

# To Let

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

368 sq ft

- Landscaped surrounds
- Superb opportunity
- Prominent development
- Striking facade
- Unique Kisok unit



## Location

Quartermile is located directly adjacent to the University of Edinburgh in a vibrant part of the city centre. Waverley Station is only 10 minutes walk to the north and the Exchange District sits a few minutes walk to the west. Quartermile 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.

## 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. 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
- EPC rating of "B" / BREEAM of Very Good

The kiosk at 5 Porters Walk is currently occupied and will be available from Q4 2019 onwards. The attractive unit benefits from:

- Fully self-contained with main door access
- Full height glazing
- Modern lighting
- Generous floor to ceiling height

## Accommodation

Description	Size	Possession
5 Porters Walk (Kiosk Unit)	368 sq ft	Q4 2019. Subject to negotiation

## EPC

This property has been graded as 30(B).

## Rent

£30 per sq ft

## Service Charge

£2.32 per sq ft  
Estimated



## Contacts

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