

NO.2 FREER ST

Completion
Q1 2021



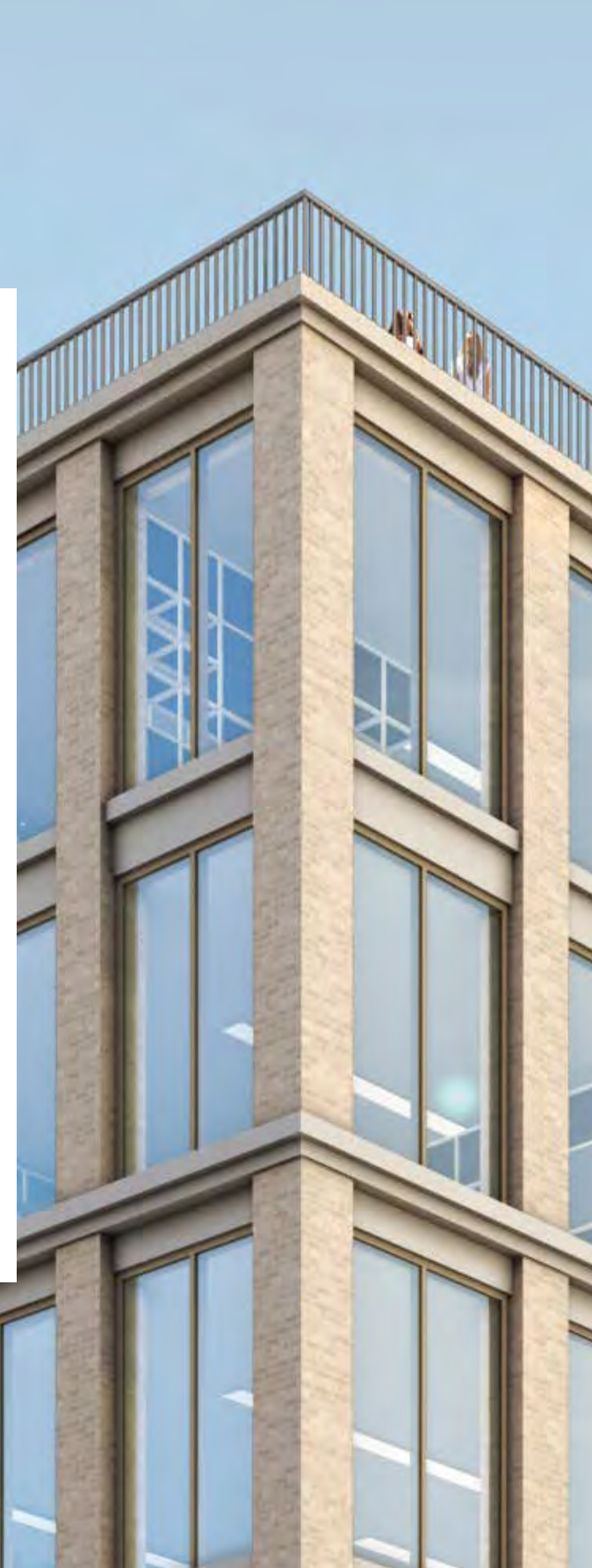


IMAGINE



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 create
a vibrant and authentic destination
to work, live and enjoy



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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

Number of work/shop/
leisure 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



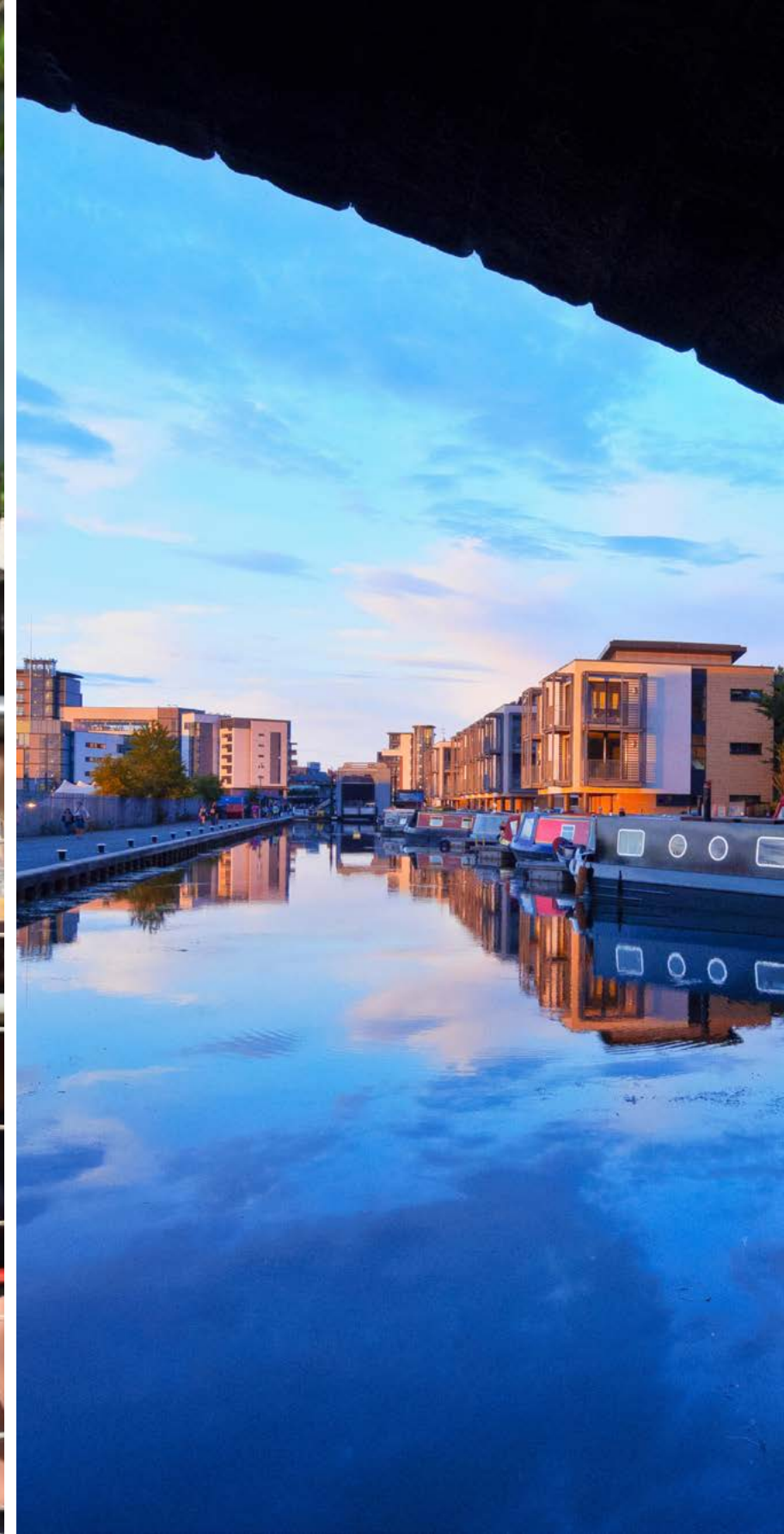
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LOCATION

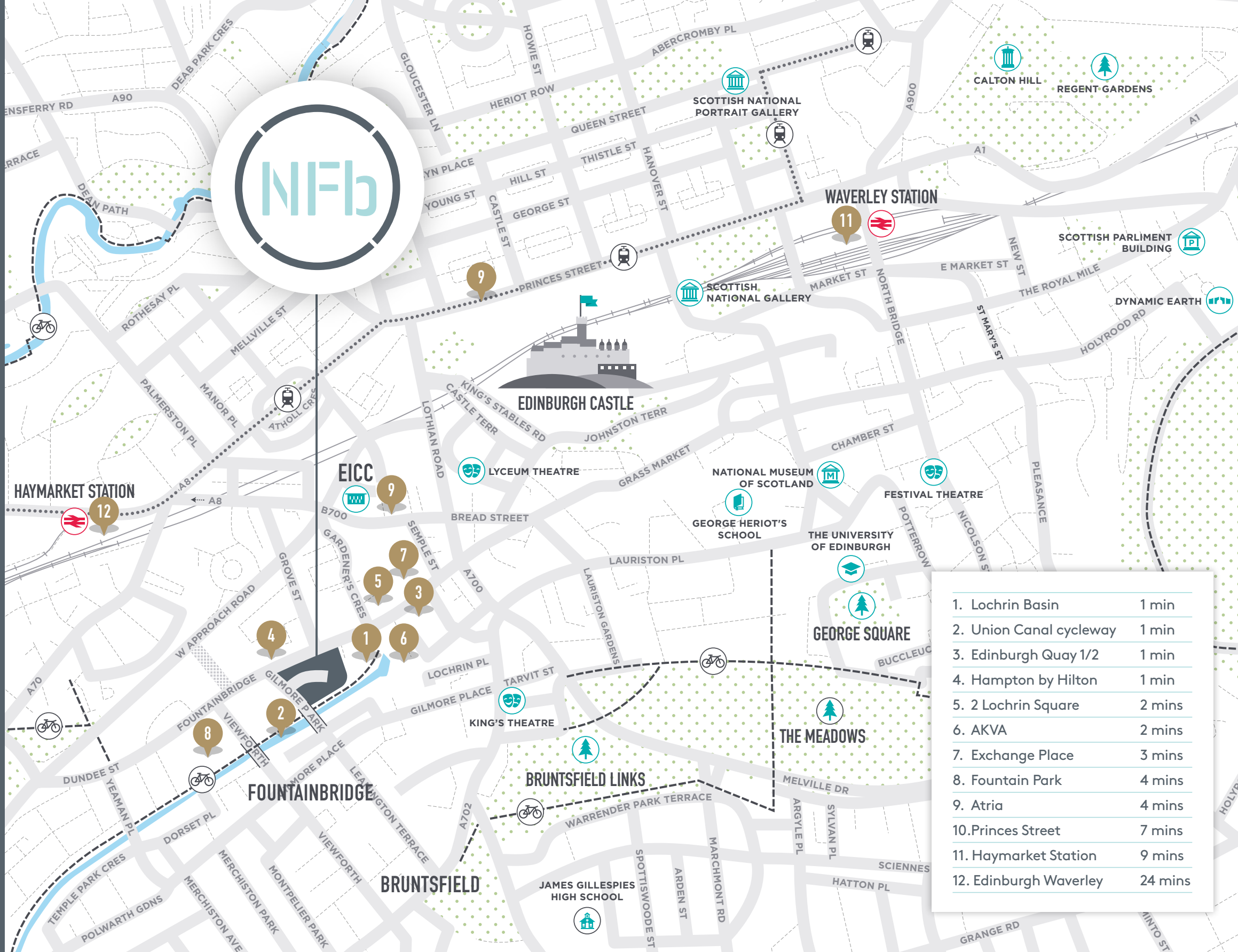
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1. Lochrin Basin	1 min
2. Union Canal cycleway	1 min
3. Edinburgh Quay 1/2	1 min
4. Hampton by Hilton	1 min
5. 2 Lochrin Square	2 mins
6. AKVA	2 mins
7. Exchange Place	3 mins
8. Fountain Park	4 mins
9. Atria	4 mins
10. Princes Street	7 mins
11. Haymarket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

LOCATION

CANOEING | UNION CANAL



EDINBURGH PRINTMAKERS



PLAY

LOUDENS CAFE



AKVA | BAR/RESTAURANT



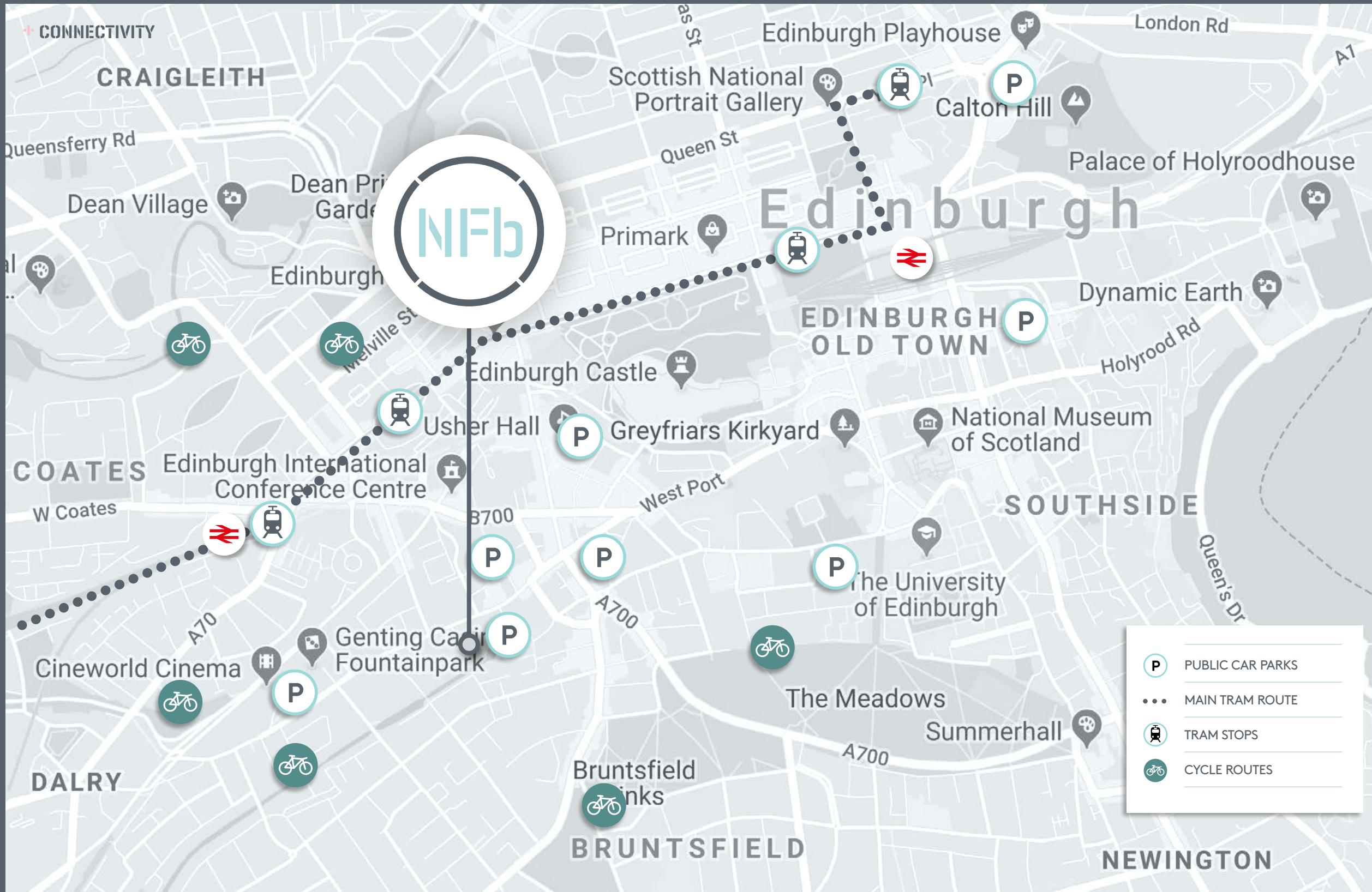
UNION CANAL CYCLEWAY



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THE OFFICE

WOIRK

@ NEW FOUNTAINBRIDGE

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THE OFFICE



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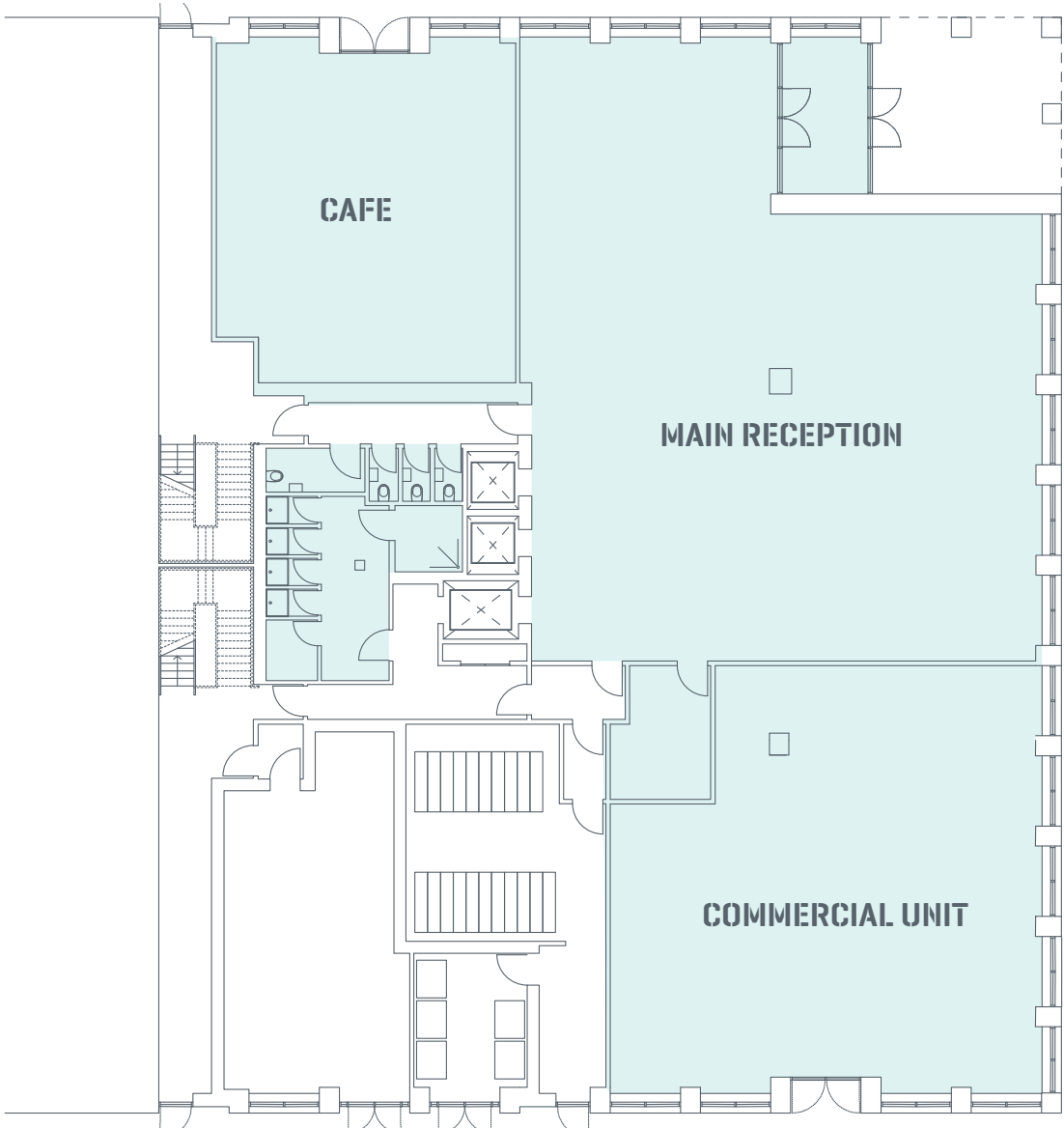
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GROUND FLOOR

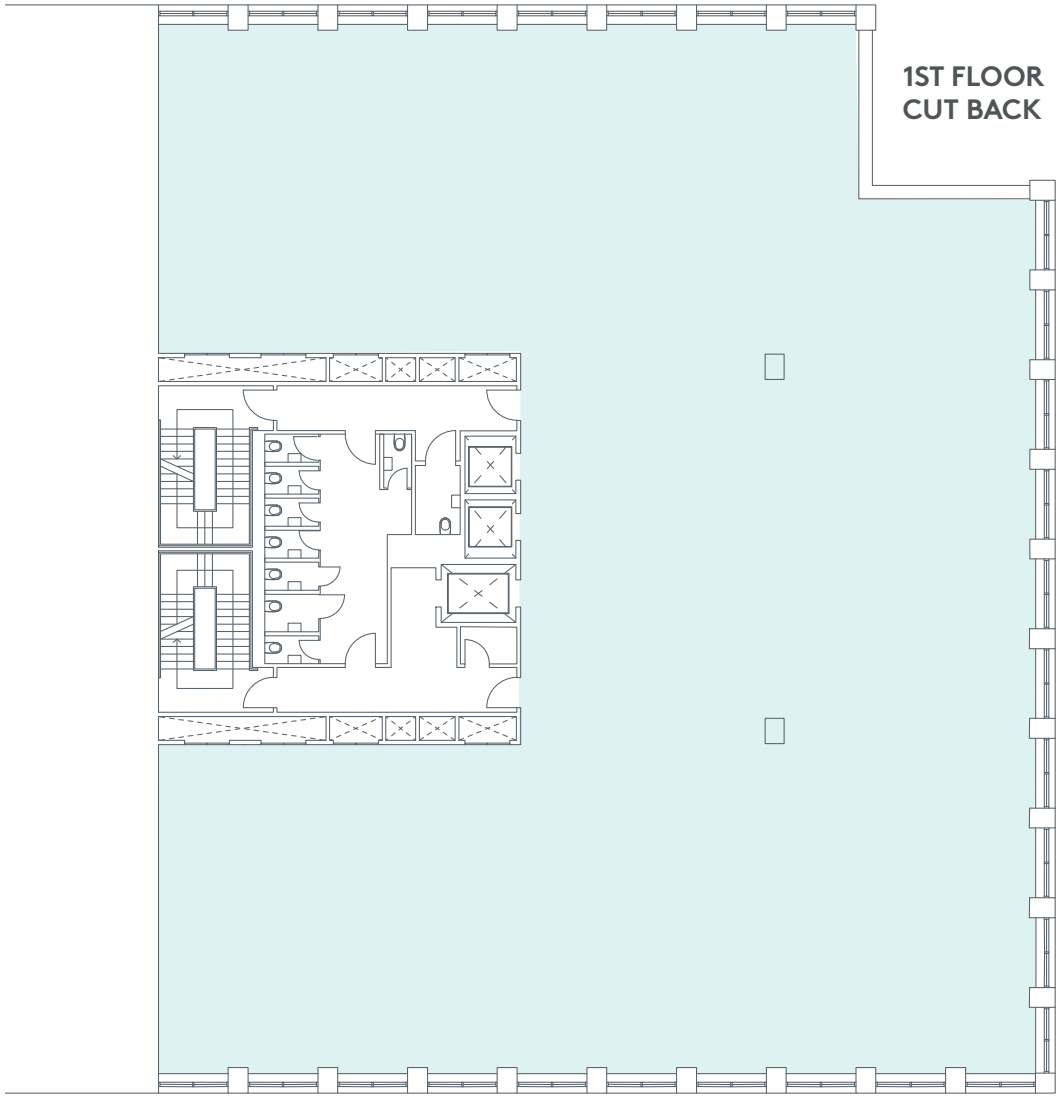


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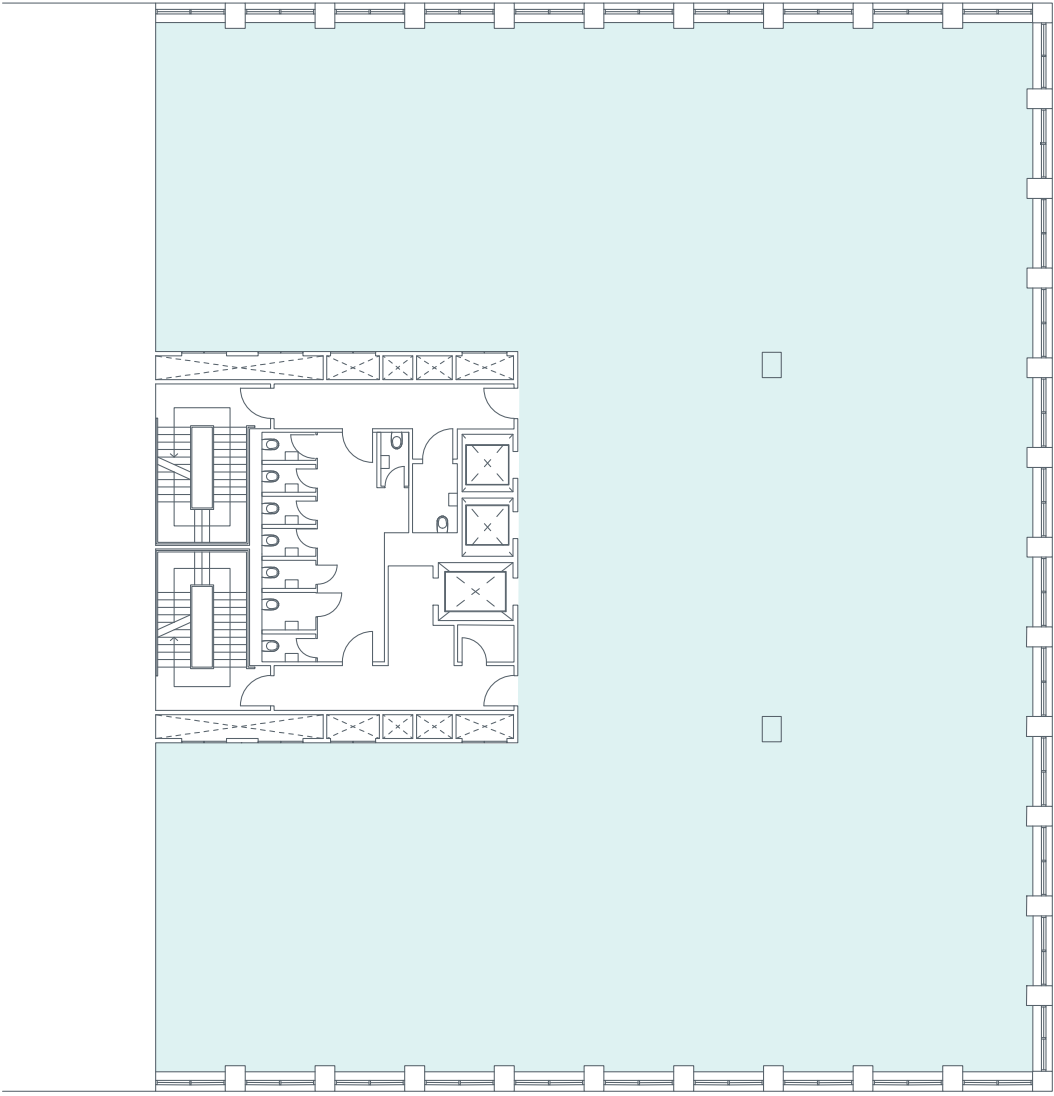




TYPICAL FLOOR



1ST FLOOR



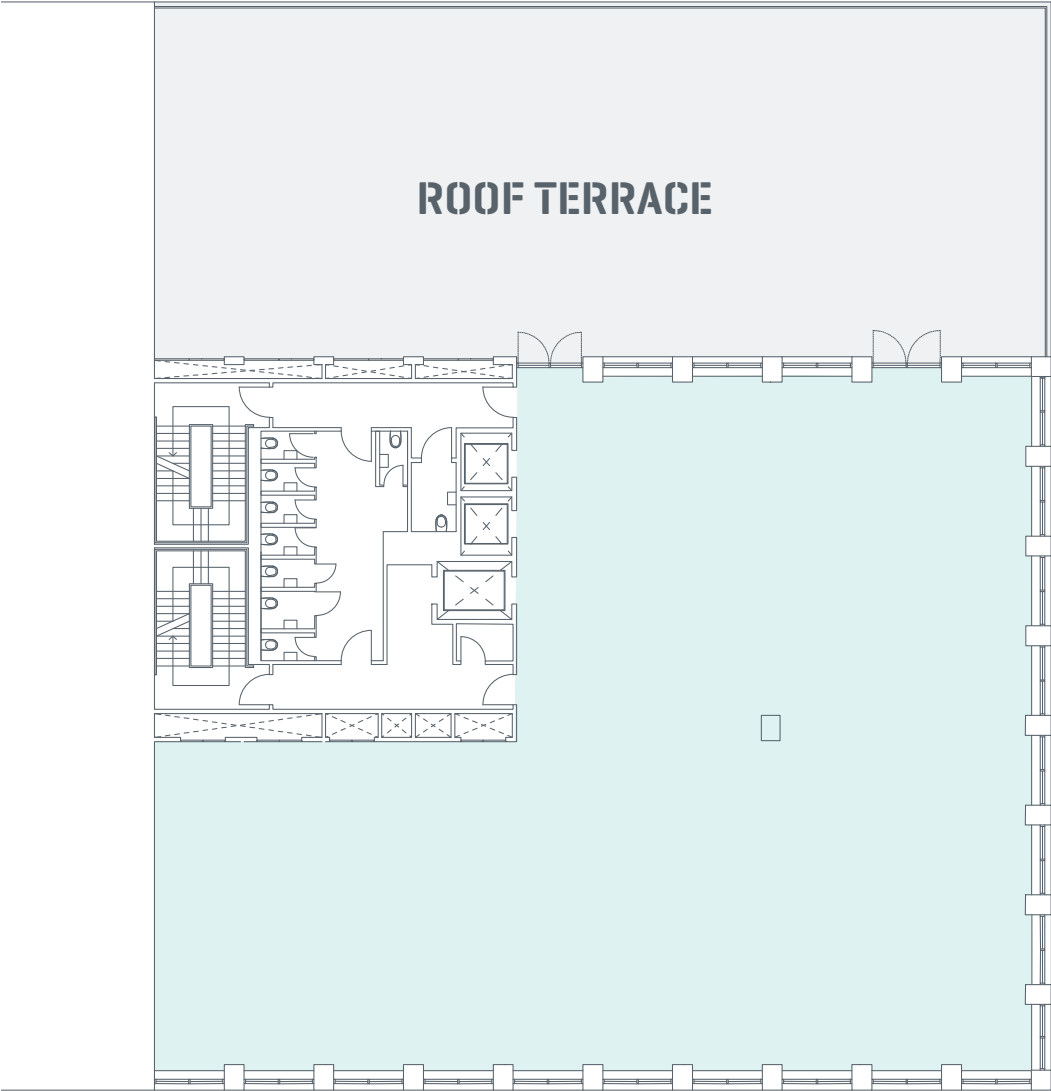
2ND, 3RD, 4TH & 5TH FLOORS

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SIXTH FLOOR



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SCHEDULE OF AREAS



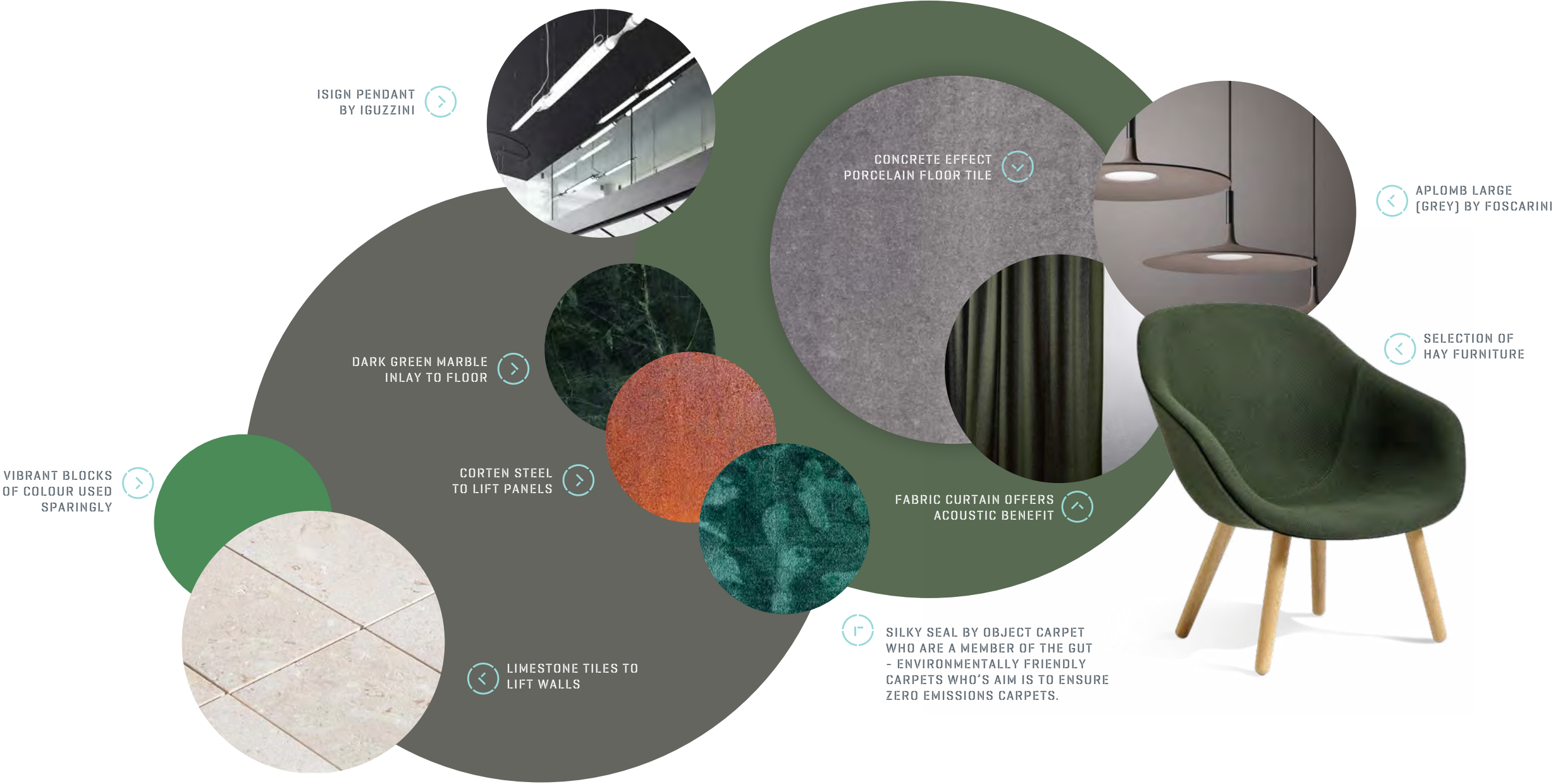
	GROUND	L1	L2	L3	L4	L5	L6	L7	TOTAL
GROSS INTERNAL AREA (SQ FT)	10,875	10,875	11,265	11,265	11,265	11,265	7,545	163 (servicing)	74,519
NET INTERNAL AREA (SQ FT)	6,520	9,132	9,519	9,519	9,519	9,519	5,753	0	59,554

Roof Terrace	3,530 sq ft (Net)
Car parking spaces	13
Gross to Net	84%
Floor areas taken from CAD plans	

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SAMPLE FINISHES



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MULTI-USE RECEPTION SPACE

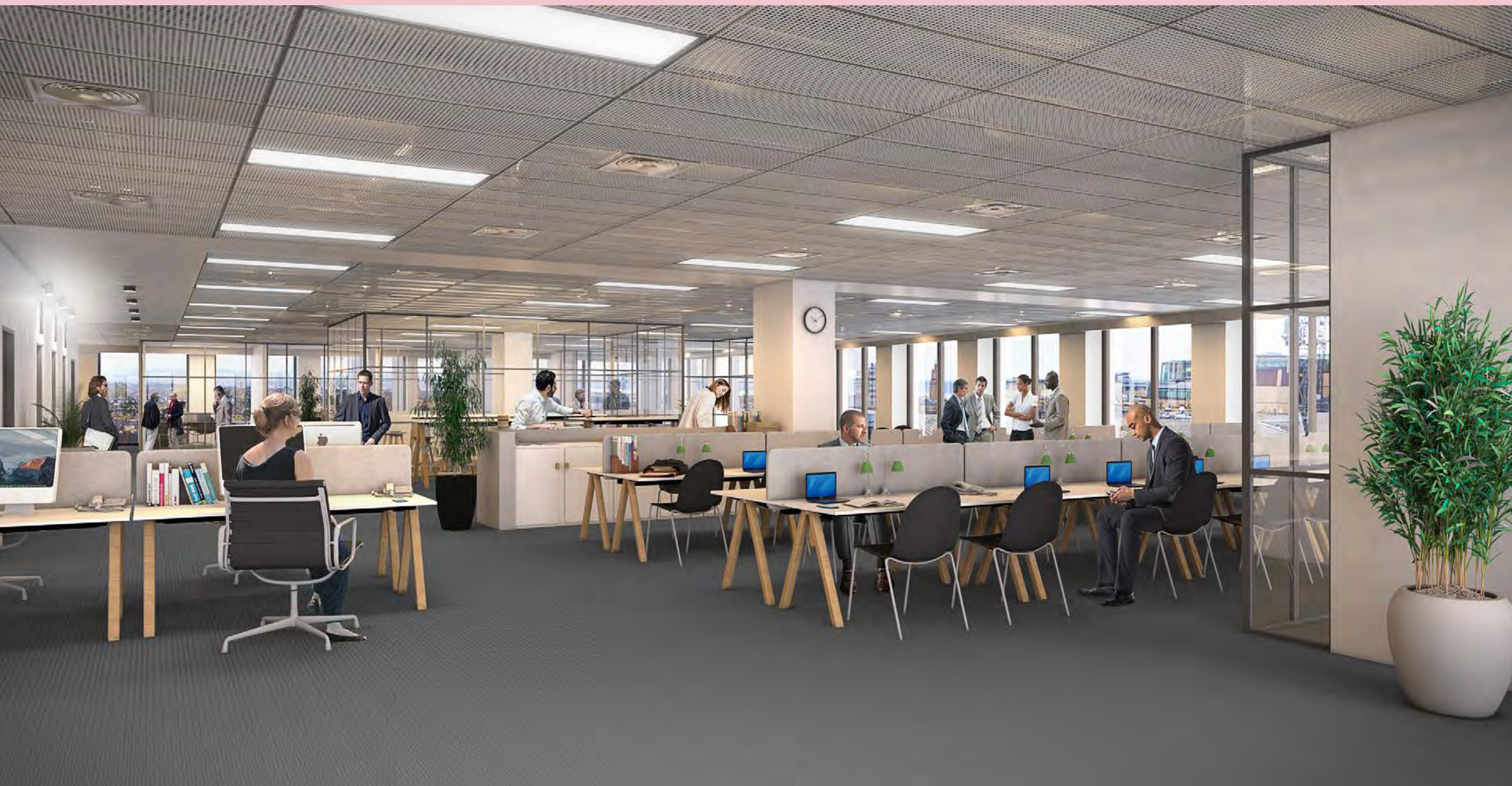


WORKING SPACE

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OUTLINE SPECIFICATION



BREEAM – VERY GOOD



EPC – A



13 CAR SPACES



LED LIGHTING THROUGHOUT
(IN THE SPIRIT OF LG7)



AIR CONDITIONING; VRF



SPINKLERS
THROUGHOUT



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 (SCOPE
TO ADD MORE) ON
GROUND FLOOR WITH
DRYING ROOM



46 CYCLE SPACES



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

► DETAILED SPECIFICATION IS AVAILABLE FROM THE LETTING AGENT

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RUNNING COSTS

Managing Agent



A service charge estimation exercise has been undertaken.

Single Let

£1.73

per sq ft
(exclusive of insurance)

£2.03

per sq ft
(inclusive of insurance)

Multi Let

£3.84

per sq ft
(exclusive of insurance)

£4.14

per sq ft
(inclusive of insurance)

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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

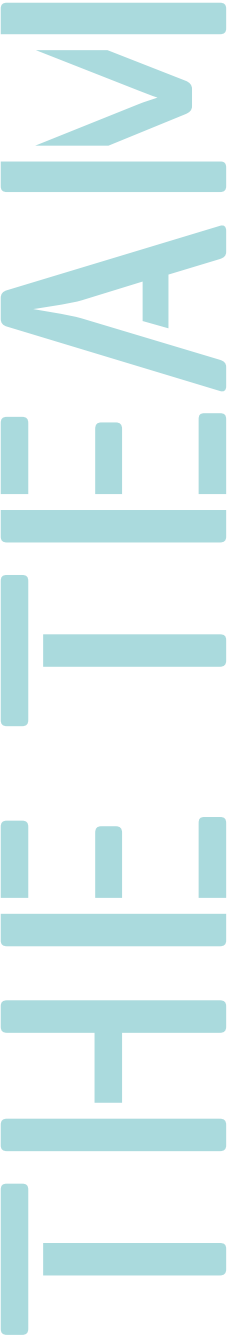


Romania, Bucharest, Business Garden Bucharest

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THE TEAM



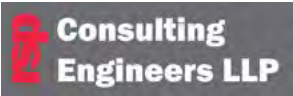
DEVELOPER



ARCHITECT



M&E



STRUCTURAL ENGINEER



PROJECT MANAGEMENT



OFFICE AGENCY



OFFICE/RETAIL/LEISURE (GF)



CONTRACTOR



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NO2 FREER ST

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