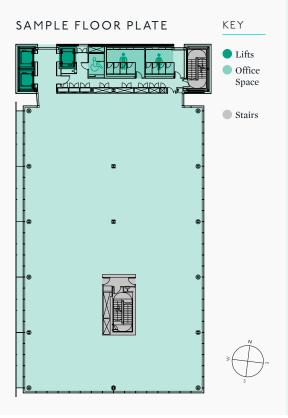


# COMING SOON - Q1 2025

41,518 SQ FT OVER 5 FLOORS - TO BE FULLY REFURBISHED ON AN "ALL ELECTRIC BASIS" WITH A TARGET EPC OF A+



## DESCRIPTION/ LOCATION

The multi-award winning
Quartermile development comprises
a mixture of office, residential,
retail and leisure uses and is located
quarter of a mile south of the Royal
Mile in Edinburgh's city-centre.
The property is situated directly
adjacent to the new Edinburgh
Futures Institute which is scheduled
for practical completion in 2024.

Quartermile is already home to the following occupiers – Pure Gym, Skyscanner, Ofcom, Crown Estate, Scotch Malt Whisky Association, ESRI, State Street Corporation, Cirrus Logic, Peter's Yard, Residence Inn by Marriott, Sainsbury's, Starbucks, Söderberg and Caffé Nero.



#### AVAILABLE ACCOMMODATION

Floor	Sq M	Sq Ft
2nd West	463.4	4,988
3rd	923.36	9,939
4th	922.16	9,926
5th	923.08	9,936
6th	625.14	6,729
TOTAL	3,857.14	41,518

# VIEWING & FURTHER INFORMATION

# NICK WHITE

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## JAMES METCALFE

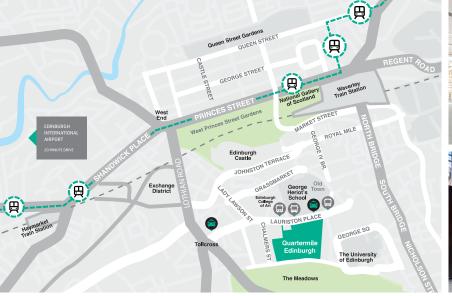
E james@cuthbertwhite.com

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#### **SPECIFICATION**

- To be fully refurbished on an "all electric basis"
- Flexible open plan office accommodation
- Floor to ceiling height (raised floor to underside of beam) is 3.7m
- New M&E throughout
- · Raised access floor with 110mm clear void
- · Very Good BREEAM rating
- Energy Performance Certificate (EPC) target A+
- Dedicated unisex accessible WCs and new shower facilities at ground floor level
- · Basement car parking
- · New cycle store at ground floor level
- · Spectacular balcony feature on 6th floor







## MIKE IRVINE

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