

BUSINESS LIFE BEGINS AT ...

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Torphichen Street
Edinburgh EH3 8JB



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40 TORPHICEN STREET

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A WELCOME CHANGE



LOCATION

Located within Edinburgh's Exchange office district, 40 Torphichen Street is strategically positioned midway between the district's heart and Haymarket rail station. The location provides not only excellent accessibility by both private and public transport, but also close proximity to many of the city's key blue chip office occupiers. Coupled with excellent local amenities, 40 Torphichen Street provides a dynamic business address amidst a rapidly evolving area of the city.



CONNECTIVITY

40 Torphichen Street is within five minutes' walk of Haymarket, one of Edinburgh's main transportation hubs.

Haymarket rail station has recently undergone a significant refurbishment and is now considered to be the city's principal rail station for business, providing easy access to Edinburgh's key business locations. With over 4 million users per year and projections of growth in users of up to 8 million by 2020, Haymarket rail station's reputation as a key transportation hub is set to grow.

The area's accessibility has been further improved by the tram network, with both the Haymarket and West End tram halts providing easy access to and from both the west and east of the city. With more than 15 bus routes passing within 5 minutes' walk of the building and an on-site car parking ratio twice that of competing stock, getting to 40 Torphichen Street has never been easier.

The tram and airport bus offer easy and quick access to the airport within 25 minutes.



AMENITIES

The recent and ongoing expansion of the Exchange office district has seen significant improvement in the area's amenity. The location now offers a vast array of new bars, sandwich shops and restaurants; coupled with numerous blue chip office occupiers including PwC, Capita, Handelsbanken, The Law Society of Scotland and Alliance Trust. With further significant ongoing development such as the regeneration of the former Morrison Street Goods Yard site (renamed "The Haymarket", one of the city's major mixed use development sites), the area's reputation as the predominant commercial district is only set to grow.

1. 40 Torphichen Street

LOCATIONS

2. The Haymarket: proposed mixed use development
3. West End

HOTELS

4. Sheraton Grand Hotel & Spa
5. Premier Inn
6. Hilton Grosvenor
7. Tune Hotel

RESTAURANTS

8. Nandos
9. Sushiya
10. The Verandah
11. Omar Khayyam
12. Le Marche Francais
13. The Khukuri
14. Gali Italian
15. Ignite
16. Mumbai Mansion
17. Chop Chop
18. Indian Cavalry Club
19. One Square Restaurant

NURSERIES

20. Careshare Nursery

HEALTH & LEISURE

21. One Spa
22. Pure Gym (Exchange Crescent)

THEATRES / CONFERENCES

23. Usher Hall
24. Lyceum Theatre
25. EICC

BARs

26. All Bar One
27. Thomson's Bar
28. Ryrie's Bar
29. The Haymarket Bar
30. The Mercat Bar
31. Carters Bar
32. The Jolly Botanist

NEIGHBOURING OCCUPIERS

33. RSM / Barclays / Pinsent Masons
34. Regus
35. Aberdeen Asset Management
36. Wood MacKenzie / BlackRock / Hymans Roberston / Scott Moncrieff / Valad Property Group / i2 Office

37. Scottish Widows HQ
38. Franklin Templeton Investments
39. Atria One: Brewin Dolphin / PwC / Green Investment Bank
40. Gillespie Macandrew / Brodies
41. Moody's / Shepherd & Wedderburn / Grant Thornton / Morisons LLP / Zerox
42. CMS Cameron McKenna LLP / Martin Currie / Deloitte / KPMG
43. Exchange Tower: HBJ Gateley / Aberdeen Considine / RBC
44. Caledonian Exchange: Hudson / Mott Macdonald / Lindsays
45. Anderson Strathern
46. Canning Exchange: WS Atkins
47. Alba Town Business Centre
48. Capita
49. Lochrin Square: Lloyds Banking Group / DWF / Space Solutions / The Co-Operative Bank
50. Lloyds Banking Group



THE BUILDING

40 Torphichen Street has undergone a major refurbishment which has significantly improved the exterior of the building and transformed its interior. A completely new double-height reception area of stunning design, coupled with new glass curtain walling and a taxi drop off immediately outside the building, provide the most impressive of arrivals.

Further improvements to the common parts and office areas have created an environment of the highest quality, with excellent levels of natural light throughout and impressive city views from the upper floors. Arranged over ground and six upper floors, 40 Torphichen Street is capable of accommodating occupiers of all sizes.



SPACE TO GROW



MORE SPACE TO GROW

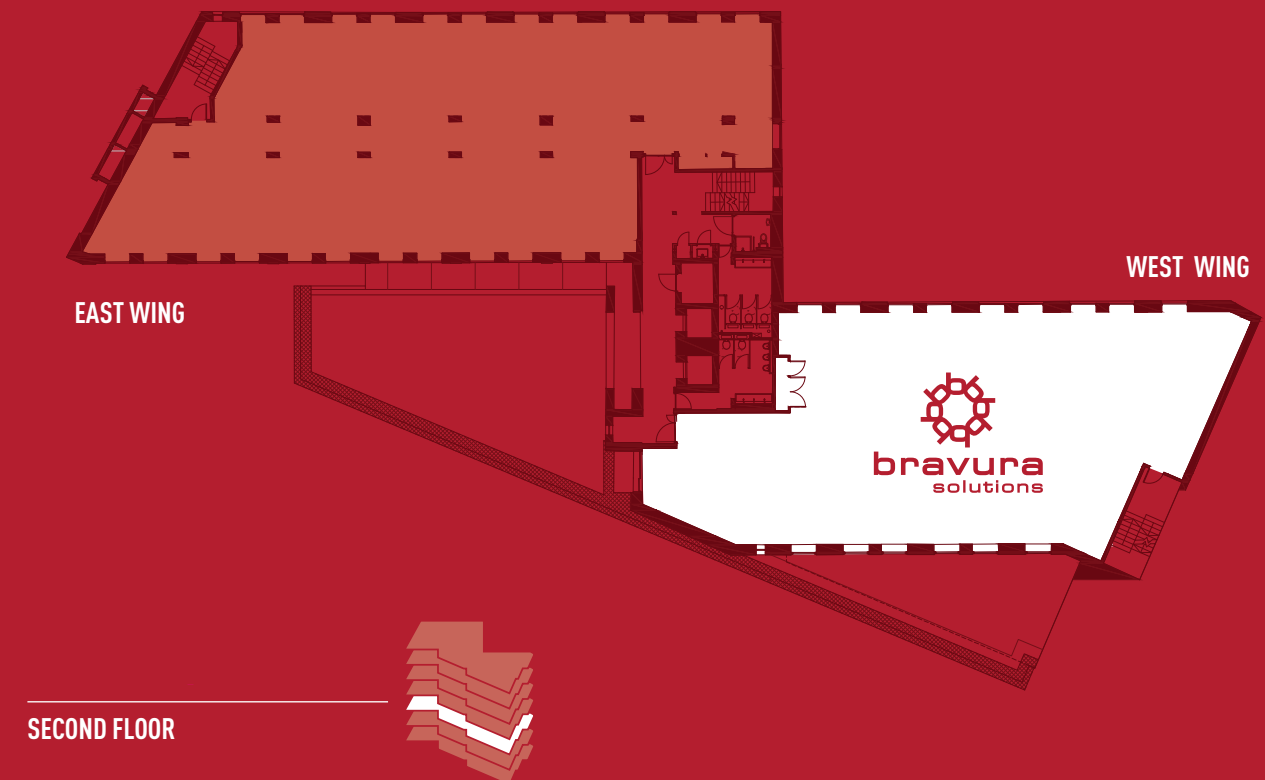
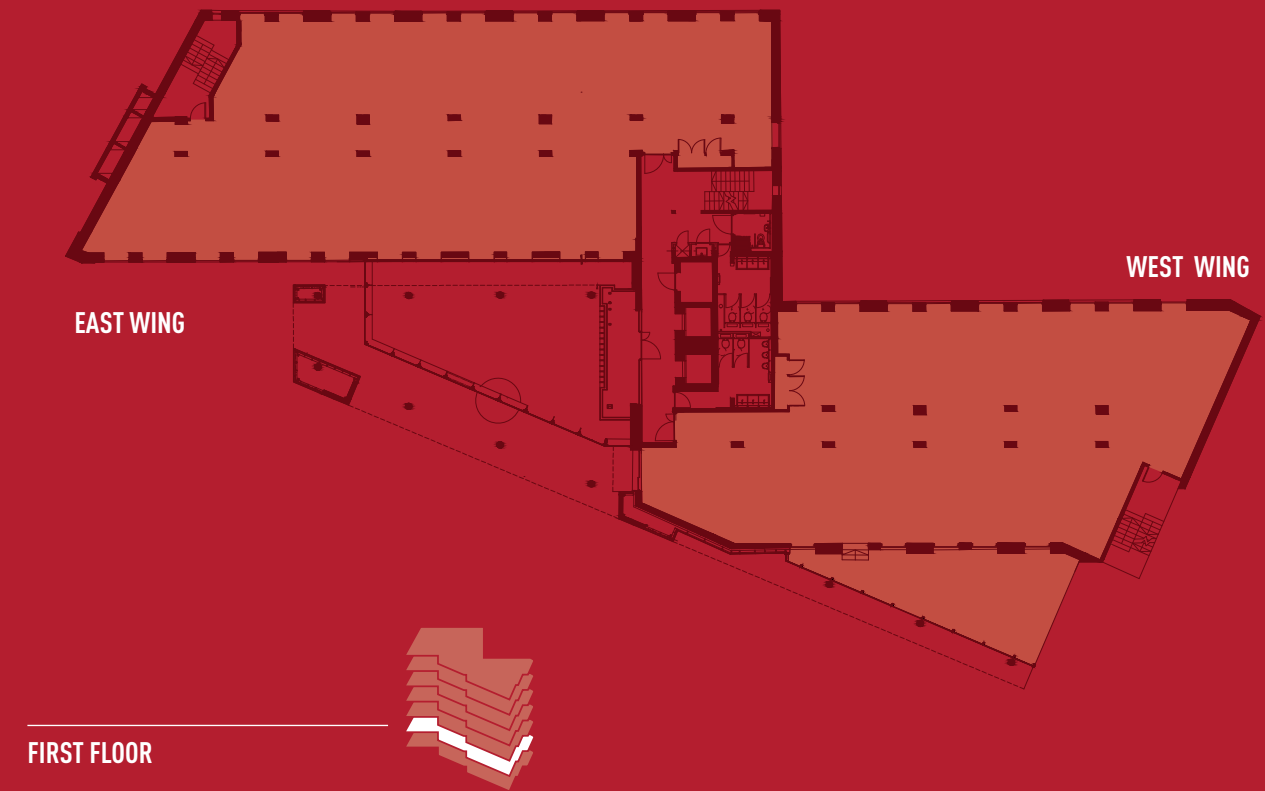
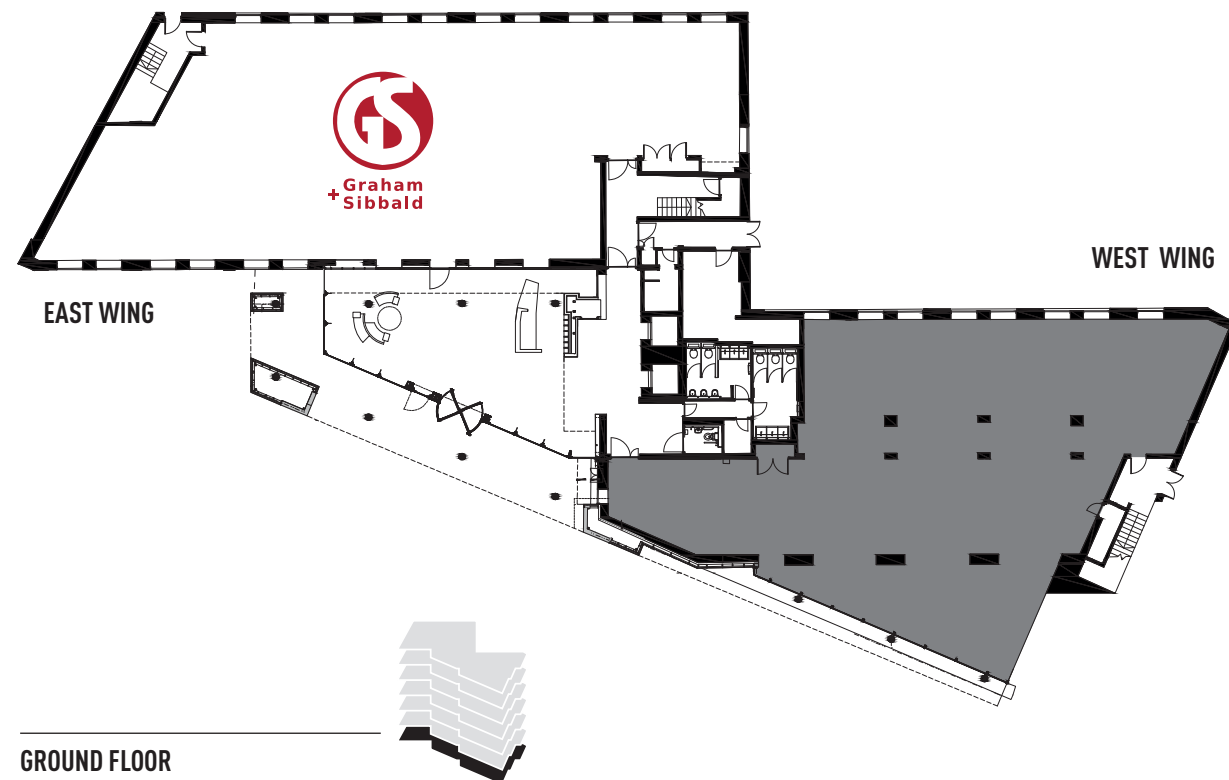


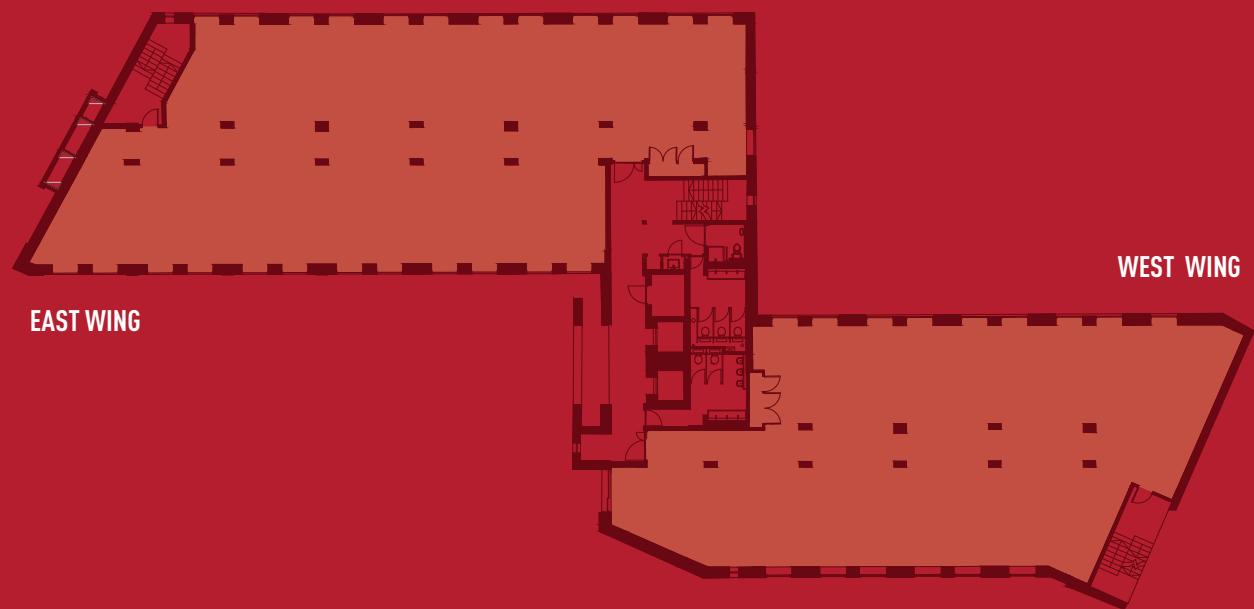
ACCOMMODATION

FLOOR	EAST WING	WEST WING	TOTAL AREA
Sixth	Let to Cognitive Geology	Let to ZoneFox	
Fifth	Let to Clearwater Analytics	Let to Clearwater Analytics	
Fourth	Let to Marks & Clerk	3,681 sq ft	3,681 sq ft
Third	4,322 sq ft	3,684 sq ft	8,006 sq ft
Second	4,313 sq ft	Let to Bravura Solutions	4,313 sq ft
First	4,261 sq ft	4,208 sq ft	8,469 sq ft
Ground	Let to Graham & Sibbald	3,784 sq ft	3,784 sq ft
Building Total			28,253 sq ft

19 car parking spaces

IPMS3 measurements can be provided upon request.

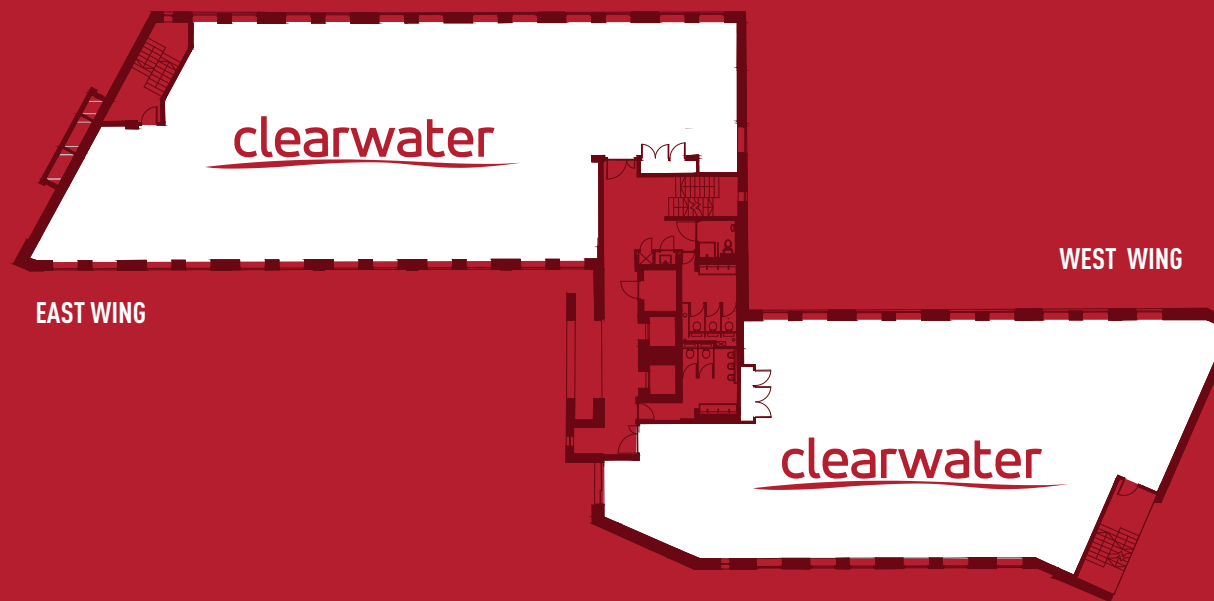




EAST WING

WEST WING

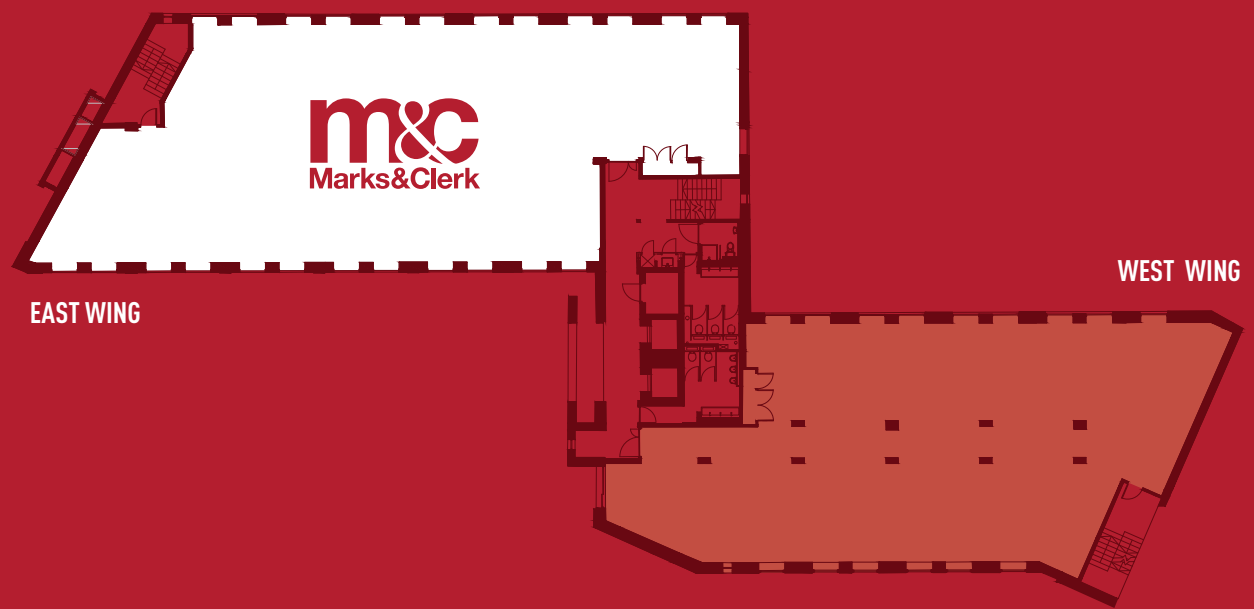
THIRD FLOOR



EAST WING

WEST WING

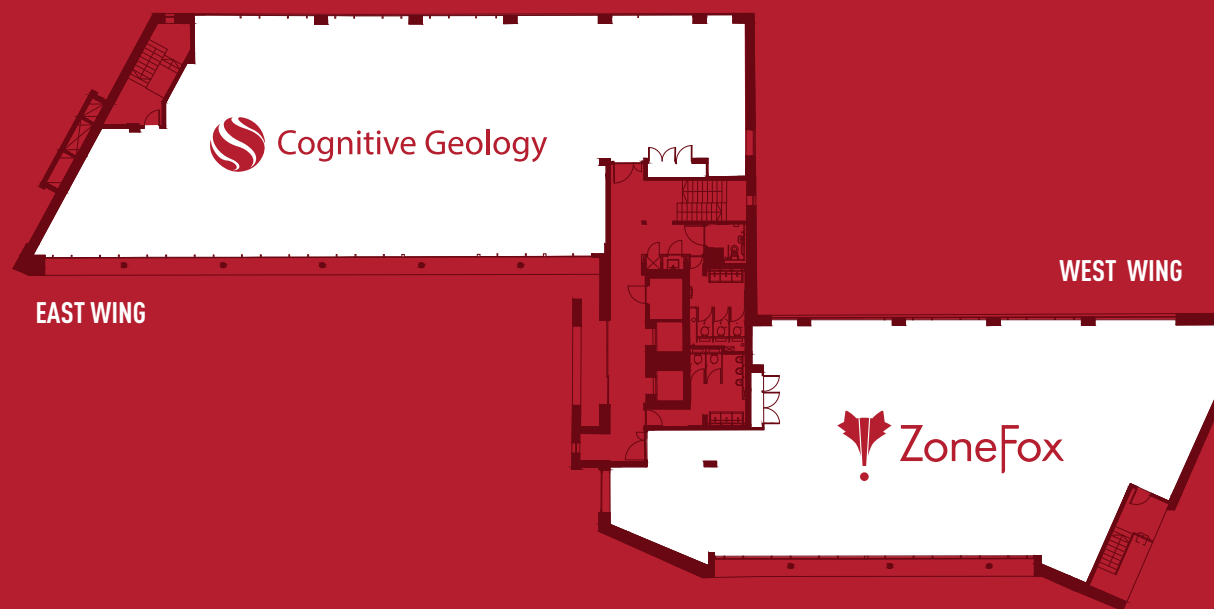
FIFTH FLOOR



EAST WING

WEST WING

FOURTH FLOOR



EAST WING

WEST WING

SIXTH FLOOR



SPACE PLANNING

Financial / Professional

Office layout examples (mix of open plan and cellular space) designed to suit occupiers in the financial or professional services sectors.

East Wing

Desk Positions	36
Size of desks	1600 x 800 mm
Density	1 : 10.5 sq m
Reception / Client Waiting	1
Staff Café	1
Meeting Rooms	3
Collaborative Area	2
Private Offices	2
Desk Expansion	6

West Wing

Desk Positions	30
Size of desks	1600 x 800 mm
Density	1 : 11 sq m
Reception / Client Waiting	1
Staff Café	1
Meeting Rooms	2
Collaborative Area	4
Informal Meeting	1
Desk Expansion	4

Tech / Creative

Office layout examples designed to suit occupiers in the Technology, Media & Telecommunications sectors.

East Wing

Desk Positions	30
Size of desks	1600 x 800 mm (1200 x 1200 '120 degree' end desks)
Density	1 : 12 sq m
Reception	1
Staff Café	1
Meeting Rooms	2
Collaborative Area	6
Desk Expansion	6

West Wing

Desk Positions	27
Size of desks	1600 x 800 mm (1200 x 1200 '120 degree' end desks)
Density	1 : 12 sq m
Reception	1
Staff Café	1
Meeting Rooms	1
Collaborative Area	4
Desk Expansion	6

Open Plan

Office layout examples designed to suit occupiers seeking predominantly open plan space.

East Wing

Desk Positions	48
Size of desks	1600 x 800 mm
Density	1 : 8 sq m
Reception	1
Staff Café	1
Meeting Rooms	1
Collaborative Area	2
Informal Meeting	2
Desk Expansion	6

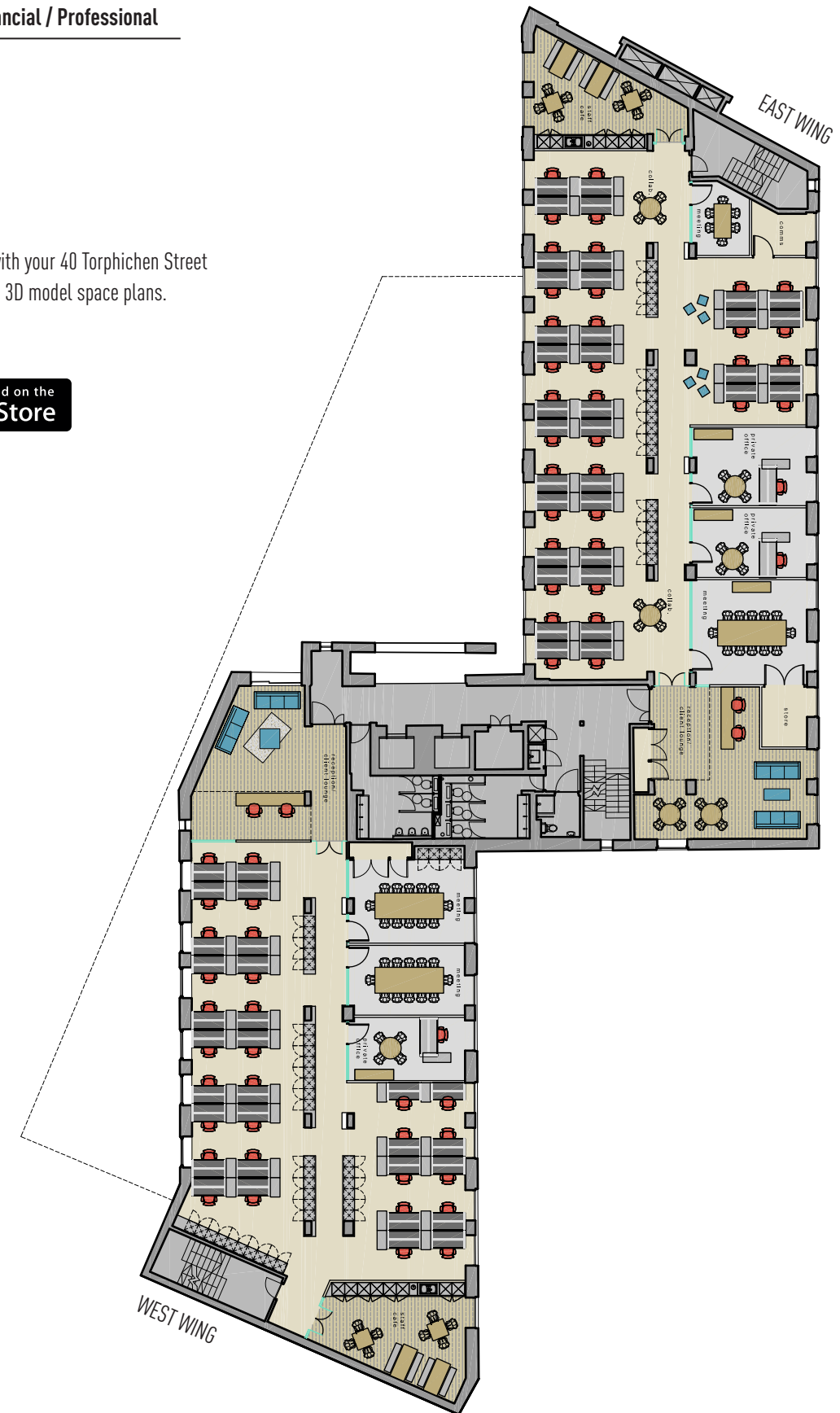
West Wing

Desk Positions	40
Size of desks	1600 x 800 mm
Density	1 : 8 sq m
Reception	1
Staff Café	1
Meeting Rooms	1
Collaborative Area	2
Informal Meeting	2
Desk Expansion	4

Option 1 - Financial / Professional

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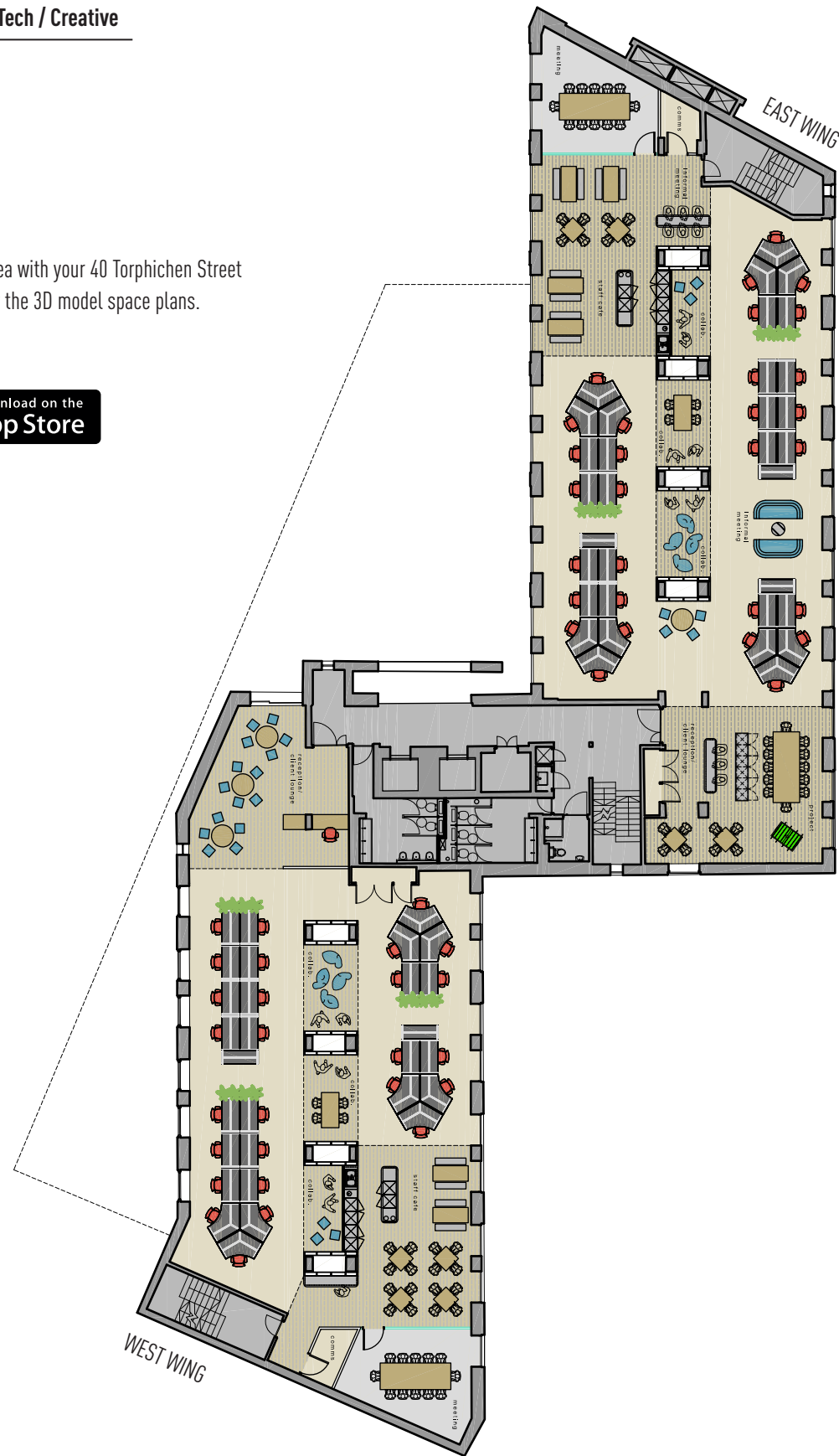
Scan the area with your 40 Torphichen Street App, to view the 3D model space plans.



Option 2 - Tech / Creative



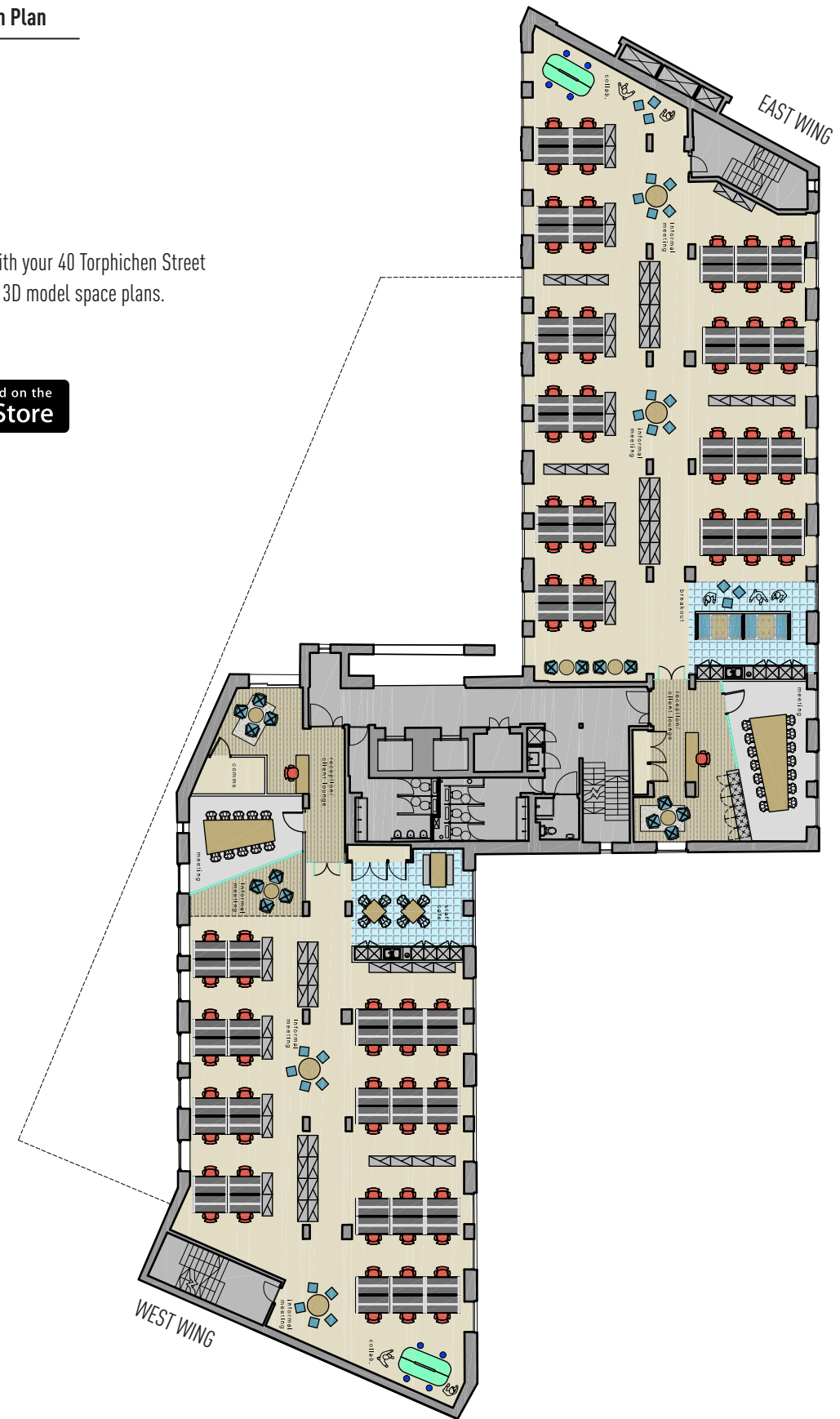
Scan the area with your 40 Torphichen Street App, to view the 3D model space plans.



Option 3 - Open Plan



Scan the area with your 40 Torphichen Street App, to view the 3D model space plans.



CHANGE YOUR OUTLOOK



SPECIFICATION

BUILDING FORM / ENTRANCE

- Grade A office space over ground and six upper floors.
- Dramatic double-height, glazed reception area with feature wall and ceiling fins in walnut finish.
- High quality bespoke designed reception desk incorporating: spray lacquered panels; Corian panels; opaque back painted glass top in part; a black walnut top in part; and satin stainless steel skirting.
- Sub-divisible floors: two tenancies per floor.

AIR CONDITIONING

- Office areas are heated and cooled by concealed ceiling-void mounted fan coil units. The fan coil units are ducted via galvanised ductwork to ceiling mounted supply air swirl diffusers which deliver conditioned air into the space. Air is returned to the fan coil units via the perforated ceiling tiles.
- FCUs, secondary ductwork, supply diffusers, return grills and ancillary equipment have all been replaced. Each office area is divided into two zones with each provided with a new local adjustable room temperature thermostat to provide local control.
- New air-cooled chillers, primary pumps and primary circuit pipework.
- Fresh air will be supplied at a rate of 8 l/s in the office and reception areas.

ACCESS CONTROL

- A new video door entry system has been installed comprising an external call panel situated adjacent to the main entrance door to allow communication with each tenant space (2 per floor) and for communication to the handset on the main reception desk.
- External unit will interface with a video handset in each tenant space. If a call is received it will be the security guard / tenant responsibility to come down and provide access to any visitor.
- With regard to the car park a proximity distance card reader shall be provided to permit access via the car park barriers.

BUILDING MANAGEMENT SYSTEM

- New BEMS controls system allowing control over the whole building.
- New system is designed around Tridium BEMS system. Tenant's new BEMS sub-systems control panel displays to be interrogated via Front End PC.

CCTV

- New CCTV system to comprise fixed angle colour cameras (2 internal and 5 external) each enclosed within a 'mini-dome' enclosure, with digital recording facilities to provide at least 31 days worth of high resolution images.
- The CCTV system will have its own UPS.

CEILING FINISHES

- Open plan offices fitted with metal suspended modular lay-in grid ceiling tiles with acoustic insulation manufactured by SAS Limited.

CLEANERS ROOM

- Landlord's cleaner cupboards, including sinks, are provided on every floor.

PARKING

- There are a total of 27 car parking spaces (ratio of 1:2,114 sq ft) and two tier Bristol Cycles shelter to accommodate 28 bikes.

DDA PROVISION

- 1 no. unisex accessible WC per floor.

ENERGY PERFORMANCE CERTIFICATE

- The building has an EPC rating of "C+".

EXTERNAL LIGHTING

- 5 no. floodlights will illuminate the rear car park.

FIRE DETECTION ALARM SYSTEM

- Fire detection and alarm system has been designed and installed to category L2 as described in BS5839-1:2002.
- System includes both manual break glass call units and automatic detection in the form of smoke and heat detectors.

FLOOR TO CEILING HEIGHT

- A floor to ceiling height of 2.5m on all upper floors and 2.7m on the ground floor office areas.

LIFTS

- 2 no. OTIS passenger lifts which have been cosmetically refurbished to include: new wall finishes, mirrors, handrails, flooring, ceiling and lighting.

LIGHTING INSTALLATION

- Existing lighting system within the main office areas, lift lobbies, corridors, toilets and receptions has been replaced with new LED luminaires in the office areas.
- Lighting within office areas, toilets and lift lobbies will be controlled via PIR presence detectors.

RAISED FLOOR

- 1st – 6th Floors: New Intercell cable management flooring system with 500mm square metal tiles. Nominal height of flooring system is 65mm.
- Ground Floor: new raised access floor with void varying from 200-400mm.
- A busbar system is provided.

TELECOMS

- Tenants will have access to voice and data network services. Network providers at present include BT, Virgin Media and Vodafone.
- A fixed network and mobile coverage assessment report is available upon request.

TENANT BLINDS

- The windows allow for blind fixings. Internal blinds (if required) will be provided by tenants.

TENANT PLANT SPACE

- There is space on the roof for the installation of tenant plant if required.

WALL FINISHES

- All internal walls have a painted plasterboard dry lining finish.

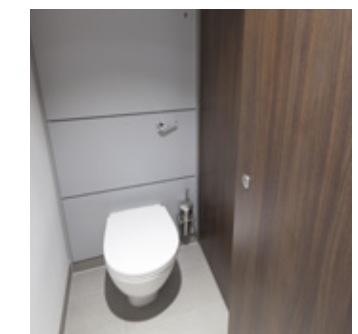
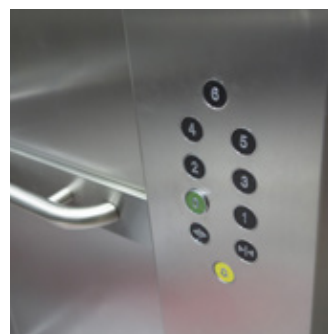
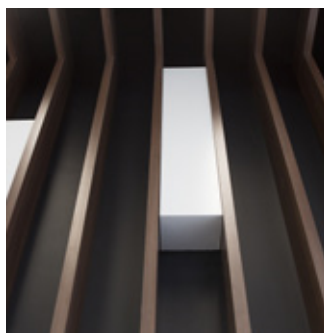
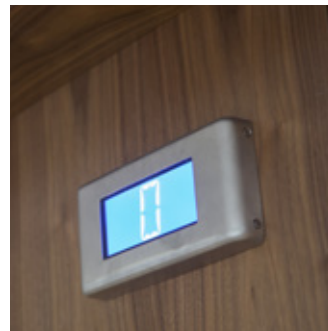
WC & SHOWER FACILITIES

- Contemporary male, female and accessible WCs on every floor.
- Full height walnut veneer laminate cubicles in all male/female WCs.
- Feature Lovair Corian slab wash hand basins in all male/female WCs with automatic tap.
- Recessed hand dryer, waste bin and towel combination units in all male/female WCs.
- Showers provided on all upper levels fitted with Mira electric thermostatic shower units.

A full technical pack is available upon request.

DATA ROOM

A Data Room has been set-up and details can be provided by the joint agents to interested parties.





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Verklaren Street

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CONTACT

For further information or to arrange a viewing, please contact the agents.

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