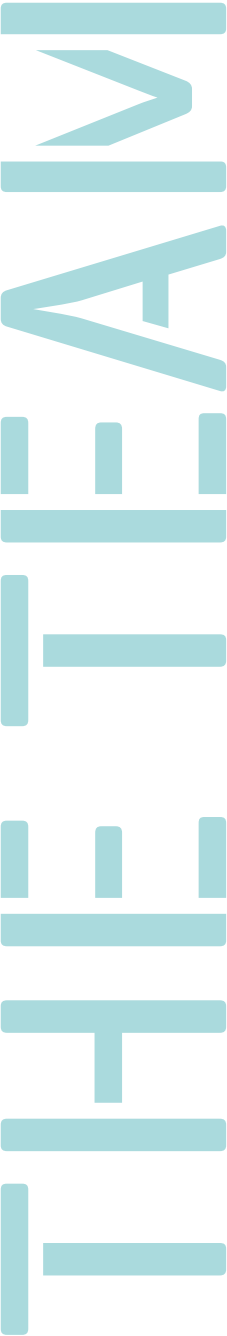


Romania, Bucharest, Business Garden Bucharest

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THE TEAM



DEVELOPER



ARCHITECT



M&E



STRUCTURAL ENGINEER



PROJECT MANAGEMENT



OFFICE AGENCY



OFFICE/RETAIL/LEISURE (GF)



CONTRACTOR



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Nº2 FREER ST

Chris Cuthbert
Director

T 0131 202 1880

M 07989 395 165

E chris@cuthbertwhite.com

Nick White
Director

T 0131 202 1880

M 07786 171 266

E nick@cuthbertwhite.com



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