YOU ARE DONE WITH DRAB, OVER ORDINARY, YOU NEED A SPACE THAT’S JUST RIGHT - NOT JUST FOR RIGHT NOW, YOU ARE BRIGHT, YOU ARE BOLD, YOU ARE CONTEMPORARY, YOU ARE NATIONALLY CONNECTED AND LOCALLY INVESTED, YOU ARE ON THE MOVE AND STANDING PROUD, YOU ARE ONE OF A KIND, NOT ONE OF THE CROWD, YOU ARE ALL THIS AND MORE... **YOU ARE SEMPLE STREET.**
YOU ARE BRIGHT, YOU ARE BOLD, YOU ARE CONTEMPORARY
YOU ARE LIGHT, YOU ARE SPACE
Occupying a prime corner site, 2 Semple Street offers prominent high quality office accommodation with an urban style.

The building’s design is focused on sustainability and creating an exceptional working environment, exuding space and natural light - beginning with a bold, bright and contemporary reception area and extending throughout the 6 floors.
Every detail of the building’s internal and external finish has been considered - from the provision of electric charging points, cycle racks and repair station, through to the selection of contemporary, high quality materials showcased throughout.

In addition, the latest technology will ensure that 2 Semple Street is an efficient and flexible building that stands the test of time.
YOU ARE ABOVE AND BEYOND
2 Semple Street has been recognized nationally for meeting the highest standards of cycle friendliness. The building was awarded the highest accreditation, platinum CyclingScore Certification.

We want the world to know Semple Street's cycling infrastructure is of a high quality and meets the requirements of the modern cyclist.
TOTAL AREA: 30,957 SQ FT (2,875 SQ M)

LEVEL 5 | OFFICE
6,100 SQFT 567 SQM

LEVEL 4 | OFFICE
7,346 SQFT 682 SQM

LEVEL 3 | OFFICE
7,346 SQFT 682 SQM

LEVEL 2 | OFFICE
7,346 SQFT 682 SQM

LEVEL 1 | OFFICE
LET TO WOMBLE BOND DICKINSON
2,650 SQFT 246 SQM

LEVEL -1
169 SQFT 16 SQM
PARKING 7 SPACES
BICYCLES 47 SPACES
SHOWER / CHANGING AND LOCKER ROOMS
LOWER GROUND

KEY
- Lifts
- Core area
- Toilets, changing rooms and showers
- Electric car charging point
- Car entrance route

GROUND FLOOR

KEY
- Occupied
- Retail/office space
- Reception
- Lifts
- Core area
- Toilets

RETAIL/OFFICE
2,650 SQFT
SECOND TO FOURTH FLOORS

OFFICE
7,346 SQ FT

FIFTH FLOOR

OFFICE
6,100 SQ FT

KEY
- Available
- Lifts
- Core area
- Toilets

KEY
- Available
- Lifts
- Balcony
- Core area
- Toilets
YOU ARE NATIONALLY CONNECTED

Key
- Public car parks
- Main tram route
- Tram stops
- Cycle routes

YOU ARE NATIONALLY CONNECTED

HAYMARKET STATION
10 MINS WALK

TRAM HALT
7 MINS WALK

BUS STOP
1 MIN WALK

PUBLIC CAR PARK
ADJACENT

AIRPORT
23 MINS DRIVE

& LOCALLY INVESTED
### 1.0 GENERAL DESIGN

#### 1.1 Building Form
- Grade A office space comprising largely glazed curtain walling facades framed with sandstone to Semple Street and Whitestrand in and metal rain screen cladding to the rear.

#### 1.2 Floor Heights
- 2.7 m from top of raised access floor (excluding carpet)
- 4Kn/m² + 1.0Kn/m² for partitions/general offices.

#### 1.3 Floor Loadings
- 1.0Kn/m² for partitions/general offices.
- 2.7 m from top of raised access floor (excluding carpet)

#### 1.4 Measured Of Escape
- 1 person per 6m²

#### 1.5 Sanitary Provision
- 5 unisex WCs per office floor.
- 1 accessible Unisex toilet per floor.
- 1 cloakroom cupboard per floor.

#### 1.6 Showers And Changing Facilities
- Separate male and female shower, locker and changing facilities.
- 12 showers.
- 2.2 Bicycle Spaces
- 4/5 bicycle spaces.
- 4 electric car charging points (1 servicing 2 car spaces).
- 7 parking bays (1 de-marked accessible).

#### 2.0 VEHICULAR ACCESS

#### 2.1 Car Parking
- 7 parking bays (1 de-marked accessible).
- 4 electric car charging points (1 servicing 2 car spaces).

#### 2.2 Bicycle Spaces
- 47 bicycle spaces.
- Bicycle repair station.
- Drying room facilities.

#### 2.3 Lifts
- 2 x 13 person passenger lifts with waiting times better than current BCO standards.
- Lift speed 1.6m/s.
- 1 passenger lift serves as fire-fighting lift.
- Stainless steel door coverings. Internal car finish comprising dark mirrored control panel, branded colour matched timber lacquered doors with matching hardwood lacquered frames and stainless steel handrails.
- LG7 compliant (“in the spirit of”) intelligent LED lighting providing 350-400 lux at desk level.
- Stainless steel ironmongery.
- Intuitive, ergonomic, intuitive ride system & essential services board.
- High quality, attractive contemporary furniture in reception including bespoke seating booths and concierge style reception desk.
- Feature lighting.

#### 3.0 VERTICAL TRANSPORTATION

#### 3.1 Lift Design Density
- 1 person per 12m²

#### 3.2 Lifts
- Energy efficient lifts complying with BREEAM standards.
- 2 x 13 person passenger lifts with waiting times better than current BCO standards.
- Lift speed 1.6m/s.
- 1 passenger lift serves as fire-fighting lift.
- Stainless steel door coverings. Internal car finish comprising dark mirrored control panel, branded colour matched metal side panels and brushed dark grey fittings.

#### 3.3 Outside Air Provisions
- 10 l/s per person from air supply to offices based on 1 person/10m² (equivalent of 12 l/s per person based on 1 person/8m²).

#### 3.4 Toilets
- Individual cubicles comprising high quality sanitary appliances and fittings.
- Large format ceramic floor tiles.
- Feature ceramic wall tiling to the cubicles, full width mirrors and vanity unit with back painted splash backs.

#### 3.5 Offices
- The offices have been completed to Category A specification including:
  - Partitioned metal lay-in grid suspended ceiling system incorporating acoustic pads and blind box for tenant blinds.
  - LG7 compliant (“in the spirit of”) intelligent LED lighting providing 350-400 lux at desk level.
  - Stainless steel ironmongery.
  - High quality, attractive contemporary furniture in reception including bespoke seating booths and concierge style reception desk.
  - Feature lighting to lift reveals.

#### 3.6 Lift Lobbies
- Large format ceramic floor tiles.
- Back painted glass panels.
- Feature lighting.

#### 4.0 INTERNAL FINISHES

#### 4.1 Entrance/Reception
- Glazed entrance incorporating double circle sliding door.
- Polished concrete floor incorporating feature main wall.
- High quality, attractive contemporary furniture in reception including bespoke seating booths and concierge style reception desk.
- Feature lighting.

#### 4.2 Lift Lobbies
- Large format ceramic floor tiles.
- Back painted glass panels.
- Feature lighting to lift reveals.

#### 4.3 Toilets
- Individual cubicles comprising high quality sanitary appliances and fittings.
- Large format ceramic floor tiles.
- Feature ceramic wall tiling to the cubicles, full width mirrors and vanity unit with back painted splash backs.

#### 4.4 Offices
- The offices have been completed to Category A specification including:
  - Partitioned metal lay-in grid suspended ceiling system incorporating acoustic pads and blind box for tenant blinds.
  - LG7 compliant (“in the spirit of”) intelligent LED lighting providing 350-400 lux at desk level.
  - Stainless steel ironmongery.
  - High quality, attractive contemporary furniture in reception including bespoke seating booths and concierge style reception desk.
  - Feature lighting to lift reveals.

#### 4.5 Roof Terraces
- Concrete paving with a perimeter of river washed pebbles and glass bannisters.

#### 5.0 ELECTRICAL SERVICES

#### 5.1 Design Criteria
- Lighting load - As installed <120Wh/m².
- Small power – 25 W/m².

#### 5.2 Back Up Generation
- Landlord generator serving fire fighting lift, lobby smoke vent system & essential services board.

#### 6.0 MECHANICAL SERVICES

#### 6.1 Air-conditioning
- VRV/VRF air conditioning with mechanical ventilation with heat recovery to office areas.
- Air-conditioning designed on basis of 1 per 8 sq m maintaining flexibility for tenant fit out and reasonable upgrade of system.

#### 6.2 Outside Air Provisions
- 10 l/s per person from air supply to offices based on 1 person/10m² (equivalent of 12 l/s per person based on 1 person/8m²).

#### 7.0 BUILDING MANAGEMENT SYSTEM (BMS)
- A complete integrated BMS shall be provided to serve the building. The BMS shall provide full automatic control, monitoring and addressing of all the building’s HVAC, lighting, fire alarm, security and plant management systems.

#### 8.0 SUSTAINABILITY

- BREEAM “Very Good”.
- Intelligent LED lighting on all floors.
- Air-conditioning delivered via air source heat pump technology.
The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. July 2019.

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A DEVELOPMENT BY

**GSS DEVELOPMENTS**

YOU ARE
SEMPLE STREET

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