



the

theHAYMARKETedinburgh  
EVERYTHING<sup>is</sup>CONNECTED

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**SOMETHING  
EXTRAORDINARY  
IS HAPPENING  
YOU CAN BE PART OF IT**

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## **tHe** WILL CHANGE THE CENTRE OF GRAVITY CREATING A NEW PRIME COMMERCIAL LOCATION IN THE CENTRE OF EDINBURGH.

### THE BEST CONNECTED BUSINESS LOCATION **tHe** WILL COMPRISE:

- / 340,000 SQ FT NET OFFICE SPACE
- / 54,000 SQ FT NET RETAIL/LEISURE SPACE
- / 168 KEY BED APART-HOTEL
- / 190 BED HOTEL
- / 321 UNDERGROUND CAR PARKING SPACES
- / CONTEMPORARY AND ACTIVE PUBLIC REALM



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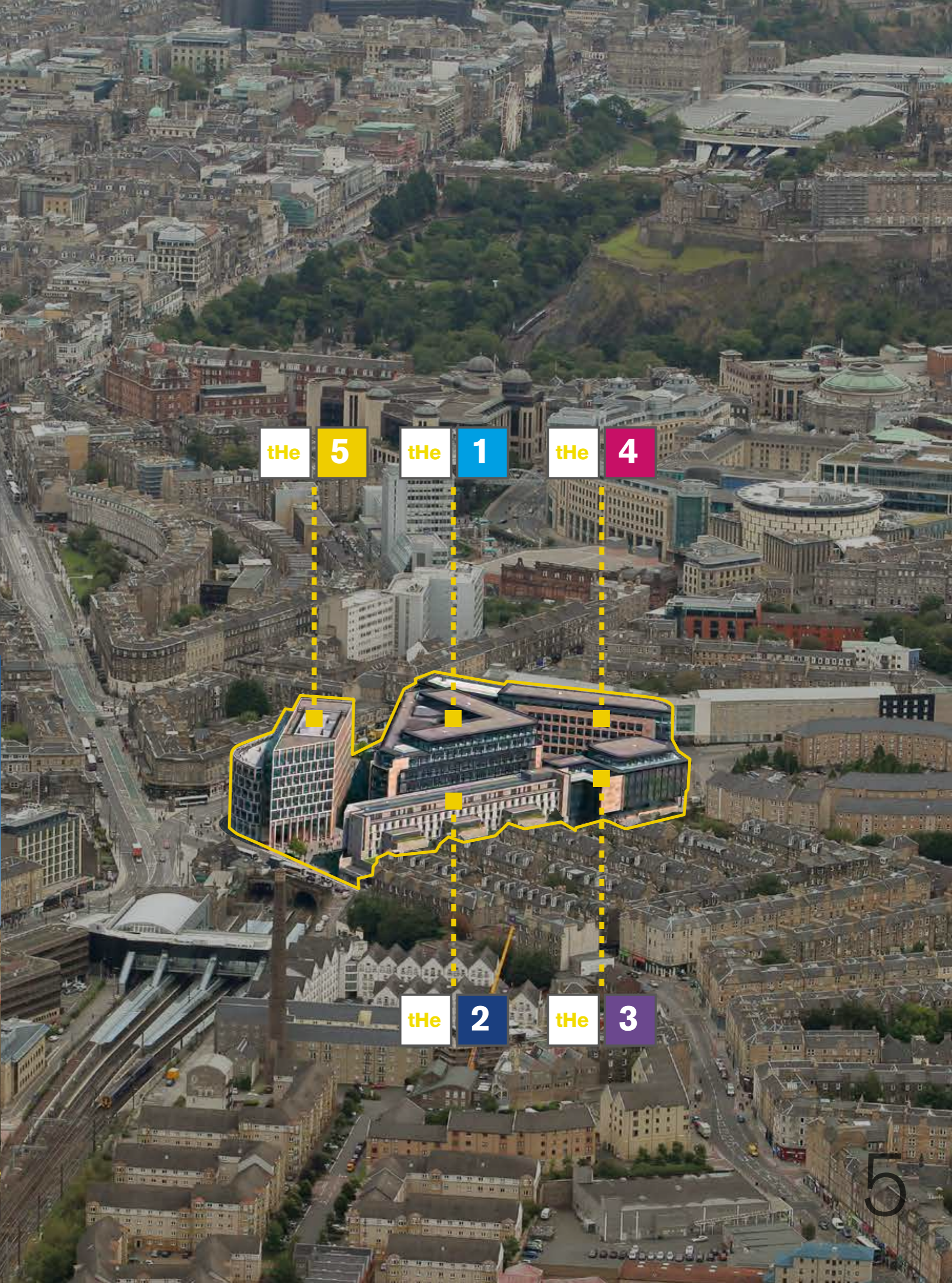
- / A NEW BUSINESS LOCATION BENEFITTING FROM EXCELLENT TRANSPORT LINKS
- / A NEW OFFICE BUILDING CAN BE PROVIDED TO SUIT BUSINESS REQUIREMENTS
- / CAN PLAN FUTURE NEEDS IN A COST EFFECTIVE MANNER IN LINE WITH BUSINESS REQUIREMENTS
- / POTENTIAL BENEFITS OF RUNNING FIT-OUT AND MAIN CONTRACT CONCURRENTLY
- / FULL TURNKEY OPTION AVAILABLE
- / THE MOST PROMINENT NEW OFFICE BUILDING
- / PANORAMIC VIEWS FROM EXCLUSIVE ROOF TERRACE
- / VIBRANT CREATIVE ENVIRONMENT, WHICH WILL RETAIN AND ATTRACT NEW TALENT



**the WITHIN EDINBURGH'S WEST END CONNECTS THE HAYMARKET WITH THE EXCHANGE DISTRICT.**



CONSTRUCTION HAS ALREADY STARTED ON HAYMARKET 5



the 5

5

the 1

1

the 4

4

the 2

2

the 3

3

5



**TRAVEL  
TIMES**

# EVERYTHING<sup>is</sup>CONNECTED

**THE HAYMARKET'S** STRATEGIC POSITION MAKES IT ONE OF THE MOST ACCESSIBLE BUSINESS LOCATIONS IN EDINBURGH, IF NOT SCOTLAND. AS A MAJOR HUB FOR SCOTLAND, EDINBURGH HAS QUICK AND EASY LINKS TO ALL UK AND INTERNATIONAL DESTINATIONS.

<b>YORK PLACE</b>	TRAM 15 MINUTES	
<b>EDINBURGH AIRPORT</b>	TRAM 22 MINUTES	
<b>EDINBURGH PARK</b>	TRAM 15 MINUTES	
<b>PRINCES STREET</b>	WALK 6 MINUTES	
<b>GEORGE STREET</b>	WALK 8 MINUTES	
<b>MORNINGSIDE</b>	CYCLE 15 MINUTES	
<b>TRINITY ROAD</b>	CYCLE 20 MINUTES	

	<b>GLASGOW</b>	TRAIN 47 MINUTES
	<b>ABERDEEN</b>	TRAIN 2 HOURS 15 MINUTES
	<b>LONDON</b>	TRAIN 4 HOURS 29 MINUTES
	<b>PARIS</b>	AIR 1 HOUR 50 MINUTES
	<b>BRUSSELS</b>	AIR 1 HOURS 40 MINUTES
	<b>DOHA</b>	AIR 6 HOURS 55 MINUTES
	<b>NEW YORK</b>	AIR 7 HOURS 20 MINUTES



# LOCAL AMENITIES

WITHIN EASY WALKING DISTANCE



**2**  
Tram stops

**1**  
Mainline Station



**14**  
Bars

**5**  
Bus Routes

**1**  
Nursery



**8**  
Hotels

**1**  
Theatre



# EVERYTHING<sup>is</sup>CONNECTED

THE HAYMARKET IS A STONE'S THROW FROM EDINBURGH'S MAIN SHOPPING AREAS AND SURROUNDED BY A WIDE SELECTION OF AMENITIES.



**4**  
Cash machines

**24**  
Restaurants

**1**  
Post Office



**27**  
Coffee & sandwich shops



**6**  
Car Parks

**3**  
Health Clubs



**3**  
Cinemas

**7**  
Hairdressers





COMPANY YOU KEEP

1	HBJ Gateley Wareing 8	15	22
2	9	15	23
3	9	15	24
3	10	15	25
4	11	15	26
4	12	16	27
5	12	17	27
6	12	18	27
7	13	19	27
7	13	20	27
	14	21	28

# EVERYTHING<sup>is</sup>CONNECTED

tHe SITS AMONGST SOME OF THE UK'S LARGEST FINANCIAL AND BUSINESS INSTITUTIONS, POSITIONED IN THE HEART OF EDINBURGH'S CITY CENTRE.





**BIG  
IDEA**

**MASTER PLANNED BY SCOTTISH AWARD WINNING ARCHITECT RICHARD MURPHY ASSOCIATES, tHe WILL CREATE A NEW PRESENCE IN EDINBURGH'S REGENERATED BUSINESS CORE.**

From striking new office buildings, new hotels to bars, restaurants and retail units, all sitting on top of a new 321 space public car park.

Versatile office accommodation will offer high profile new headquarters buildings, cost efficient accommodation and the flexibility to offer subdivision of buildings and subdivision of floors. Ultimately creating a development that can accommodate the whole spectrum of office occupiers.







**BEST  
SPACE**



A CGI OF HAYMARKET 5 VIEWED FROM DALRY ROAD. ASPIRATIONAL IMAGES BY OPTIMISED ENVIRONMENT



HOT  
SPOT



A CGI OF **HAYMARKET 1 AND 5** VIEWED FROM MORRISON STREET.  
ASPIRATIONAL IMAGES BY OPTIMISED ENVIRONMENT



PLACE  
TO BE

tHe HELPS BUILD ON EDINBURGH'S POSITION AT THE HEART OF EDUCATION, BUSINESS, GOVERNMENT AND CULTURE IN SCOTLAND.





**BEEES  
KNEES**





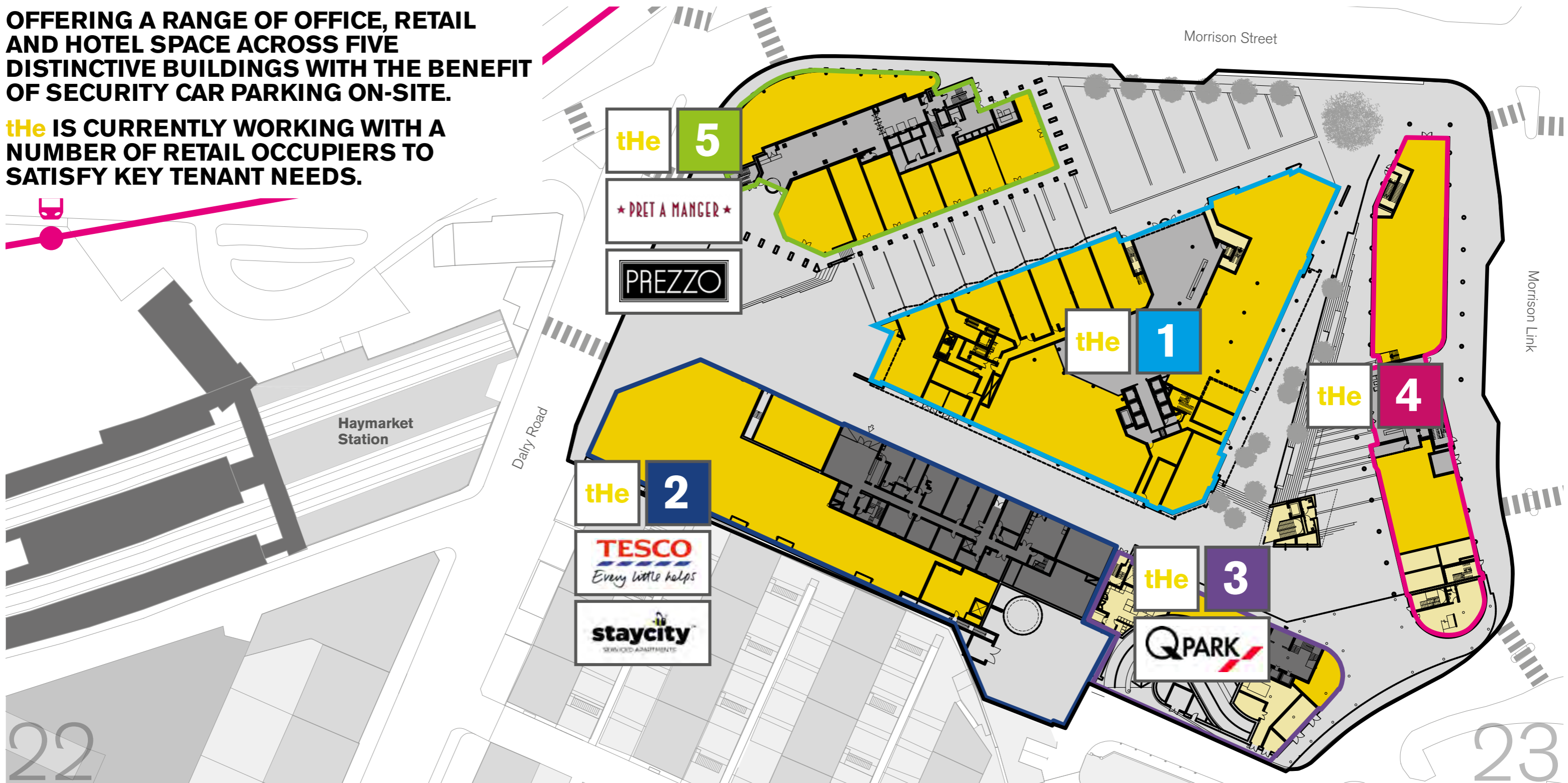
# IS THE NEW CENTRE OF GRAVITY IN EDINBURGH

OFFERING A RANGE OF OFFICE, RETAIL AND HOTEL SPACE ACROSS FIVE DISTINCTIVE BUILDINGS WITH THE BENEFIT OF SECURITY CAR PARKING ON-SITE.

tHe IS CURRENTLY WORKING WITH A NUMBER OF RETAIL OCCUPIERS TO SATISFY KEY TENANT NEEDS.

### Ground floor site plan

- Retail** (Yellow circle) Up to 54,000 sq ft of retail space with a range of versatile unit options
- Leisure** (Purple circle) 190 bed hotel and 168 key apart-hotel with on-site parking and exceptional transport links
- Offices** (Green circle) Up to 340,000 sq ft of flexible office space across 3 Individual buildings





# FLOOR PLANS

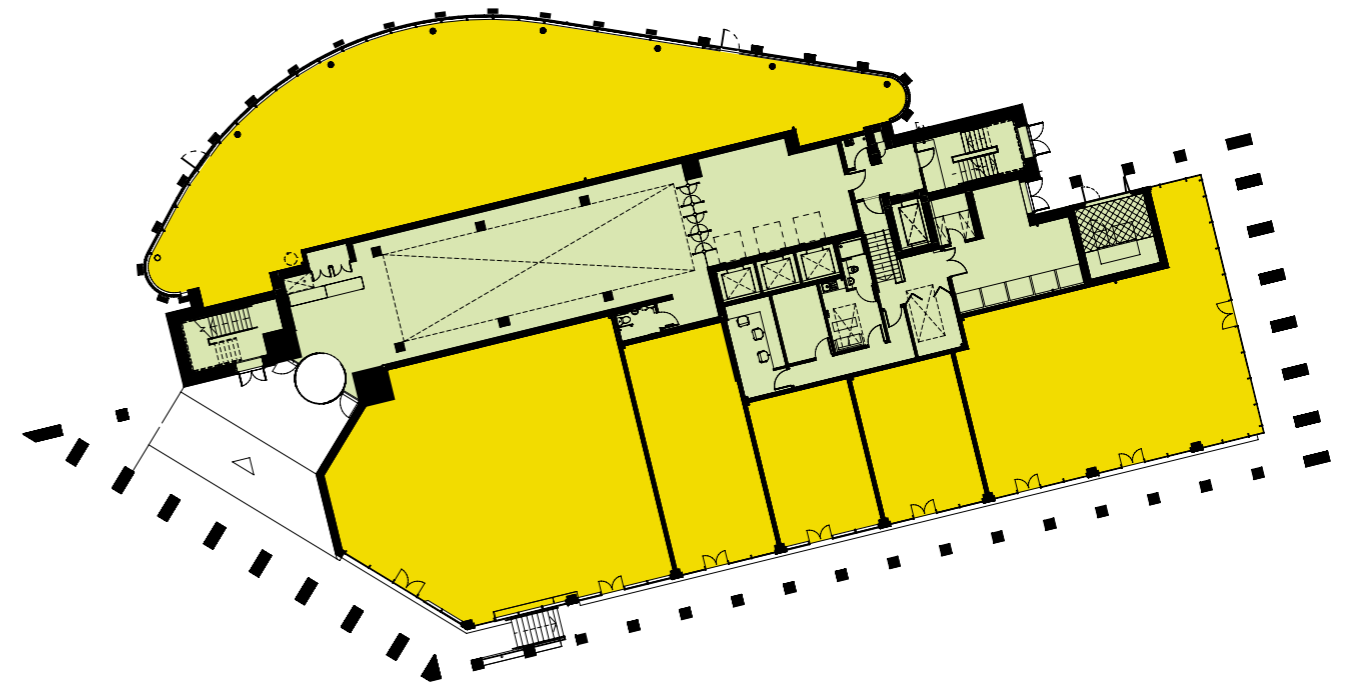
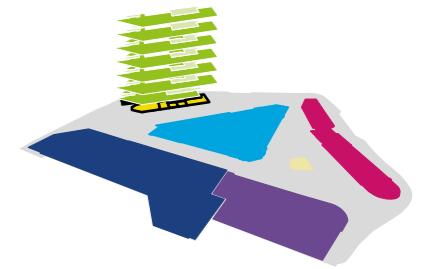


**92,438 SQ FT (8,588 SQ M)  
ACROSS EIGHT FLOORS**

Floor	Area	sq m (NIA)	sq ft (NIA)
7th Floor		1,003	10,796
6th Floor		1,006	10,828
5th Floor		1,375	14,800
4th Floor		1,375	14,800
3rd Floor		1,375	14,800
2nd Floor		1,375	14,800
1st Floor		1,079	11,614
Ground Floor (Retail/Leisure)		900	9,688
<b>Total office space</b>		<b>8,588</b>	<b>92,438</b>

**THE DISTINCTIVE HAYMARKET 5 SITS PROMINENTLY OVERLOOKING HAYMARKET JUNCTION. PROVIDING OVER 92,000 SQ FT AND FLOOR PLATES OF 14,800 SQ FT DESIGNED AROUND AN OUTSTANDING ATRIUM.**

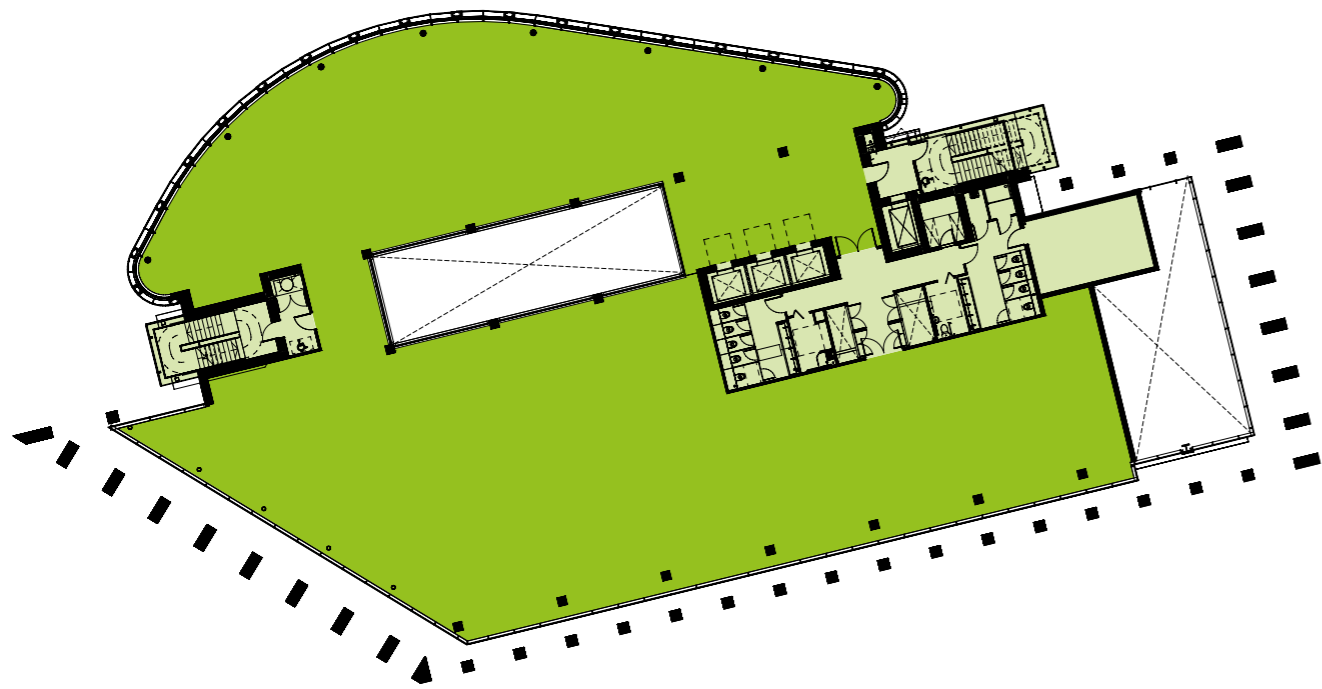
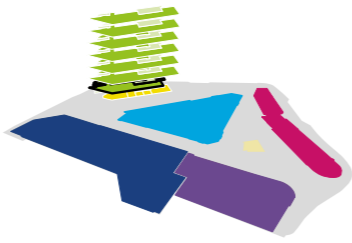
## GROUND FLOOR



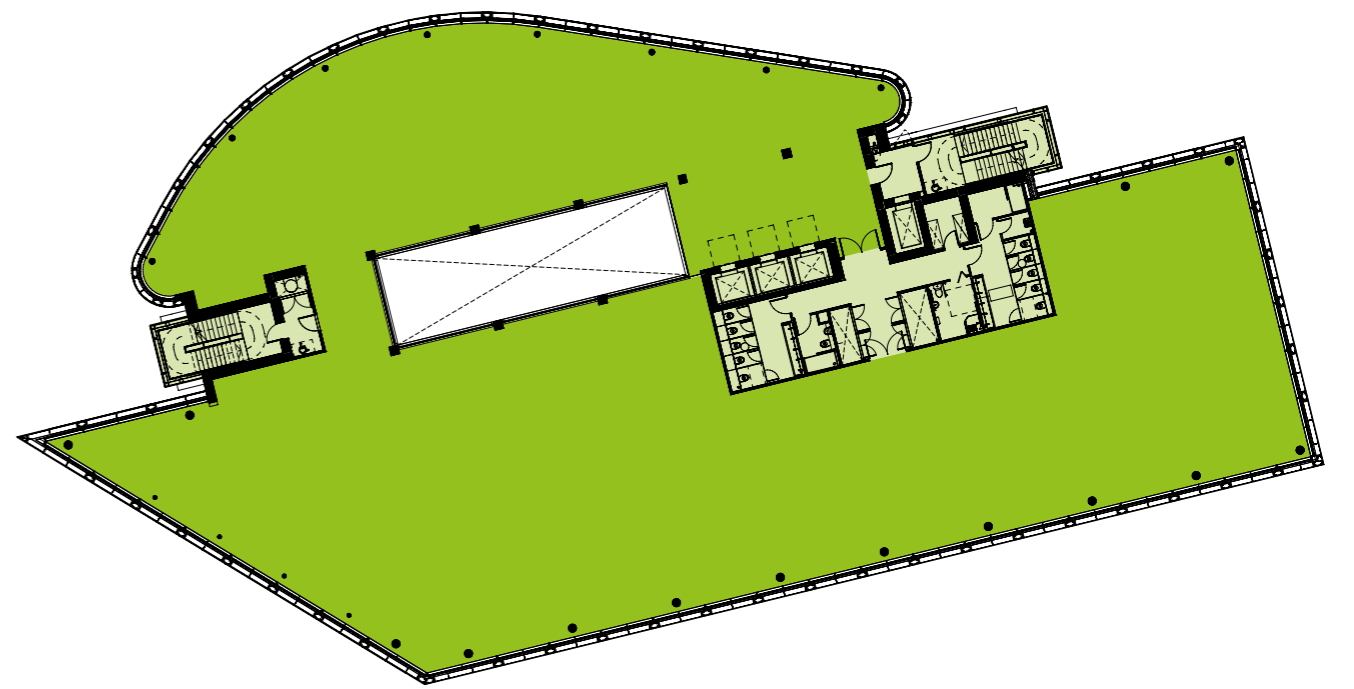
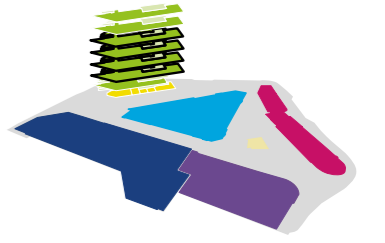
### Key

- Offices
- Retail/Leisure

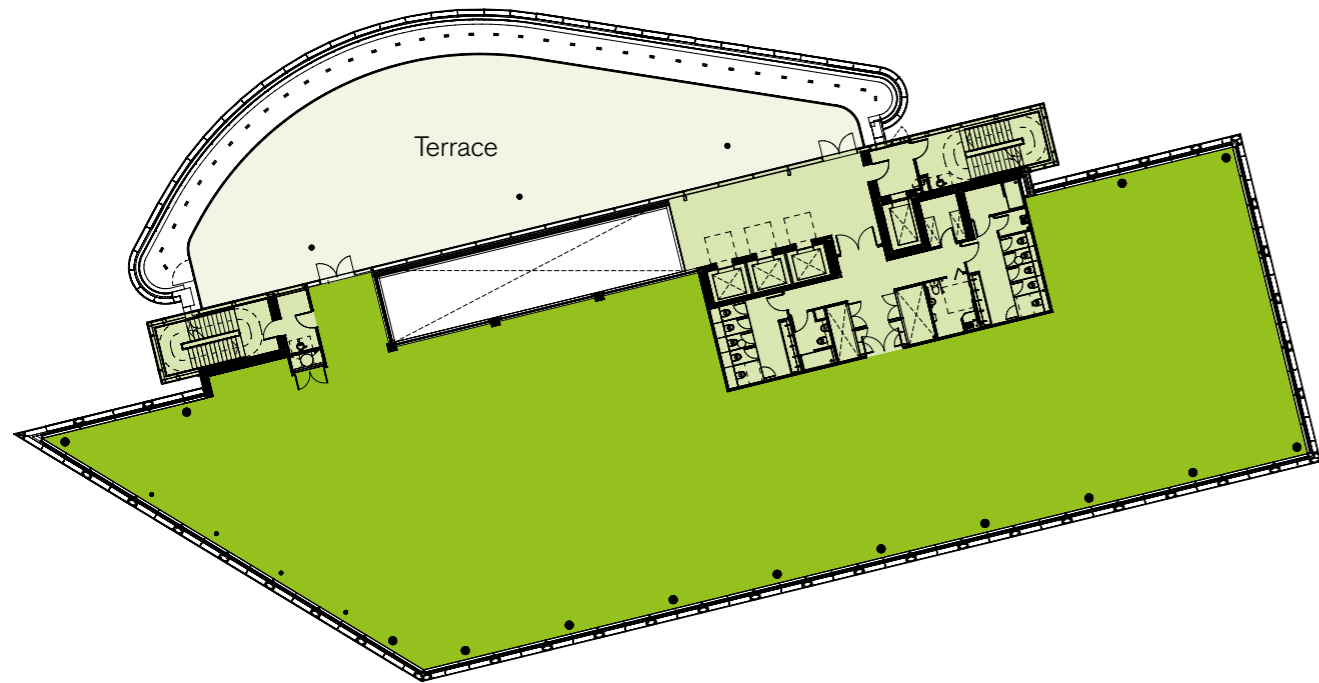
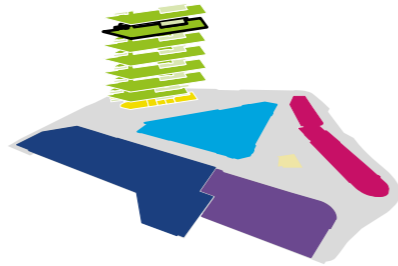
1<sup>ST</sup> FLOOR



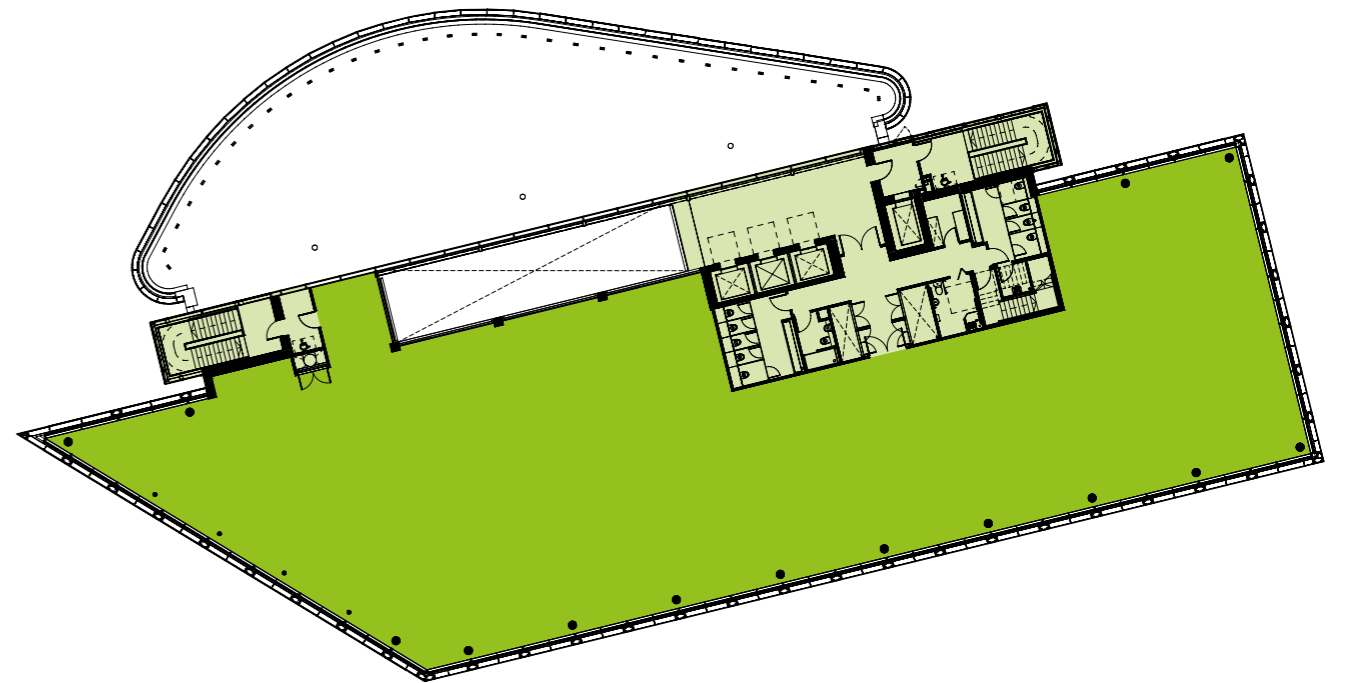
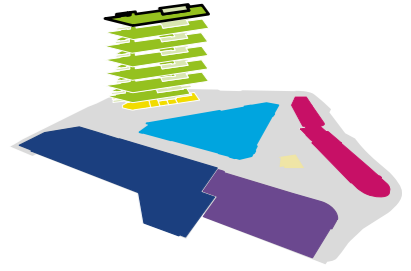
TYPICAL FLOOR (2<sup>ND</sup> TO 5<sup>TH</sup> FLOORS)



6<sup>TH</sup> FLOOR



7<sup>TH</sup> FLOOR







SPACE PLANS



TYPICAL FLOOR (2<sup>ND</sup> TO 5<sup>TH</sup> FLOORS)  
INDICATIVE FIT-OUT (LOW DENSITY)

Typical floor

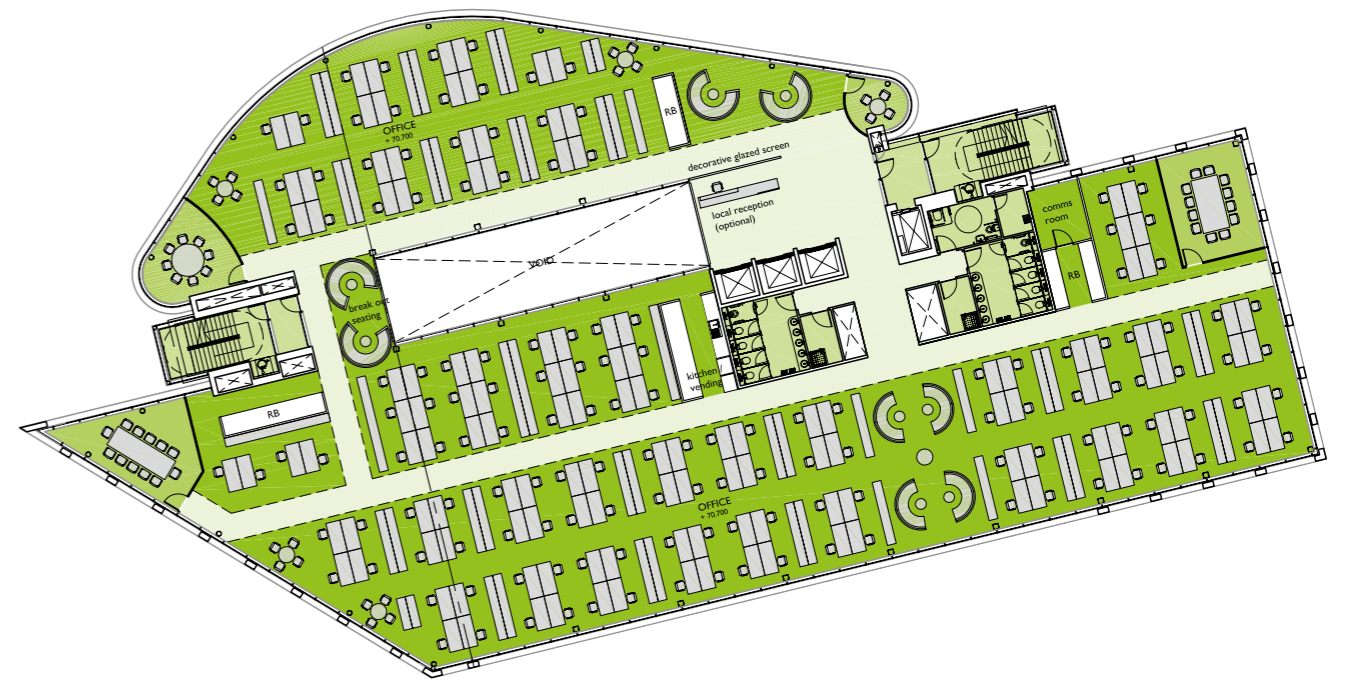
Total 100 desks (including receptionist) based on 1,800 x 800 desk size within cellular space. 1,800 x 800 and 1,600 x 800 within open plan area.



TYPICAL FLOOR (2<sup>ND</sup> TO 5<sup>TH</sup> FLOORS)  
INDICATIVE FIT-OUT (HIGH DENSITY)

Typical floor

Total 146 desks (excluding receptionist) based on 1,800 x 800 desk size.





**tHe IS LOOKING TO ENGAGE WITH PEOPLE USING THE PUBLIC SPACES. BY CREATING SPACES WITH PERSONALITY, THAT INTERACT WITH THE ENVIRONMENTS AROUND THEM, AND ULTIMATELY, THAT INSPIRE PEOPLE TO USE THEM.**





# SUMMARY SPECIFICATION

### Key features

- > Strikingly designed buildings in a high profile city centre location.
- > Natural stone features combined with a curtain walling system incorporating full height double glazed windows.
- > Private roof terrace.
- > Fully glazed structural revolving door.
- > Dramatic seven storey atrium incorporating a high quality bespoke reception and waiting area.
- > CCTV, swipe control/intercom pass control for security gates. 24 hour access.
- > Designed to offer efficient open plan office accommodation with minimal columns increasing space planning options.
- > 2.7m floor to ceiling height in all office areas with 120mm clear raised access floor, metal suspended ceiling tiles incorporating LED lighting to the equivalent of LG7.
- > Feature increased floor to ceiling height on 7th floor.
- > Building Energy Management System to ensure efficient use of heating/cooling and lighting systems.
- > Comfort cooling and heating provided by an efficient VRF system.
- > Shower facilities, female, male and accessible toilets on all levels finished to a high standard.

- > 3 high speed destination control passenger lifts serving all floors.
- > Secure underground parking with motorcycle and cycle spaces. Additional spaces from the car park operator.
- > 4+1 Kn/m<sup>2</sup> floor loading throughout all office areas.
- > Services capacity of 1:8m<sup>2</sup>.
- > Capacity for tenant plant and generator.
- > Comprehensive management approach for the whole development.

### Future proof & sustainability

- > Targeting Excellent BREEAM rating.
- > Targeting Energy Performance 'B' Certificate.
- > Materials/systems selected from sustainable sources where possible with reference to the BRE 'Green Guide to Specification'.
- > BEMS to ensure efficient use of energy.
- > Low water use systems.
- > Immediate access to the public transport infrastructure.



A CGI OF HAYMARKET 5 ATRIUM AND RECEPTION. ASPIRATIONAL IMAGES BY OPTIMISED ENVIRONMENT

# A DEVELOPMENT BY



LIGHTING  
DETAILS



## EDINBURGH HAYMARKET DEVELOPMENTS LIMITED A JOINT VENTURE OF



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