Now let to Trip.com and Spaces
1,755 m² (18,887 sq ft) remaining
THE ENVIRONMENT FOR INGENUITY

ONE LOCHRIN SQUARE

ONELOCHRINSQUARE.CO.UK
Welcome to a place where ingenuity flourishes. One Locharn Square brings Grade A office space to Fountainbridge, Edinburgh. With up to 19,000 sq ft available as a full let or floor-by-floor, the building offers considered spaces, a striking street presence and an inspiring location. This is a transformative work environment for forward-thinking organisations.
Creative and Bold

One Lochrin Square forms half of the Lochrin Square complex. Sleek lines mesh harmoniously with an original stone façade – and the effect is dramatic.

In the heart of the Exchange District, this is an unbeatable location for organisations that value fresh thinking and a powerful presence in the city.
As creative as you want to be

Equally impressive on the inside as it is on the outside, One Lochnin Square has been fully refurbished to Grade A standard.

Inspiring, light-filled, office floors can deliver single floorplates of up to 15,600 sq ft for focussed work, collaboration and relaxation. A fourth floor balcony gives stunning views over the city.

Design flexibility allows you to stamp your organisation’s personality on the space. Want to extend the roof terrace? Planning permission is granted.
THINK LIKE AN EXPLORER, EMBRACE THE NEW.

The explorer mindset is about the quest for new experiences and destinations. For fresh ideas and stronger performance, seek out inspiring environments.
THE BUILDING

Full Height Central Atrium

THE ENVIRONMENT FOR INGENUITY

Main Staircase
One Lochrin Square prioritises productivity and wellbeing.

From the floor-to-ceiling windows to the refined finishing, every detail is geared to ensure that these work spaces feel every bit as good as they look.

The details

- Cutting edge Grade A office space
- Clear floor to ceiling height of 2.7m
- Striking design combining natural stone and glass which seamlessly integrate feature listed façades
- Impressively spacious reception area with excellent kerb appeal
- Fully glazed atrium flooding the offices with daylight
- Large and hugely efficient column free floor plates
- All floors enjoy inspiring views; the 4th floor roof terrace provides a spectacular panorama of the cityscape
- Fully accessible raised floors which are carpeted
- Building Energy Management System to efficiently control all building services
- Energy efficient four pipe fan coil air conditioning
- Latest energy saving LED recessed office lighting
Collaboration drives better thinking. One Lochrin Square’s forward-thinking workspaces encourage knowledge sharing and the flow of ideas.
The perks

- Male, female and disabled facilities on each floor
- Two high speed passenger lifts and open staircase serving all floors
- 6 basement car spaces accessed direct from offices
- BREEAM rating – Very Good

Above and beyond

The refurbishment goes far beyond a standard Grade A specification to provide:

- Country club style showers and lockers
- Heated and secure bicycle storage
- Bicycle repair station
- Electric car charging point
- Extensive secure storage within the basement
- Energy saving LED lighting throughout
- Spacious and airy ground floor offices with “defurbished” exposed features and air conditioning providing a unique space.
The business benefits of play are increasingly clearcut. When it’s easy to enjoy ourselves at work, we attract and keep stronger talent. We also now know that when we’re relaxing, our brains are still hard at work in the background, finding inspiration and creating solutions.
Walk, cycle or ride – from One Lochnrin Square you’re exceptionally well connected to Edinburgh and beyond. From here in Fountainbridge, the city’s Exchange District, you’re close to everything from Princes Street shopping to Haymarket and Waverley transport hubs. On your bike, you’ll find the entrance to the Union Canal cycleway right across the street at Lochnrin Basin.
Time to Play

Inspiration comes easily at One Lochnin Square. Enjoy buzzing Lochnin Basin just across the street, and the best of central Edinburgh close by.

In mere minutes you can be at the cinema, in ancient parklands, at a canalside eaterie or your favourite shop. Fountainbridge, edgy and eclectic, is anchored by all the charm and convenience of the city centre. And with a calendar that’s full to brimming with world-class festivals and events, Edinburgh is a city you’ll never tire of.
Edinburgh’s new foodie quarter

For a quick brunch, client lunch or that well-deserved post-work cocktail, Fountainbridge is alive with chic eateries, lively bars and a weekly street food festival.

**STREET EATS**
@FountainFridays
Every Friday at Lochnin Basin, Edinburgh's top vendors serve up the latest trends in healthy fast food.

**AKVA**
@AkvaEdinburgh
Boasting one of Edinburgh's biggest beer gardens, a daily lunchtime Smörgåsbord and even a ping pong table or two, Akva is a little slice of Sweden in the city.

**BADABING**
@BadabingEdin
Shake off the stresses of the day on the dance floor at this popular live music venue.

**BURGER**
@BurgerHQ
One of three in the popular Burger chain, this Fountainbridge branch dishes up juicy burgers, fries, slaws and shakes, just the way you like them.

**LOUDONS**
@Loudons_Edin
On the ground floor of One Lochrin Square, this artisan bakery and café is a must-visit for anyone who loves delicious cakes and excellent coffee.

**MINT CAFE**
With homemade toasties, soups, scones and cakes on the menu, it's no wonder many of Fountainbridge's professionals make a beeline for Mint every lunchtime.
Take your place amidst Edinburgh’s leaders – from established corporations to flourishing start-ups. At One Lochrin Square, your neighbours include Apple, Scottish Widows, Bloomberg, Free Agents Central, KPMG and Blackrock.

Walk
1. Lochrin Basin 1 min
2. Union Canal cycleway 1 min
3. Edinburgh International Conference Centre 5 mins
4. Haymarket rail station 10 mins
5. Princes Street 10 mins
6. University of Edinburgh 20 mins
7. Edinburgh Castle 20 mins
8. Edinburgh Waverley rail station 22 mins

Neighbours
Confident design builds in space for the unexpected. Give your talent an environment in which they can think, share and create, and you give them the freedom to achieve their potential.
The corporate shakers, business nomads, freelancers, energetic entrepreneurs, international workers, mobile movers, project teams, start-ups and well-established companies.

www.spacesworks.com

Trip.com: is a leading provider of travel services including accommodation reservation, transportation ticketing, packaged tours and corporate travel management.

www.Trip.com

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Available Total 18,887 1,755

Basement parking
6 car spaces

IMPS3 measurement available on request.
Second floor
- Space to Let

Third floor
- Let to Spaces

Fourth floor
- Let to Spaces

Basement
- Let to Spaces

Key:
- Parking
- Reception
- Showers
- Office
- Restaurant
- Terrace