

To Let

Quartermile Two, 2, Lister Square, Edinburgh, EH3 9GL

4,500 sq ft

- Landscaped surrounds
- Superb opportunity
- Generous ceiling heights
- Prominent development
- Striking facade



Location

Quartermile is located directly adjacent to the University of Edinburgh in the city centre. Waverley Station is only 10 minutes walk to the north of the development and the Exchange District sits a few minutes walk to the west. The Quartermile development has created a unique blend of modern and traditional buildings of the highest quality, centred around a busy square, Lister Square. Quartermile 2 directly overlooks Lister Square so is at the heart of this mixed use site which provides office, retail and residential uses. Quartermile is a vibrant 24 hour community which is fully integrated into Edinburgh's internationally recognised fabric.

The Development

Located just a quarter of a mile south of the Royal Mile and within a five minute walk of Edinburgh's Exchange district, Quartermile Two is highly accessible. Waverley Station is within 10 minutes walking distance, Haymarket Station is within a 12 minute walk and nearby Lauriston Place is a key arterial bus route for the city, providing an abundance of bus connections. There is also a 250 space underground public car park within the development and ample bike parking. Occupiers already on Quartermile include Cirrus Logic, State Street, Bank of Montreal, IBM, Skyscanner, Dentons, Fanduel, Morton Fraser & Scotch Whisky Association.

Specification

Quartermile 2 was designed to the highest specification to include:

- a spacious manned reception
- CCTV throughout
- Floor to ceiling glazing providing excellent natural daylight
- Three lifts, serving all floors including the basement
- EPC rating of "B"
- BREEAM of Very Good

Subject to detailed design, the suite will be refurbished to include:

- Air conditioning
- Modern LED lighting
- New toilet facilities, including showers

Accommodation

Description	Size	Rent	Business Rates	Service Charge
Ground Floor	4,500 sq ft	ROA	£8.75 per sq ft	On application

EPC

Available upon request.

Rent

Available on Request

Business Rates

Rates Payable (2017/2018): £8.75 per sq ft

Estimated



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