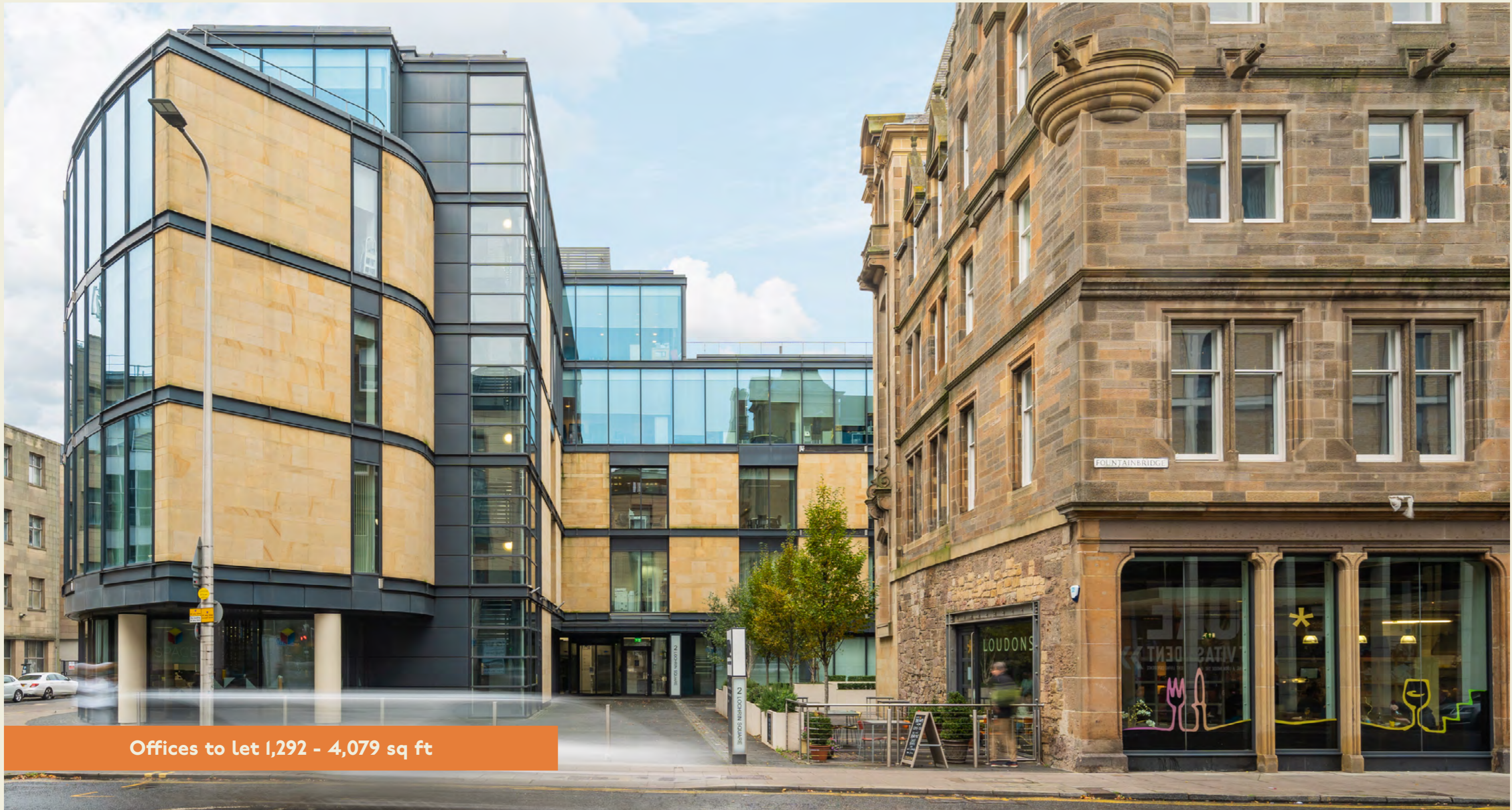


TWO LOCHRIN SQUARE

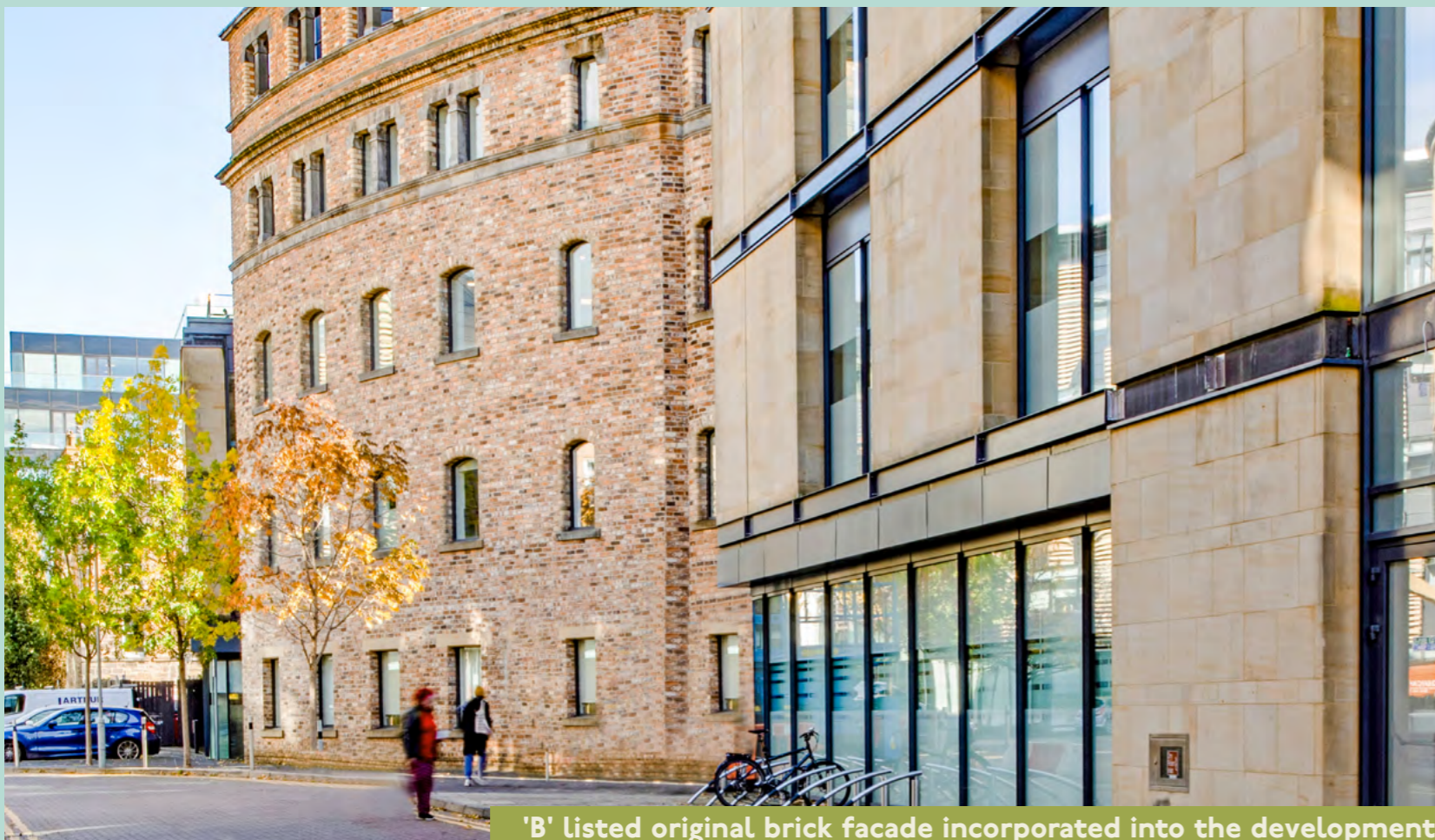
LEASING OPPORTUNITIES



Offices to let 1,292 - 4,079 sq ft

IN GOOD COMPANY

Two Lochrin Square forms half of the Lochrin Square development. Sleek lines and a prominent corner position mesh harmoniously with an original stone façade – and the effect is dramatic.



In the heart of Edinburgh's Exchange District, this is an unbeatable location for organisations that value fresh thinking and a powerful presence.



EDINBURGH 'The Capital of Culture'



Home to more Michelin-starred restaurants than any other city in Scotland



Edinburgh is the first city to be called the UNESCO City of Literature



The Annual International Festival & Fringe Festival presents a world renowned programme of the finest performers including dance, opera, music and theatre

BUILDING PLAN

- ① CAR PARK
- ② GYM
- ③ SHOWERS & CHANGING ROOMS
- ④ BIKESTORE

Available to let

Occupied

Under offer

NEIGHBOURHOOD

⑤ LOUDONS

⑥ SPACE

⑦ Diligent

⑧ hula

⑨ Trip.com

⑩ ⑪ ⑫ SPACES.

TWO
LOCHRIN SQUARE



ONE
LOCHRIN SQUARE



A SUSTAINABLE FUTURE

Following recent refurbishment the building has now achieved an EPC rating of A+*

Building materials & construction are responsible for 11% of global energy-related carbon dioxide emissions. By repurposing the existing building structure we're maximising savings on embodied carbon.

Carbon neutral in operation*

Using building walls as a canvas we work with local artists to generate accessible art, increased creativity for support of mental health and in support of up-and-coming artists.

Communal rooftop available to all tenants



* 2 Lochrin Square only

AMENITIES

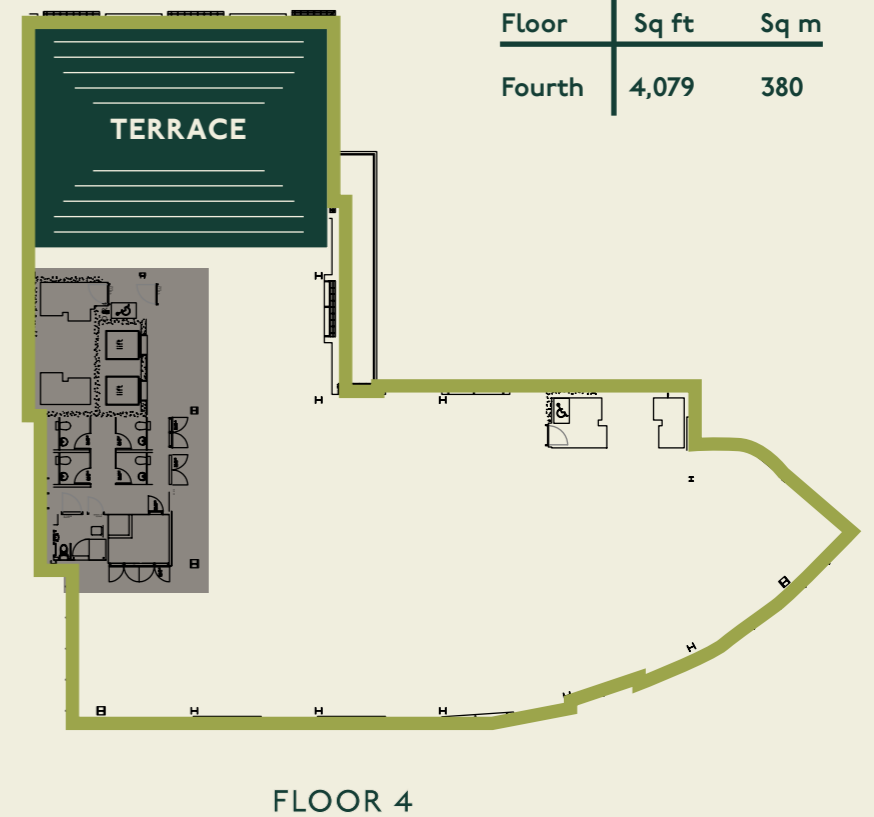
Two Lochrin Square benefits from many amenities including:

- ◆ Secure indoor cycle storage
- ◆ Bicycle repair stand
- ◆ Showers and changing facilities
- ◆ Complementary gym with lockers
- ◆ Tenant Events, Newsletter, Discount Programme



FLOOR 4, 2 LOCHRIN SQUARE

- ◆ Newly refurbished offices & toilets
- ◆ EPC Rating of A+
- ◆ Efficient, largely column free, open plan floorplates
- ◆ Full metal raised access floor providing a floor loading of 4+1kN/m²
- ◆ Clear floor to ceiling height of nearly 3m
- ◆ Floor to ceiling windows, create light filled floor plates
- ◆ Building energy management system
- ◆ All floors enjoy beautiful city views
- ◆ Roof terrace with spectacular city view
- ◆ New electrically powered, VRF air conditioning
- ◆ 1 secure basement car space available

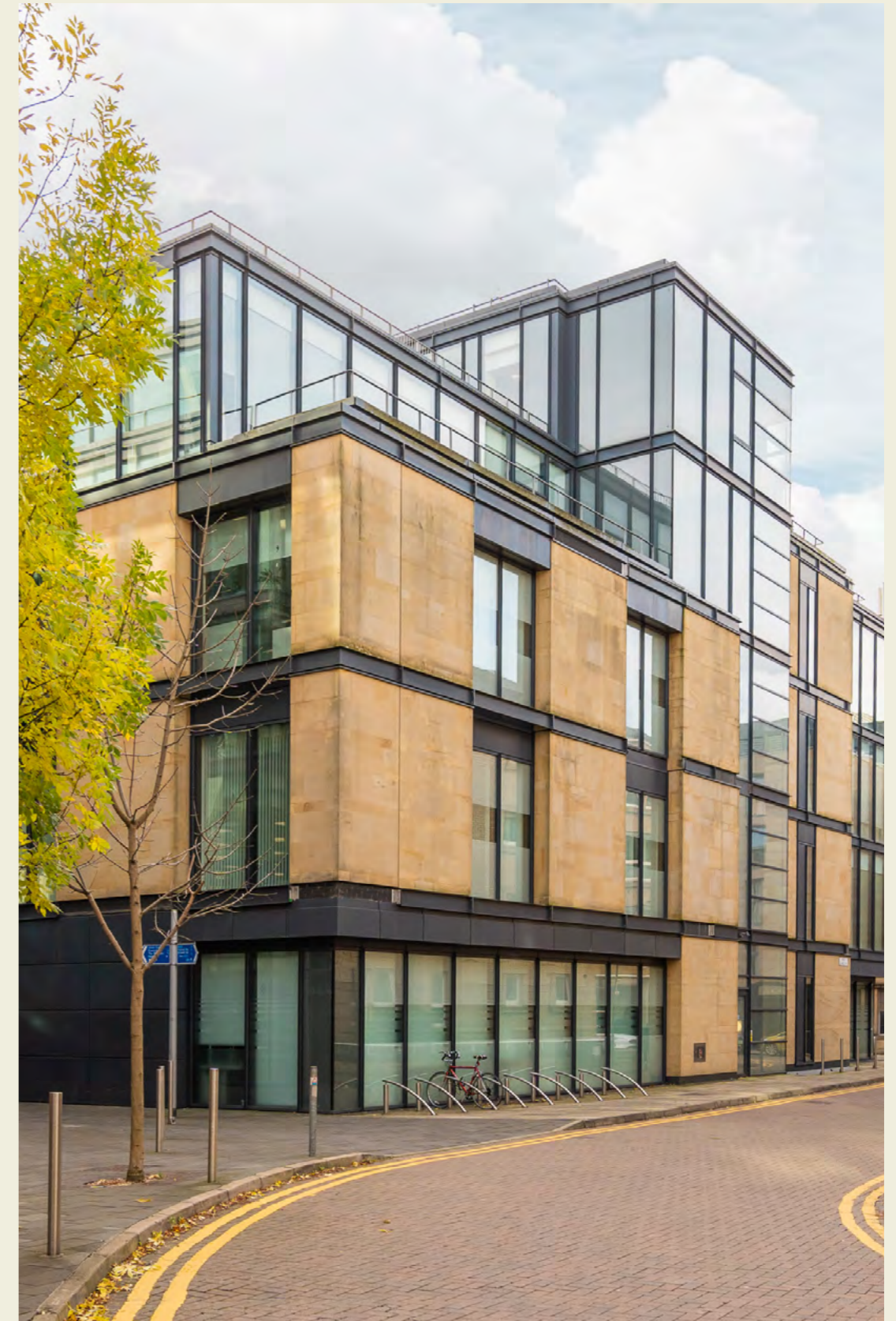
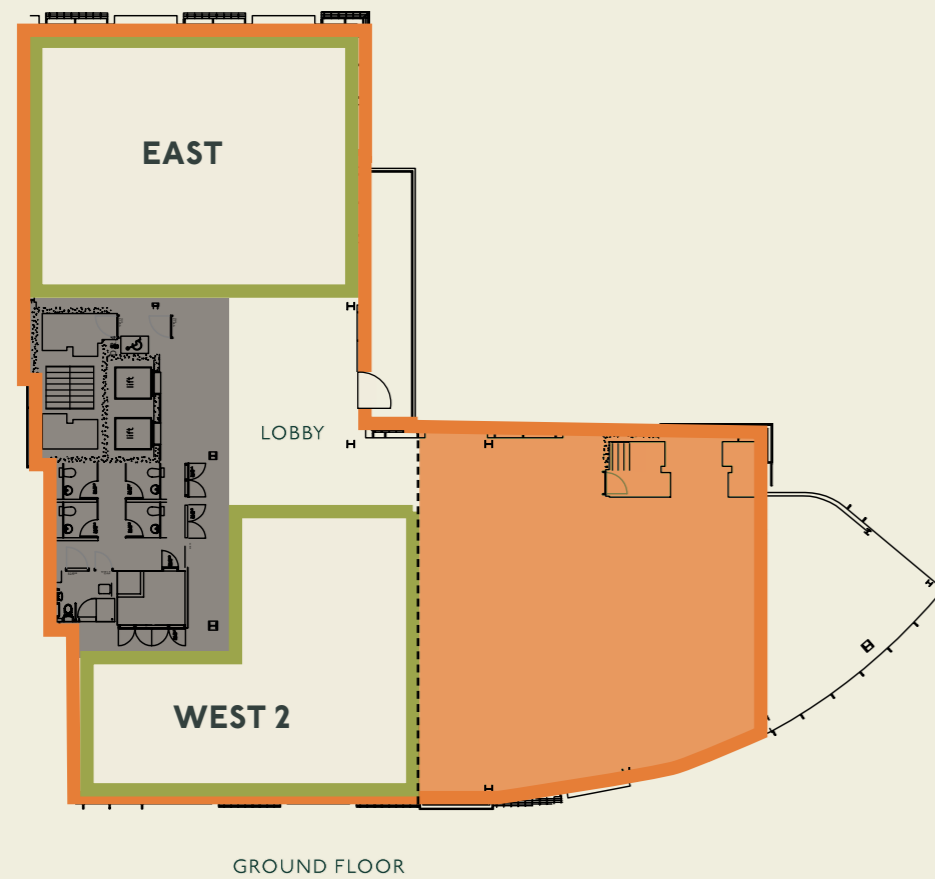


GROUND FLOOR, 2 LOCHRIN SQUARE

Available from January 2024

- ◆ EPC Rating of A+
- ◆ Floor to ceiling windows, create light filled floor plates
- ◆ Building energy management system
- ◆ New electrically powered, VRF air conditioning

Unit	Sq ft	Sq m
West 2	1,292	120
East	1,822	169



COMPANIES THAT HAVE GROWN WITH JAMESTOWN

Jamestown is a sustainable design-focused real estate investment and management company, operating internationally. We understand that to attract and retain top talent, our tenants must be able to offer their employee space that transcends basic needs; from space to work to a place that inspires. This means that every stakeholder is considered in an effort to make our properties inclusive, humble and community driven.





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