

30 SEMPLE ST



EDINBURGH

57,000 SQ FT OF NEW PRIME
GRADE A OFFICE ACCOMMODATION



A remarkable redevelopment combining Scotland's leading sustainability standards with outstanding wellbeing facilities and exceptional flexibility.



BREEAM®
Outstanding

1ST BREEAM "OUTSTANDING"
DESIGN-STAGE ACCREDITED
OFFICE BUILDING IN SCOTLAND

AirScore D&O **Platinum**



30 Semple Street

1ST AIR SCORE "PLATINUM"
ACCREDITED BUILDING IN
SCOTLAND



5★
NABERS
OFFICE
BASE BUILDING
ENERGY
DESIGN FOR
PERFORMANCE

1ST NABERS UK ACCREDITED
OFFICE BUILDING IN SCOTLAND



UK
GBC

DESIGNED TO FUNCTION
IN ACCORDANCE WITH UK
GREEN BUILDING COUNCIL
NET ZERO CARBON BUILDINGS
FRAMEWORK DEFINITION



ACTIVE
SCORE
PLATINUM



A
EPC 'A' Rated

NET
ZERO
CARBON EMISSIONS IN OPERATION



REIMAGINE
YOUR
OFFICE



30 SEMPLE STREET | EDINBURGH





APPROACH

CAPTURING CARBON FROM THE PAST. CAPTURING IMAGINATIONS FOR THE FUTURE

Buildings are too often completely demolished. By stripping back to the original frame, 30 Semple Street has saved 3,300 tons of CO₂, more than 50% of the carbon that would have been used in reconstruction.

Out with fossil fuel boilers and in with clean heat. Out with poor environments and in with great spaces with natural light and windows you can open. Out with dated facilities and in with cycling, car charging, secure changing and great showers to support healthier people and environmentally friendly commutes.

The redevelopment adds two floors and the inviting new roof terrace has great views over the city. All new class-leading energy efficient systems, stunning contemporary facades, crisp aesthetics and amenities of the highest quality.

EXCELLENT WELLBEING FACILITIES

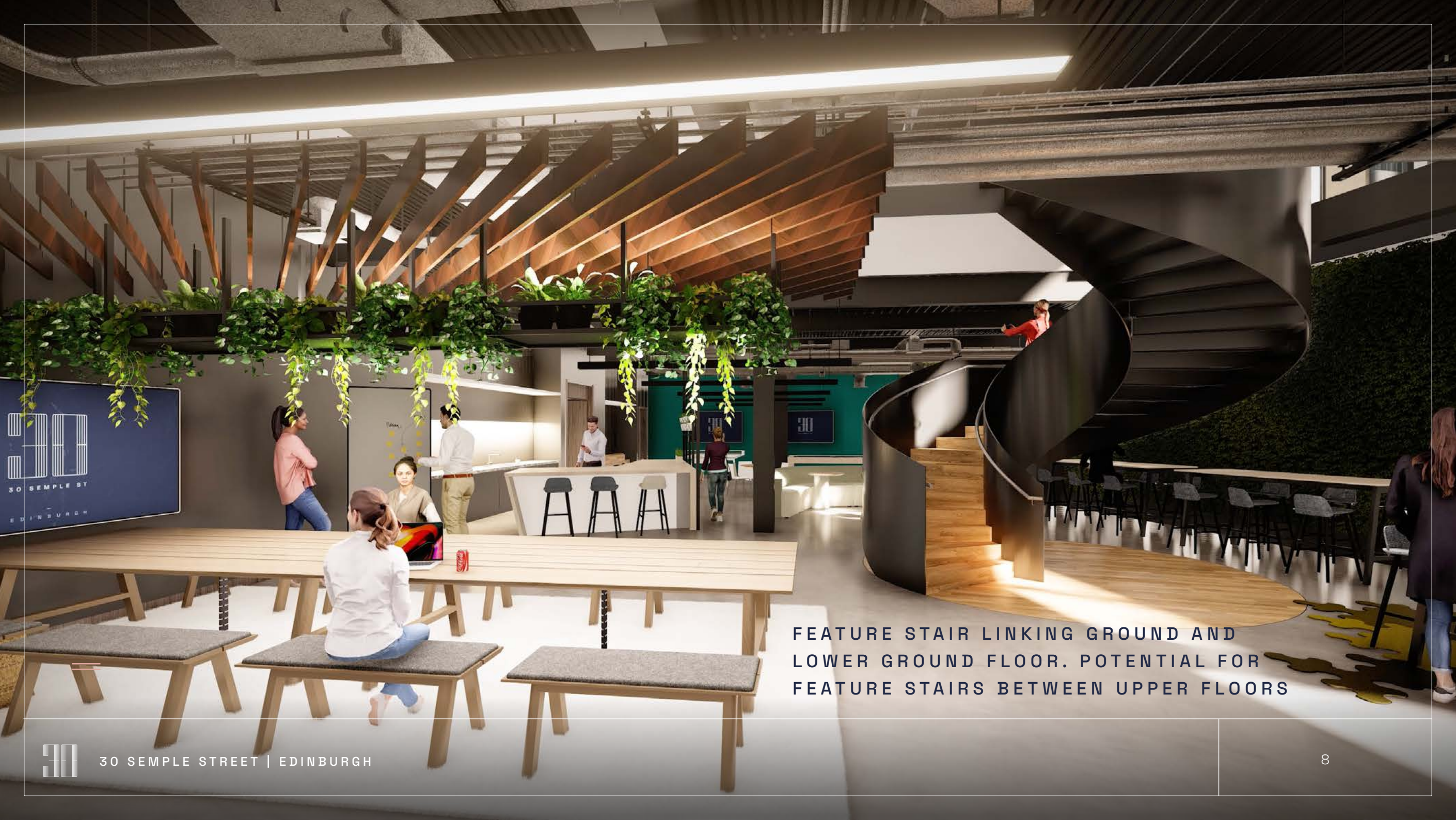
Put people first with healthy options for commuting, vehicle charging, air quality, daylight and castle views.



Cycle in, use one of 85 bike stations
and take a high-quality shower

ROOF TERRACE WITH STUNNING VIEWS OF
EDINBURGH CASTLE AND THE CITY





FEATURE STAIR LINKING GROUND AND LOWER GROUND FLOOR. POTENTIAL FOR FEATURE STAIRS BETWEEN UPPER FLOORS



LOCATION

30 SEMPLE STREET | EDINBURGH

LEADING THE CHANGE IN THE HEART OF EDINBURGH

A striking exemplar in the thriving commercial hub of the city. Easy walking distance from Princes Street & Haymarket Railway Station, 30 Semple Street has stature, prominence and a timeless aesthetic. A truly enviable location, close to Edinburgh's premier attractions and served by excellent transport networks.





AMENITIES

- | | |
|----|---|
| 1 | One Square Bar & Restaurant |
| 2 | All Bar One / BrewDog |
| 3 | Odeon Cinema |
| 4 | Sainsbury's Local |
| 5 | Lyceum Theatre |
| 6 | Usher Hall |
| 7 | Guerlain Spa |
| 8 | Princes Street Retail |
| 9 | Grazing by Mark Greenaway |
| 10 | One Spa |
| 11 | PedalHouse |
| 12 | Pure Gym |
| 13 | Edinburgh International Conference Centre |
| 14 | Co-op |
| 15 | Hot Yoga Edinburgh |



OCCUPIERS

- | | |
|----|---|
| 1 | Lloyds Banking Group |
| 2 | Shepherd & Wedderburn / Grant Thornton / Amazon / Moody's / Faculty of Actuaries |
| 3 | Phoenix Group |
| 4 | Bank of New York Mellon |
| 5 | Close Brothers / KPMG / Deloitte / CMS Cameron Mckenna / Dunedin Capital |
| 6 | Franklin Templeton |
| 7 | BlackRock / Hymans Robertson |
| 8 | Royal Bank of Canada / Addleshaw Goddard / Quantics |
| 9 | Capricorn Energy / Burness Paull |
| 10 | Womble Bond Dickinson / Huawei / RSM / DWF |
| 11 | Wood Mackenzie / Landmark |
| 12 | Turcan Connell / Lloyds Banking Group |
| 13 | Macquarie / PwC / Brewin Dolphin / IBM / EY / Law Society of Scotland / Lothian Pension Fund / AON / Alliance Trust |
| 14 | Anderson Strathern / Pinsent Masons / Brodies / Mazars / Stantec |
| 15 | Lindsays WS / Mott MacDonald / Motorola / Dalmore Capital |



HOTELS

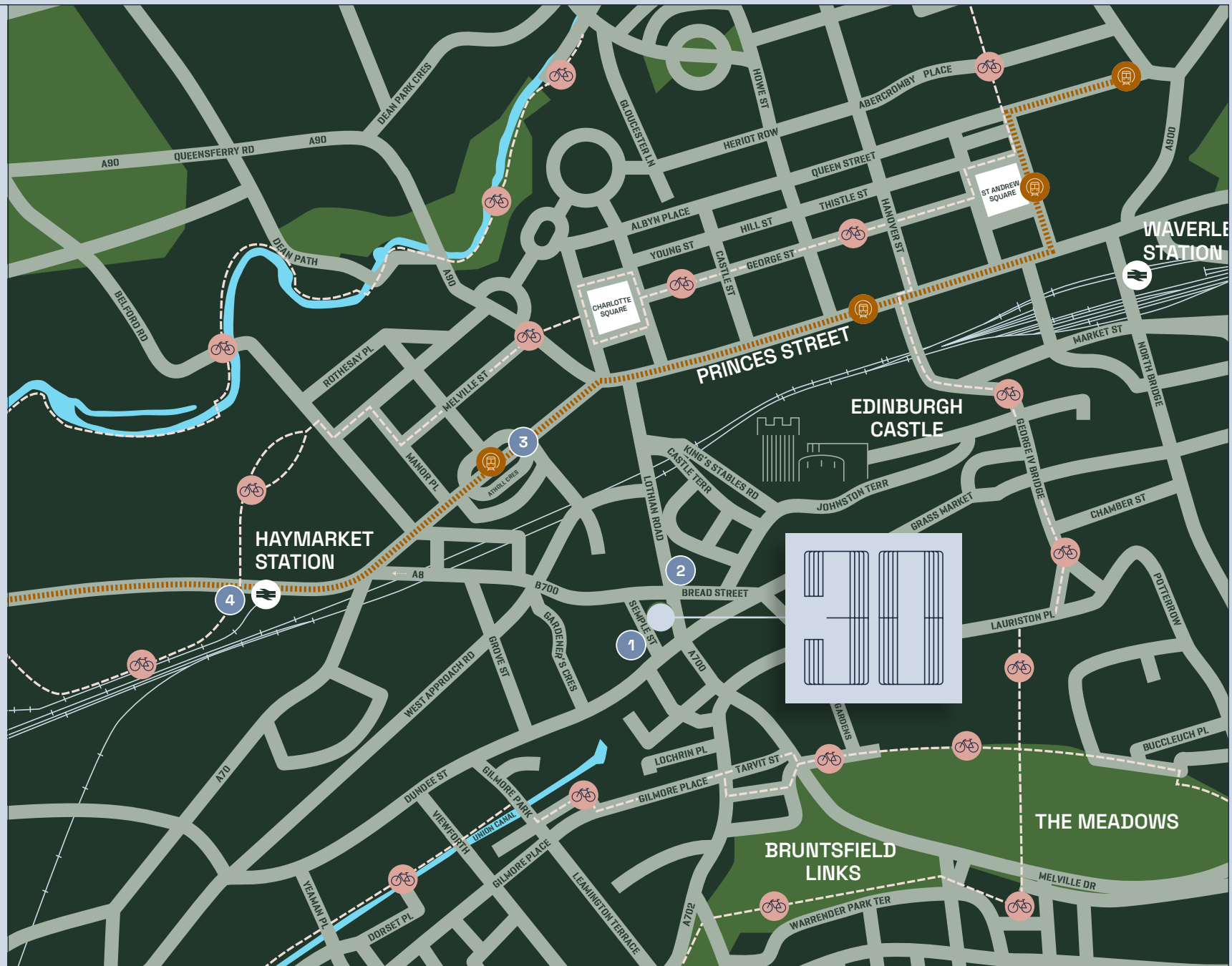
- 1 Sheraton Grand Hotel
- 2 Caledonian - A Waldorf Astoria Hotel
- 3 Point A Hotel
- 4 DoubleTree by Hilton Hotel

SERVED BY EXCELLENT TRANSPORT NETWORKS



LOCAL TRANSPORT

	ADJACENT BUILDING
1 PUBLIC CAR PARK	
2 BUS STOP	1 MINS
3 TRAM HALT	7 MINS
4 HAYMARKET STATION	10 MINS



SPACE



30 SEMPLE STREET | EDINBURGH



15



FLEXIBLE AND ADAPTABLE ACCOMMODATION

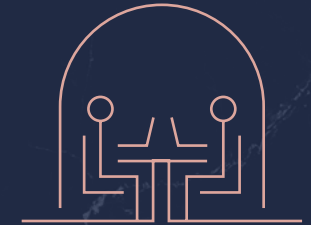
Generous floor-to-ceiling heights and adaptability built into the building design. Add connections, split and cellularise easily, submeter your utilities. Monitor air quality, open your windows and take in the great views of the city.



57,000 SQ FT OVER
8 FLOORS



MINIMUM 2.8M FLOOR
TO CEILING HEIGHT



1:8 OFFICE
WORKSPACE DENSITY



FLEXIBILITY FOR
SUB-DIVISION BUILT-IN



FLOOR CONNECTION



ANALYSE YOUR
ENERGY USE

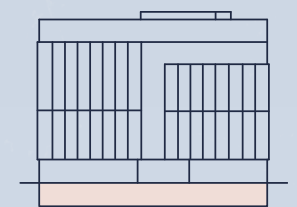
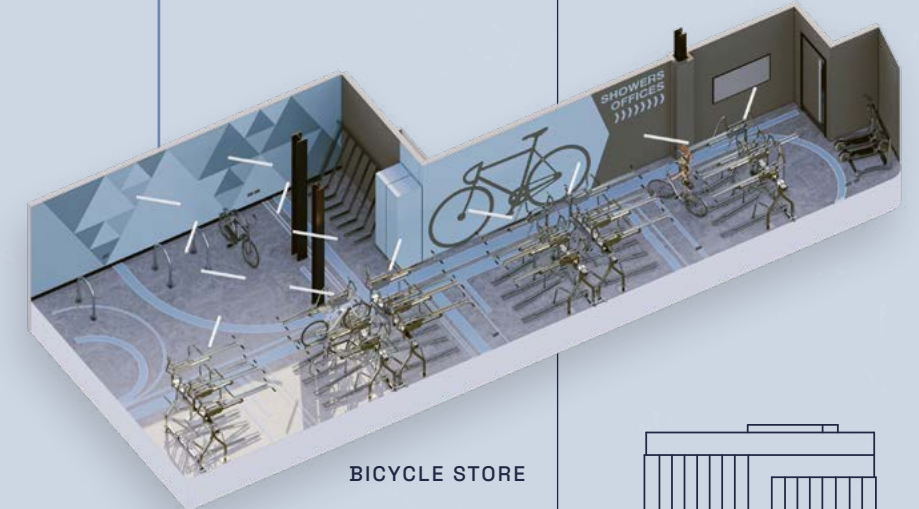
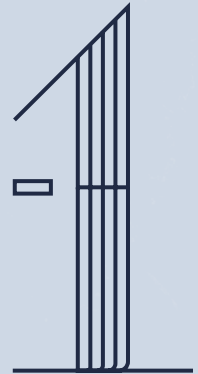
ACCOMMODATION

The Net Internal Areas are approximate at this stage. A full digital survey will verify the areas at practical completion.

LEVEL	SQ M	SQ FT
LEVEL 6	657	7,071
LEVEL 5	707	7,609
LEVEL 4	756	8,135
LEVEL 3	756	8,135
LEVEL 2	756	8,135
LEVEL 1	756	8,135
LEVEL G	536	5,769
LEVEL -1	338	3,638
TOTAL	5,261	56,627



- OFFICE
- WC'S (INCL ACC.WC)
- BICYCLE STORE
- SHOWERS, CHANGING AND DRYING ROOM



LEVEL -1
NET INTERNAL OFFICE AREA

338 SQ M / 3,638 SQ FT



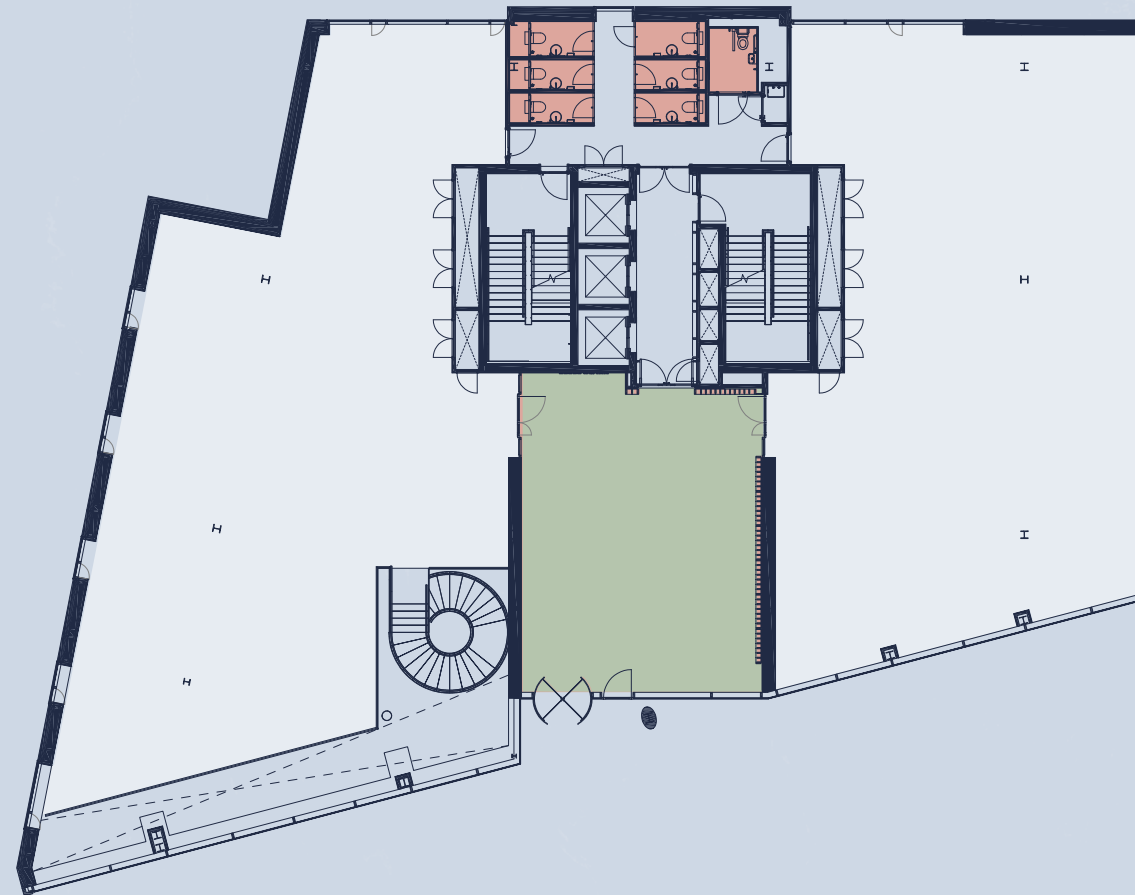
ACCOMMODATION



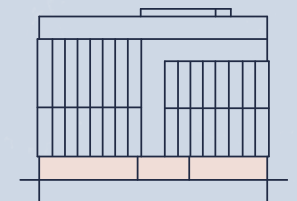
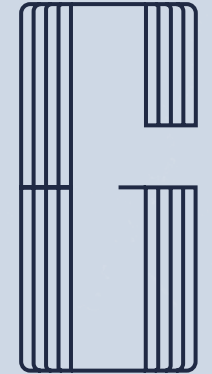
LEVEL	SQ M	SQ FT
LEVEL 6	657	7,071
LEVEL 5	707	7,609
LEVEL 4	756	8,135
LEVEL 3	756	8,135
LEVEL 2	756	8,135
LEVEL 1	756	8,135
LEVEL G	536	5,769
RECEPTION	91	980
NORTH SUITE	278	2,992
SOUTH SUITE	258	2,777
LEVEL -1	338	3,638
TOTAL	5,261	56,627



- OFFICE
- WC'S (INCL ACC.WC)
- RECEPTION LOUNGE



SEMPLE STREET



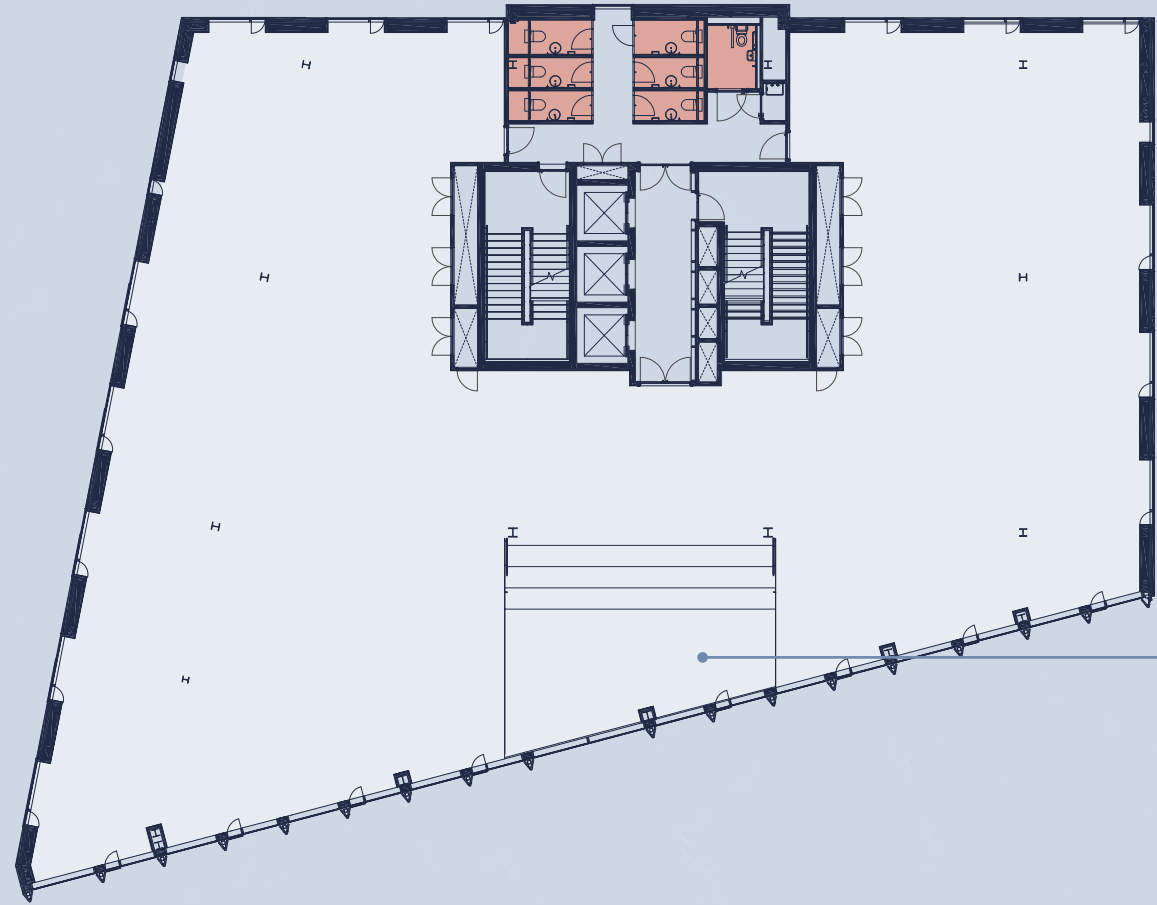
LEVEL G
NET INTERNAL OFFICE AREA

536 SQ M / 5,769 SQ FT

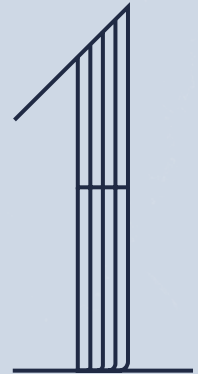
ACCOMMODATION



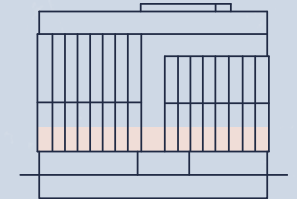
LEVEL	SQ M	SQ FT
LEVEL 6	657	7,071
LEVEL 5	707	7,609
LEVEL 4	756	8,135
LEVEL 3	756	8,135
LEVEL 2	756	8,135
LEVEL 1	756	8,135
LEVEL G	536	5,769
LEVEL -1	338	3,638
TOTAL	5,261	56,627



■ OFFICE
■ WC'S (INCL ACC.WC)



PRESENTATION / BREAKOUT



SEMPL E STREET



LEVEL 1
NET INTERNAL OFFICE AREA

756 SQ M / 8,135 SQ FT

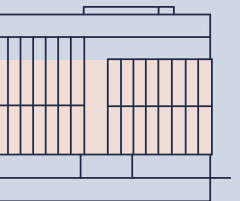
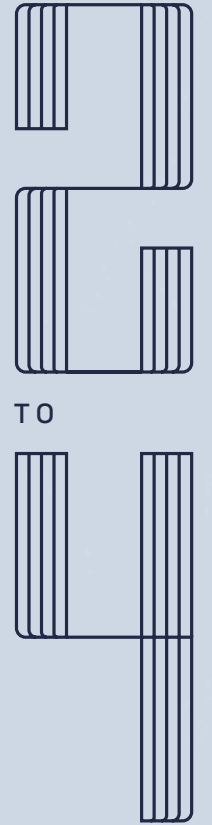
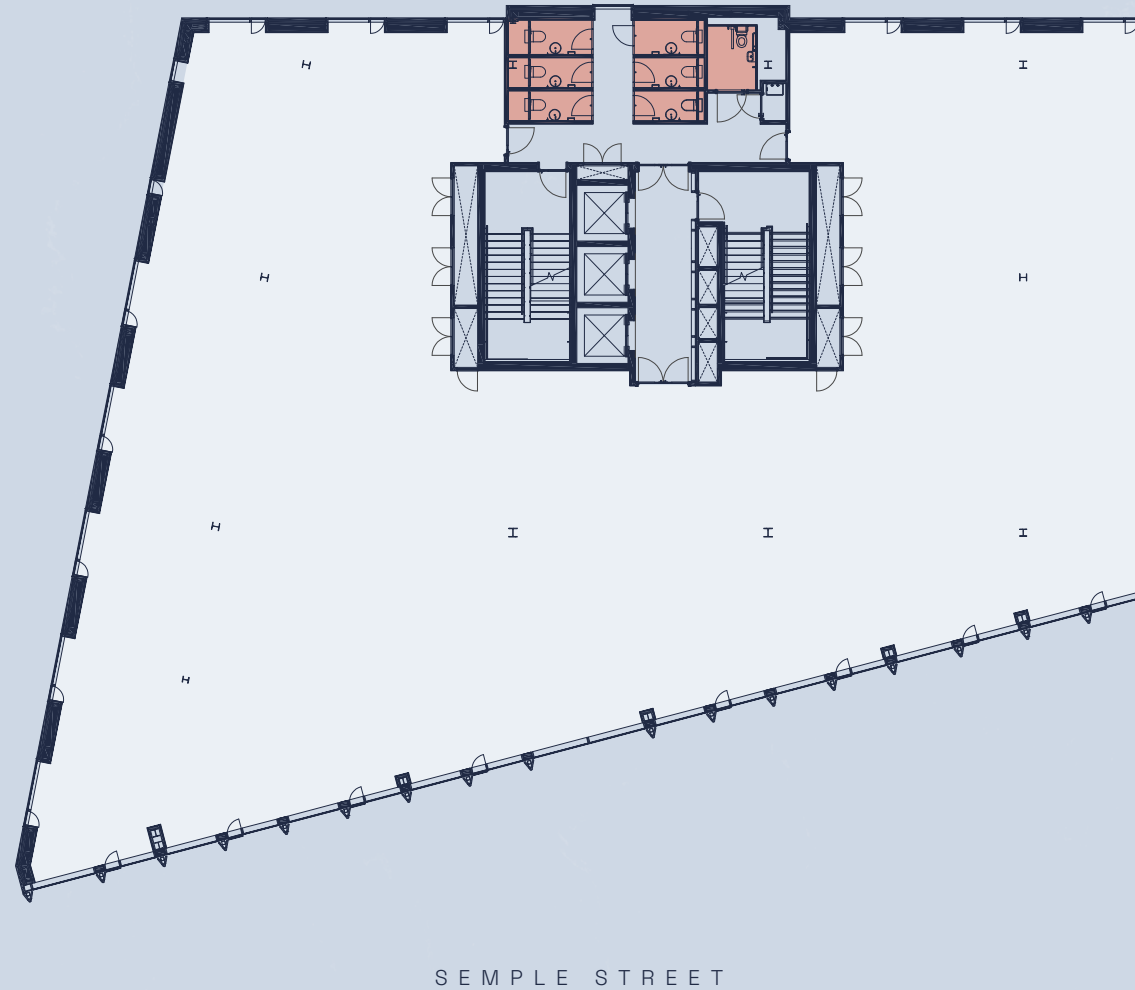
ACCOMMODATION

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LEVEL	SQ M	SQ FT
LEVEL 6	657	7,071
LEVEL 5	707	7,609
LEVEL 4	756	8,135
LEVEL 3	756	8,135
LEVEL 2	756	8,135
LEVEL 1	756	8,135
LEVEL G	536	5,769
LEVEL -1	338	3,638
TOTAL	5,261	56,627



OFFICE
WC'S (INCL ACC.WC)



LEVEL 2 - 4
NET INTERNAL OFFICE AREA

756 SQ M / 8,135 SQ FT

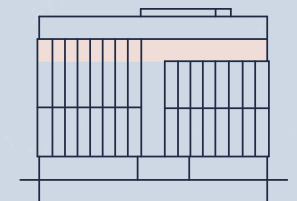
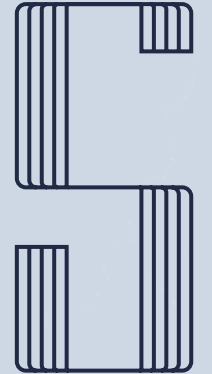
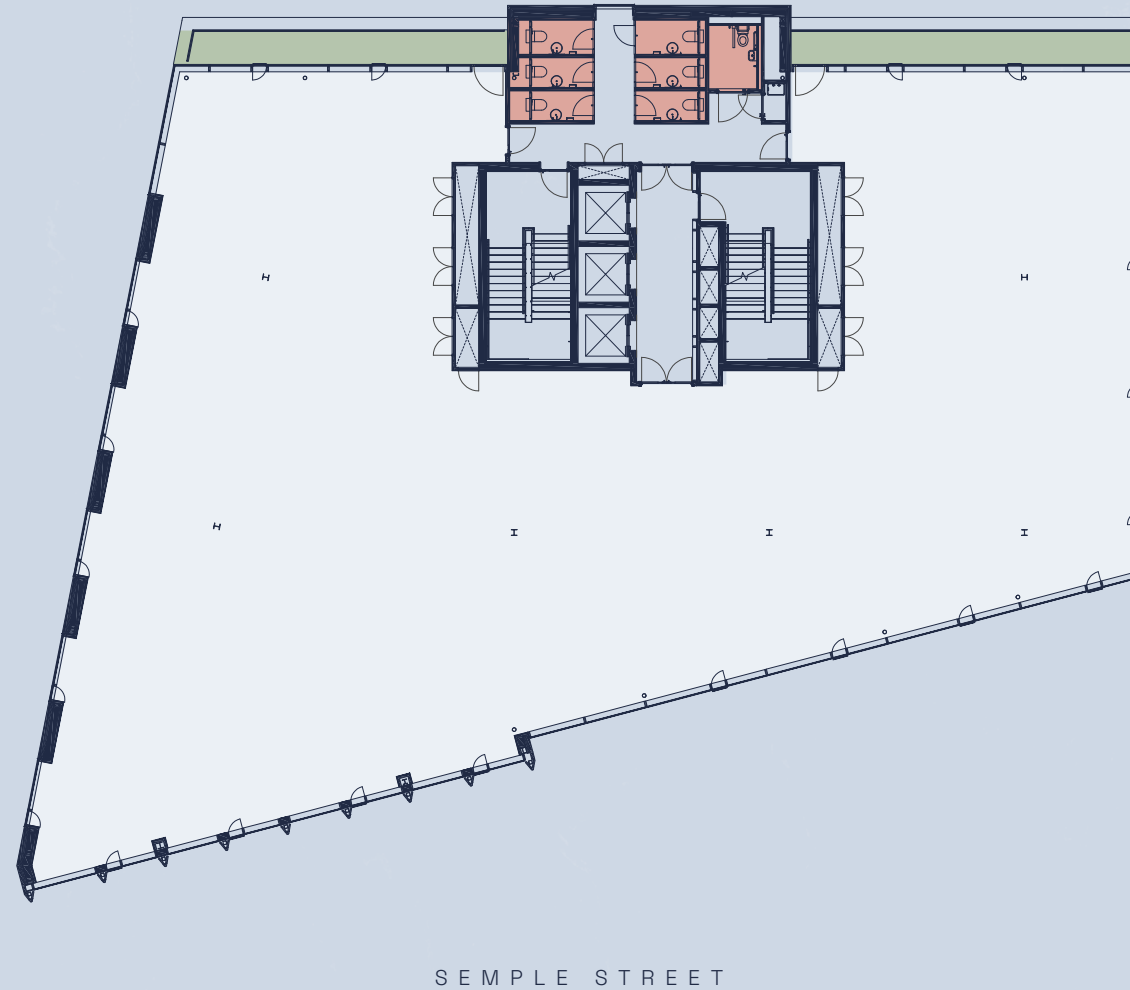
ACCOMMODATION

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LEVEL	SQ M	SQ FT
LEVEL 6	657	7,071
LEVEL 5	707	7,609
EXT TERRACE	28.6	308
LEVEL 4	756	8,135
LEVEL 3	756	8,135
LEVEL 2	756	8,135
LEVEL 1	756	8,135
LEVEL G	536	5,769
LEVEL -1	338	3,638
TOTAL	5,261	56,627



- OFFICE
- WC'S (INCL ACC.WC)
- EXTERNAL TERRACE



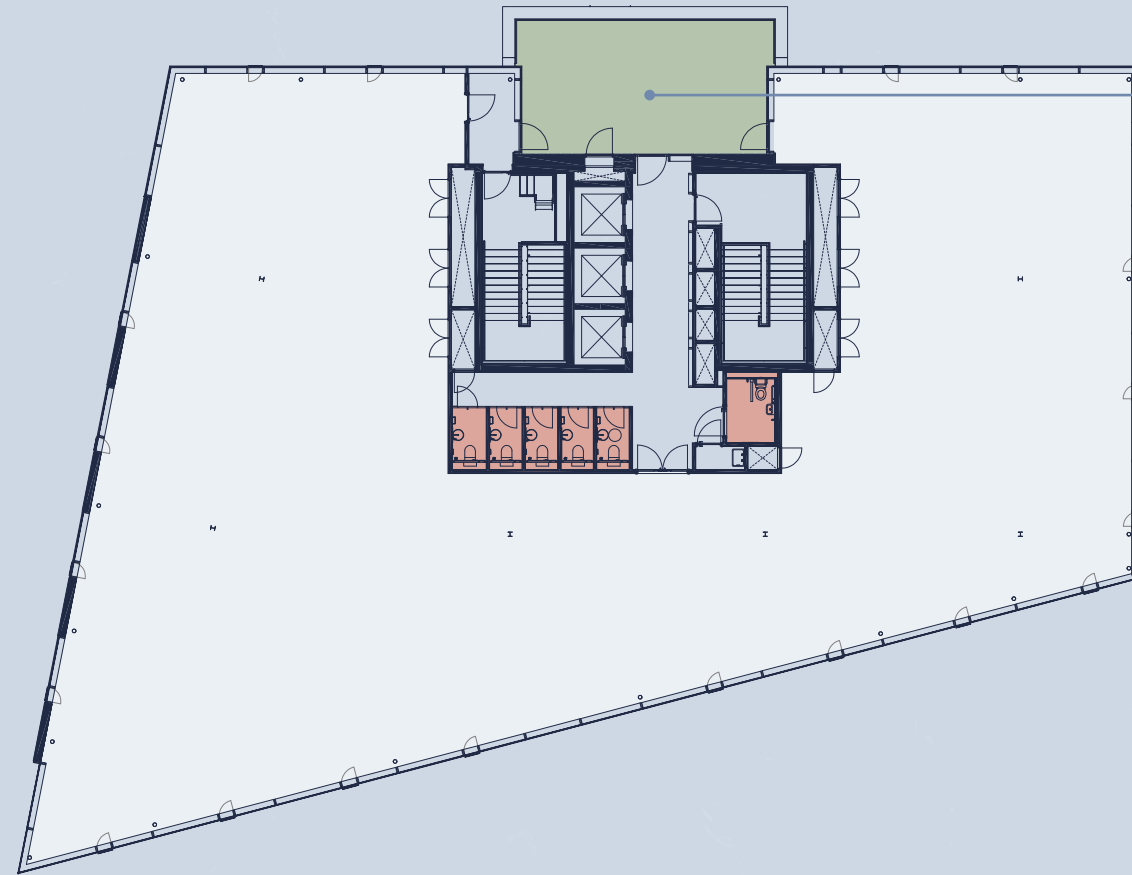
LEVEL 5
NET INTERNAL OFFICE AREA

707 SQ M / 7,609 SQ FT

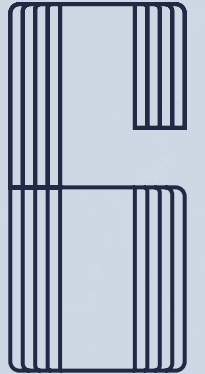
ACCOMMODATION



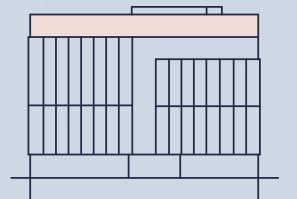
LEVEL	SQ M	SQ FT
LEVEL 6	657	7,071
EXT TERRACE	42	452
LEVEL 5	707	7,609
LEVEL 4	747	8,040
LEVEL 3	747	8,040
LEVEL 2	747	8,040
LEVEL 1	747	8,040
LEVEL G	536	5,769
LEVEL -1	338	3,638
TOTAL	5,261	56,627



- OFFICE
- WC'S (INCL ACC.WC)
- EXTERNAL TERRACE



EXTERNAL TERRACE



LEVEL 6
NET INTERNAL OFFICE AREA

657 SQ M / 7,071 SQ FT



SPECIFICATION



CLASS-LEADING
SPECIFICATION



85 BIKE AND
SCOOTER STATIONS



ALL ELECTRIC ENERGY EFFICIENT AIR SOURCE
HEAT PUMP AIR CONDITIONING SYSTEM



AIR QUALITY
MONITORING SYSTEMS



INDIVIDUAL ENERGY
MONITORING SYSTEM



ON-SITE RENEWABLE
ENERGY GENERATION



HIGH QUALITY SHOWER
AND CHANGING AREAS



2 x 13 PERSON LIFTS &
1 x 8 PERSON LIFT

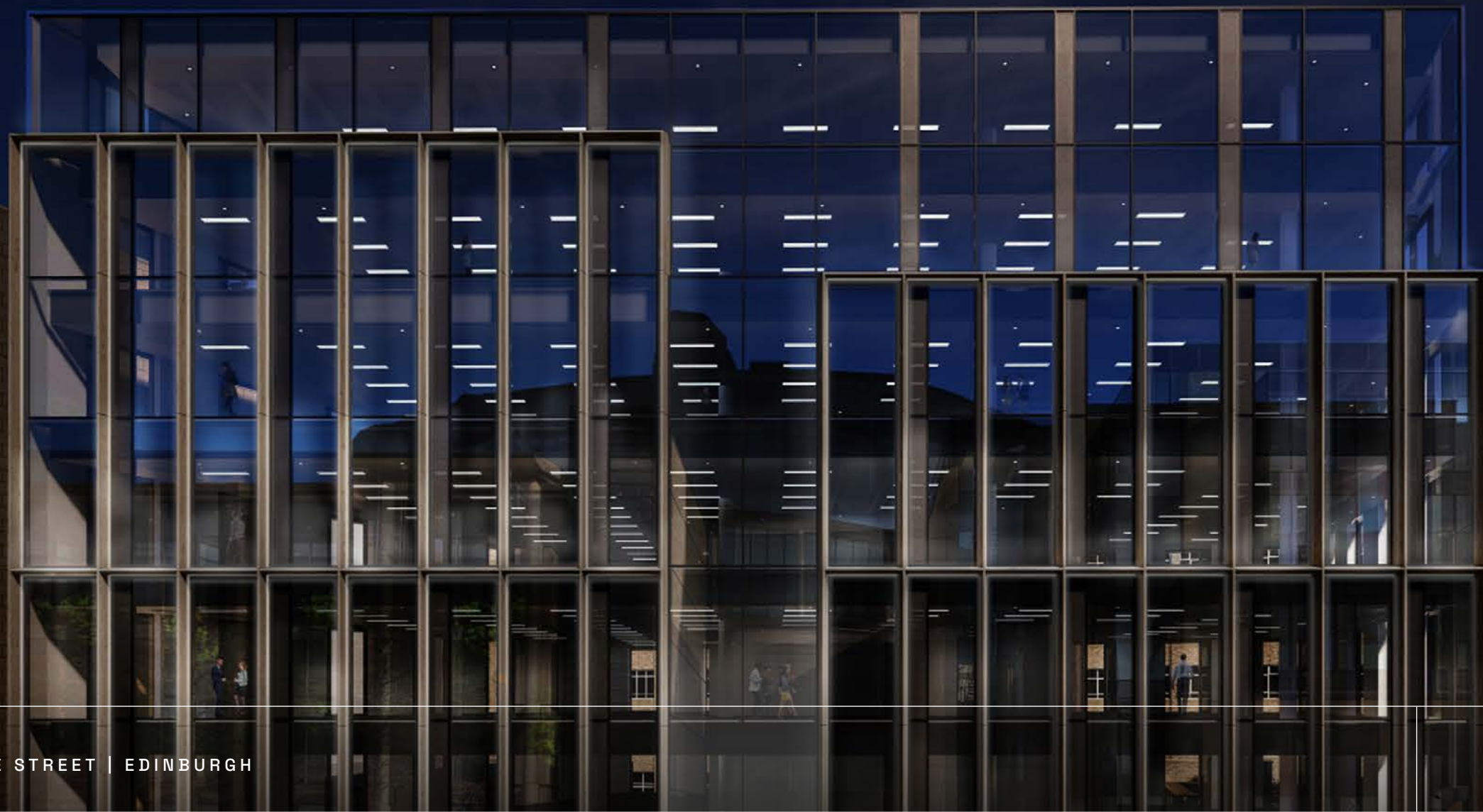


INTELLIGENT ENERGY SAVING
LIGHTING SYSTEMS



5 EV CHARGE POINTS

REIMAGINE YOUR DAY



30 SEMPLE STREET | EDINBURGH



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