30 SEMPLE ST

EDINBURGH

57,000 SQ FT OF NEW PRIME
GRADE A OFFICE ACCOMMODATION



30SEMPLESTREET.COM

A remarkable redevelopment combining Scotland's leading sustainability standards with outstanding wellbeing facilities and exceptional flexibility.

BREEAM®
Outstanding

1ST BREEAM "OUTSTANDING" DESIGN-STAGE ACCREDITED OFFICE BUILDING IN SCOTLAND

AirScore® D&O **Platinum**

A

30 Semple Street

1ST AIR SCORE "PLATINUM" ACCREDITED BUILDING IN SCOTLAND

5★
NABERS
OFFICE
BASE BUILDING
ENERGY
DESIGN FOR PERFORMANCE

1ST NABERS UK ACCREDITED OFFICE BUILDING IN SCOTLAND

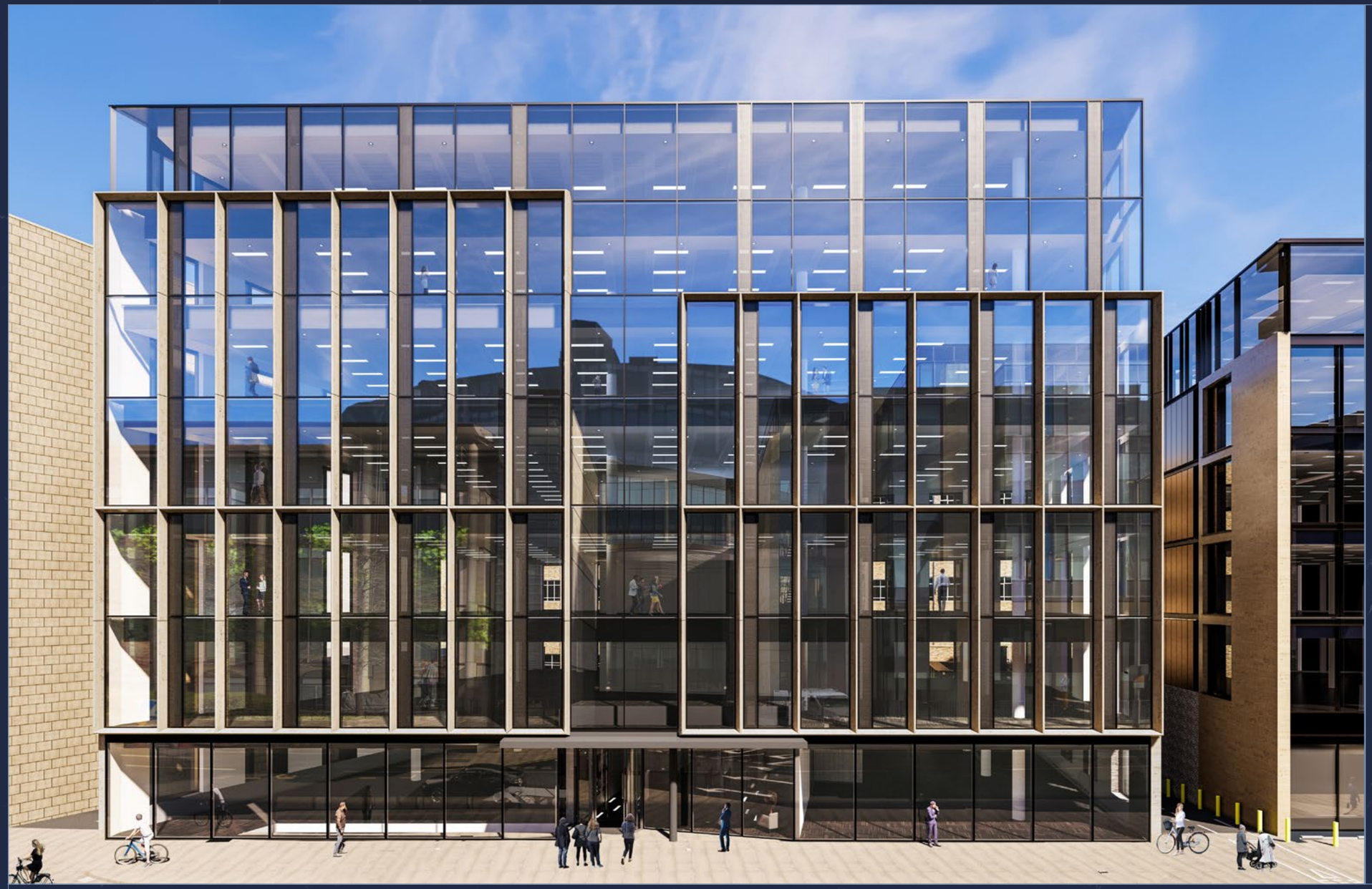
UK GBC

DESIGNED TO FUNCTION IN ACCORDANCE WITH UK GREEN BUILDING COUNCIL NET ZERO CARBON BUILDINGS FRAMEWORK DEFINITION

ACTIVE SCORE
PLATINUM

A
EPC 'A' Rated

NET ZERO
CARBON EMISSIONS IN OPERATION



REIMAGINE YOUR OFFICE


30
30 SEMPLE ST



APPROACH

CAPTURING CARBON FROM THE PAST. CAPTURING IMAGINATIONS FOR THE FUTURE

Buildings are too often completely demolished. By stripping back to the original frame, 30 Semple Street has saved 3,300 tons of C02, more than 50% of the carbon that would have been used in reconstruction.

Out with fossil fuel boilers and in with clean heat. Out with poor environments and in with great spaces with natural light and windows you can open. Out with dated facilities and in with cycling, car charging, secure changing and great showers to support healthier people and environmentally friendly commutes.

The redevelopment adds two floors and the inviting new roof terrace has great views over the city. All new class-leading energy efficient systems, stunning contemporary facades, crisp aesthetics and amenities of the highest quality.

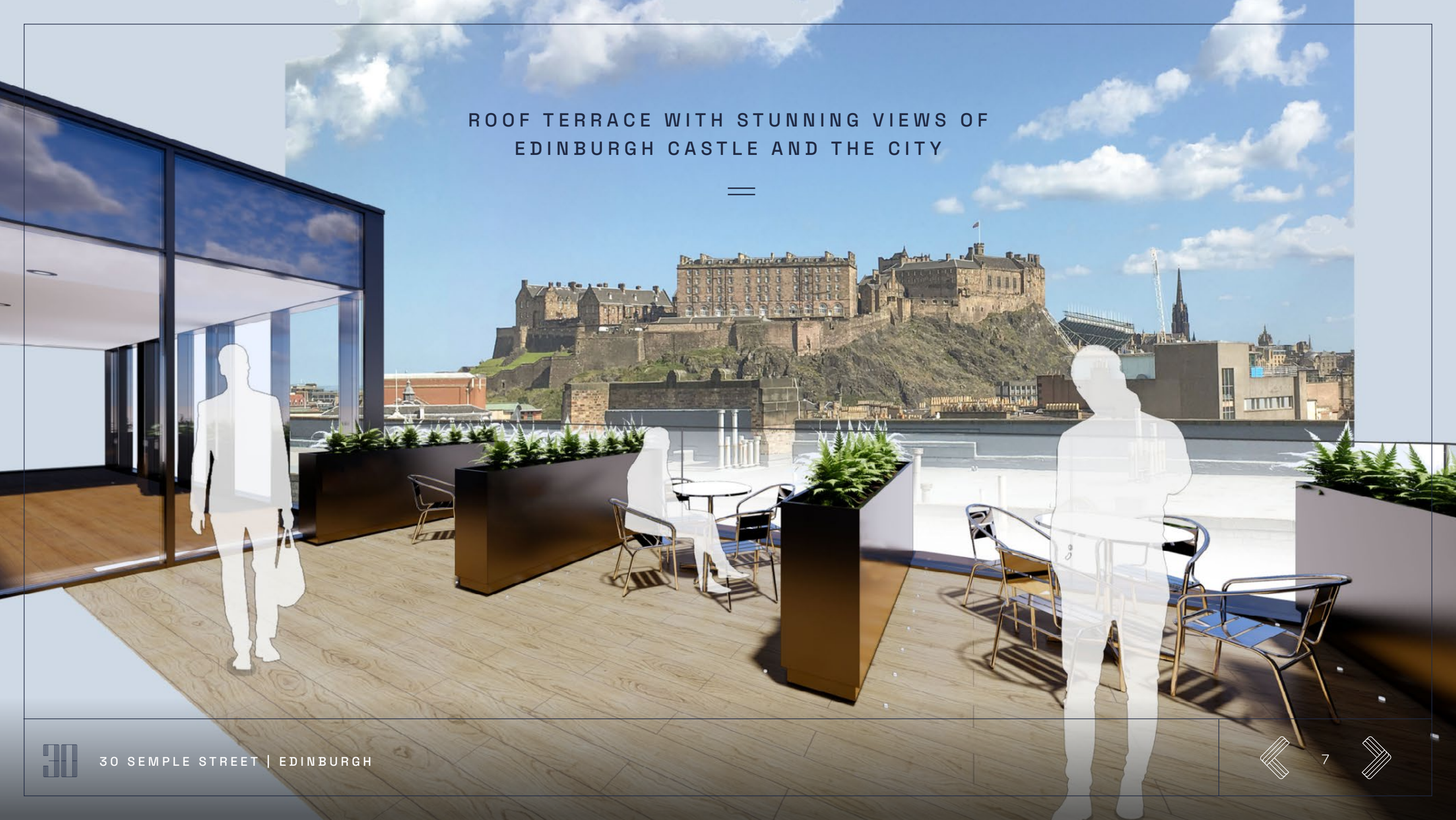
EXCELLENT WELLBEING FACILITIES

Put people first with healthy options for commuting, vehicle charging, air quality, daylight and castle views.





Cycle in, use one of 85 bike stations and take a high-quality shower



ROOF TERRACE WITH STUNNING VIEWS OF
EDINBURGH CASTLE AND THE CITY



FEATURE STAIR LINKING GROUND AND LOWER GROUND FLOOR. POTENTIAL FOR FEATURE STAIRS BETWEEN UPPER FLOORS

LOCATION



PLAY LOCATION FILM

LEADING THE CHANGE IN THE HEART OF EDINBURGH

A striking exemplar in the thriving commercial hub of the city. Easy walking distance from Princes Street & Haymarket Railway Station, 30 Semple Street has stature, prominence and a timeless aesthetic.
A truly enviable location, close to Edinburgh's premier attractions and served by excellent transport networks.















AMENITIES

1. One Square Bar & Restaurant
2. All Bar One / BrewDog
3. Odeon Cinema
4. Sainsbury's Local
5. Lyceum Theatre
6. Usher Hall
7. Guerlain Spa
8. Princes Street Retail
9. Grazing by Mark Greenaway
10. One Spa
11. PedalHouse
12. Pure Gym
13. Edinburgh International Conference Centre
14. Co-op
15. Hot Yoga Edinburgh

SELECT AERIAL

AMENITIES | OCCUPIERS | HOTELS



OCCUPIERS

1	Lloyds Banking Group
2	Shepherd & Wedderburn / Grant Thornton / Amazon / Moody's / Faculty of Actuaries
3	Phoenix Group
4	Bank of New York Mellon
5	Close Brothers / KPMG / Deloitte / CMS Cameron Mckenna / Dunedin Capital
6	Franklin Templeton
7	BlackRock / Hymans Robertson
8	Royal Bank of Canada / Addleshaw Goddard / Quantics
9	Capricorn Energy / Burness Paull
10	Womble Bond Dickinson / Huawei / RSM / DWF
11	Wood Mackenzie / Landmark
12	Turcan Connell / Lloyds Banking Group
13	Macquarie / PwC / Brewin Dolphin / IBM / EY / Law Society of Scotland / Lothian Pension Fund / AON / Alliance Trust
14	Anderson Strathern / Pinsent Masons / Brodies / Mazars / Stantec
15	Lindsays WS / Mott MacDonald / Motorola / Dalmore Capital

SELECT AERIAL

AMENITIES | OCCUPIERS | HOTELS



HOTELS

1	Sheraton Grand Hotel
2	Caledonian - A Waldorf Astoria Hotel
3	Point A Hotel
4	DoubleTree by Hilton Hotel

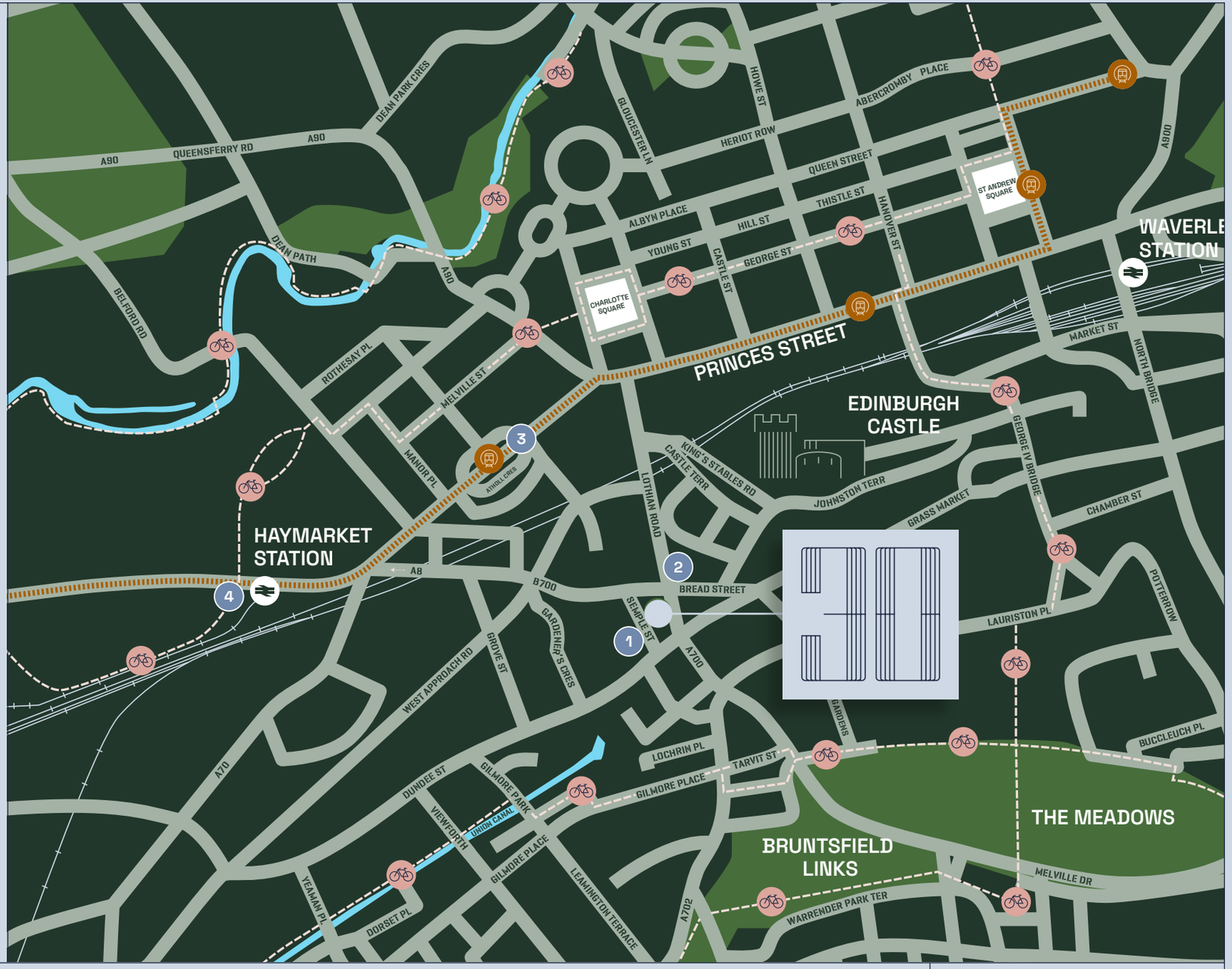
SELECT AERIAL

AMENITIES | OCCUPIERS | HOTELS

SERVED BY EXCELLENT TRANSPORT NETWORKS

LOCAL TRANSPORT

1	PUBLIC CAR PARK	ADJACENT BUILDING
2	BUS STOP	1 MINS
3	TRAM HALT	7 MINS
4	HAYMARKET STATION	10 MINS



Find on google →

SPACE



FLEXIBLE AND ADAPTABLE ACCOMMODATION

Generous floor-to-ceiling heights and adaptability built into the building design. Add connections, split and cellularise easily, submeter your utilities. Monitor air quality, open your windows and take in the great views of the city.



57, 000 SQ FT OVER 8 FLOORS



MINIMUM 2.8M FLOOR TO CEILING HEIGHT



1:8 OFFICE WORKSPACE DENSITY



FLEXIBILITY FOR SUB-DIVISION BUILT-IN



FLOOR CONNECTION



ANALYSE YOUR ENERGY USE

ACCOMMODATION

The Net Internal Areas are approximate at this stage. A full digital survey will verify the areas at practical completion.

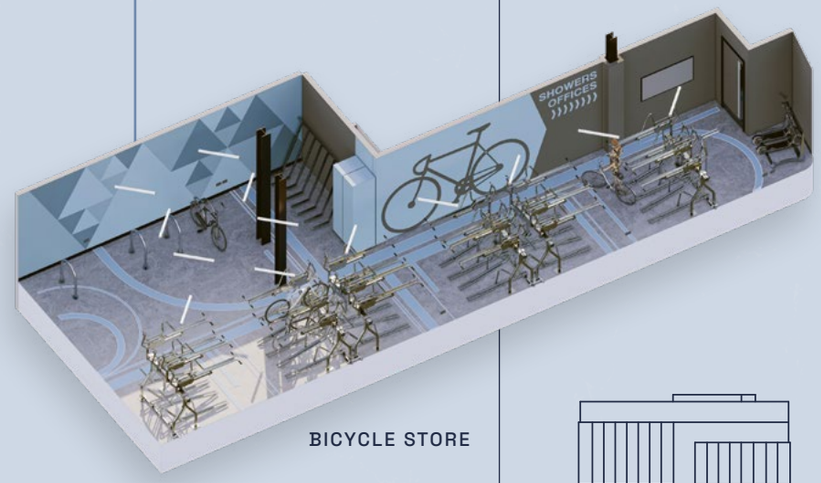
LEVEL	SQ M	SQ FT
LEVEL 6	657	7,071
LEVEL 5	707	7,609
LEVEL 4	756	8,135
LEVEL 3	756	8,135
LEVEL 2	756	8,135
LEVEL 1	756	8,135
LEVEL G	536	5,769
LEVEL -1	338	3,638
TOTAL	5,261	56,627

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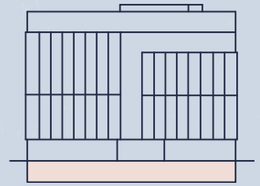
OFFICE
WC'S (INCL ACC.WC)
BICYCLE STORE
SHOWERS, CHANGING AND DRYING ROOM

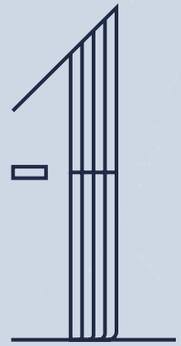


SEMPLE STREET



BICYCLE STORE





LEVEL -1
NET INTERNAL OFFICE AREA

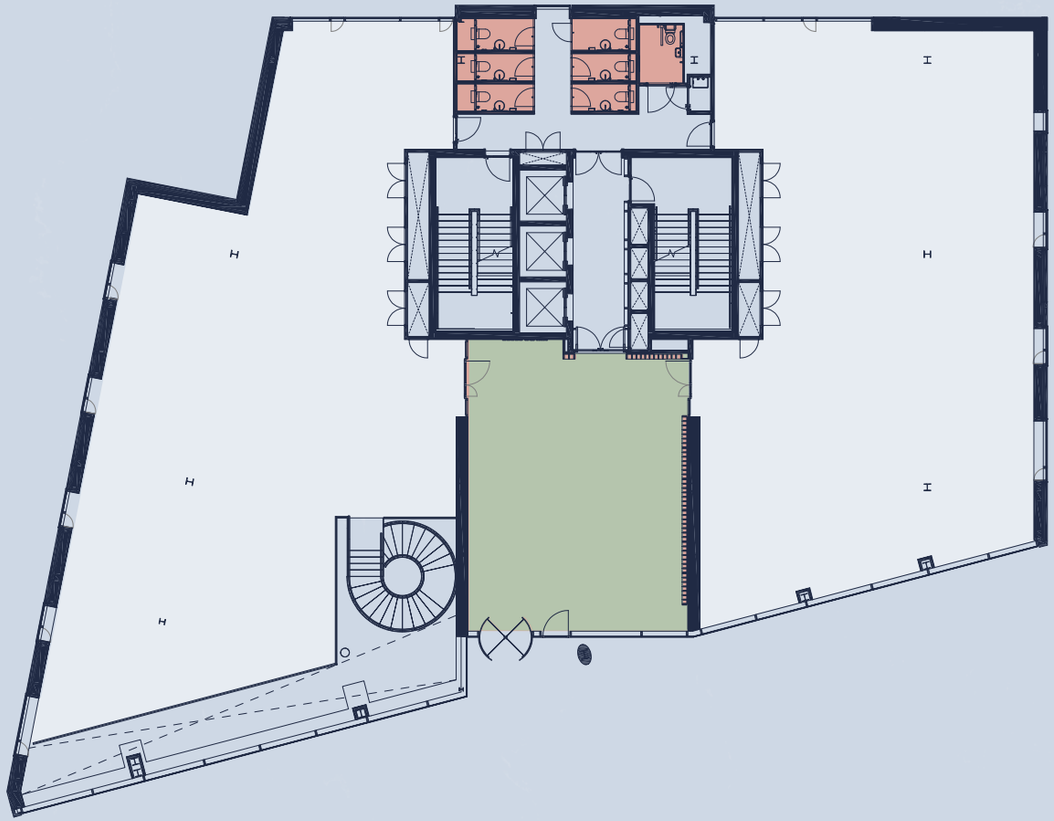
338 SQ M / 3,638 SQ FT

ACCOMMODATION

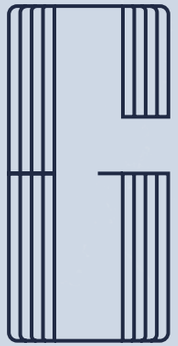
LEVEL	SQ M	SQ FT
LEVEL 6	657	7,071
LEVEL 5	707	7,609
LEVEL 4	756	8,135
LEVEL 3	756	8,135
LEVEL 2	756	8,135
LEVEL 1	756	8,135
LEVEL G	536	5,769
RECEPTION	91	980
NORTH SUITE	278	2,992
SOUTH SUITE	258	2,777
LEVEL -1	338	3,638
TOTAL	5,261	56,627

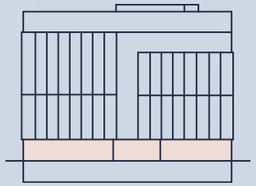
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OFFICE
WC'S (INCL ACC.WC)
RECEPTION LOUNGE



SEMPLE STREET





LEVEL G
NET INTERNAL OFFICE AREA

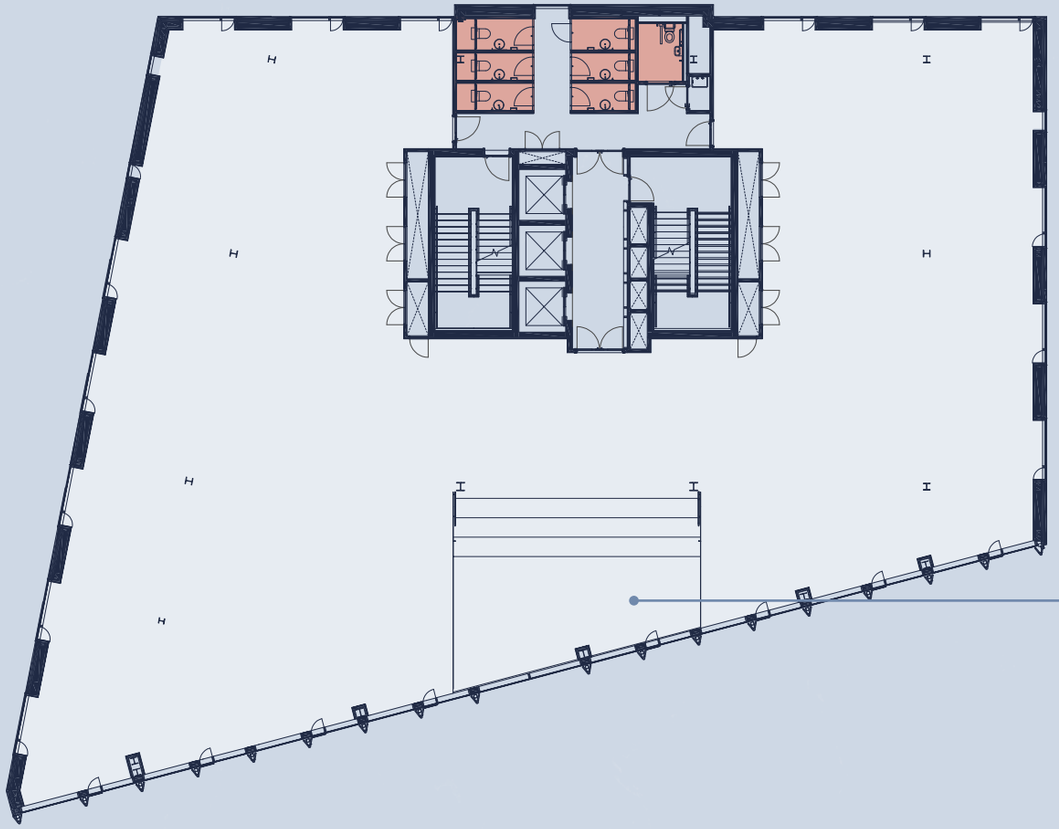
536 SQ M / 5,769 SQ FT

ACCOMMODATION

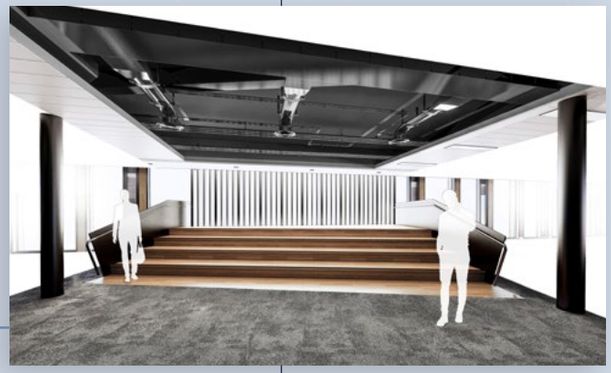
LEVEL	SQ M	SQ FT
LEVEL 6	657	7,071
LEVEL 5	707	7,609
LEVEL 4	756	8,135
LEVEL 3	756	8,135
LEVEL 2	756	8,135
LEVEL 1	756	8,135
LEVEL G	536	5,769
LEVEL -1	338	3,638
TOTAL	5,261	56,627

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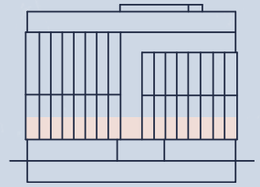
OFFICE
WC'S (INCL ACC.WC)



SEMPLE STREET



PRESENTATION / BREAKOUT



LEVEL 1
NET INTERNAL OFFICE AREA

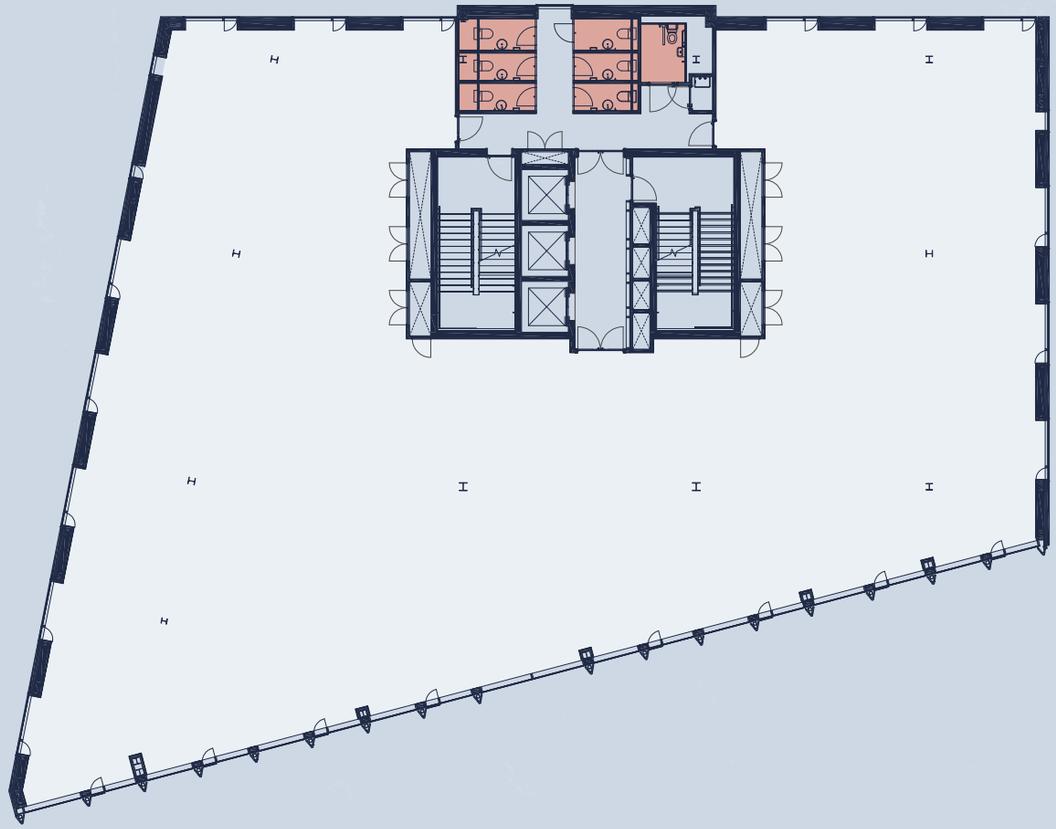
756 SQ M / 8,135 SQ FT

ACCOMMODATION

LEVEL	SQ M	SQ FT
LEVEL 6	657	7,071
LEVEL 5	707	7,609
LEVEL 4	756	8,135
LEVEL 3	756	8,135
LEVEL 2	756	8,135
LEVEL 1	756	8,135
LEVEL G	536	5,769
LEVEL -1	338	3,638
TOTAL	5,261	56,627

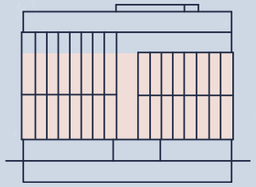
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OFFICE
WC'S (INCL ACC.WC)



SEMPLE STREET

TO



LEVEL 2 - 4
NET INTERNAL OFFICE AREA

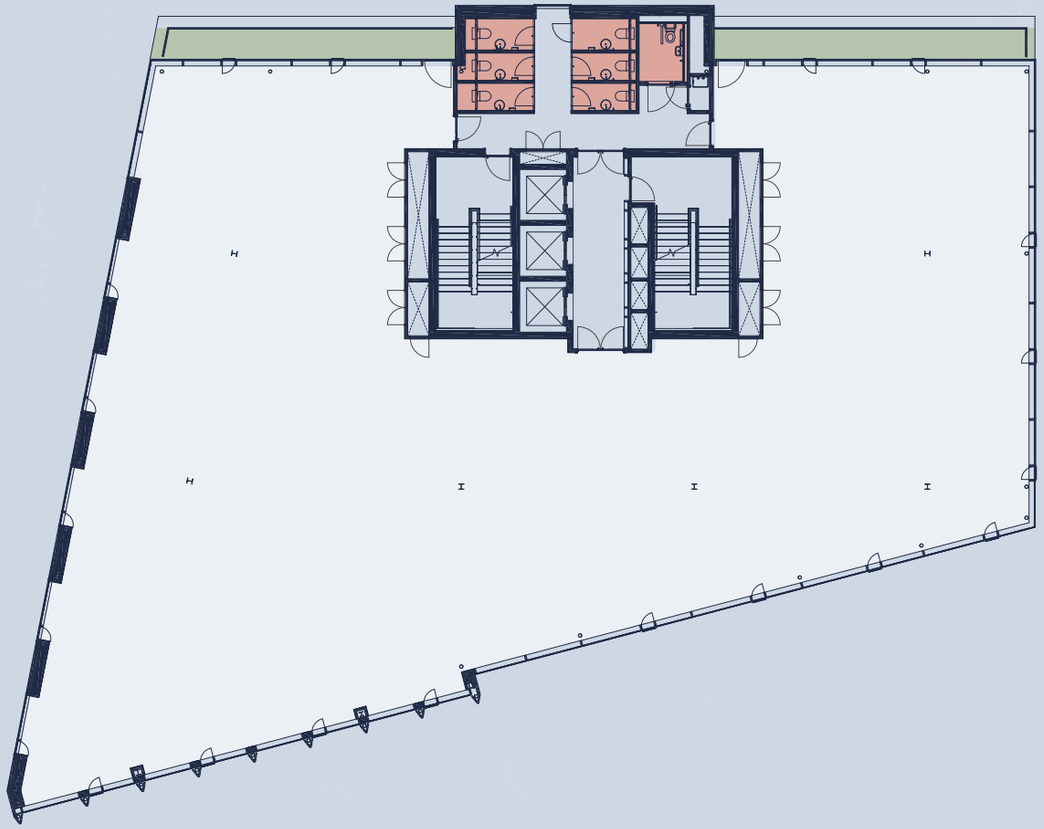
756 SQ M / 8,135 SQ FT

ACCOMMODATION

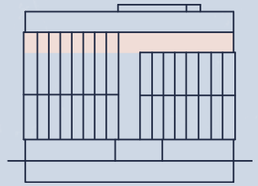
LEVEL	SQ M	SQ FT
LEVEL 6	657	7,071
LEVEL 5	707	7,609
EXT TERRACE	28.6	308
LEVEL 4	756	8,135
LEVEL 3	756	8,135
LEVEL 2	756	8,135
LEVEL 1	756	8,135
LEVEL G	536	5,769
LEVEL -1	338	3,638
TOTAL	5,261	56,627

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OFFICE
WC'S (INCL ACC.WC)
EXTERNAL TERRACE



SEMPLE STREET



LEVEL 5
NET INTERNAL OFFICE AREA

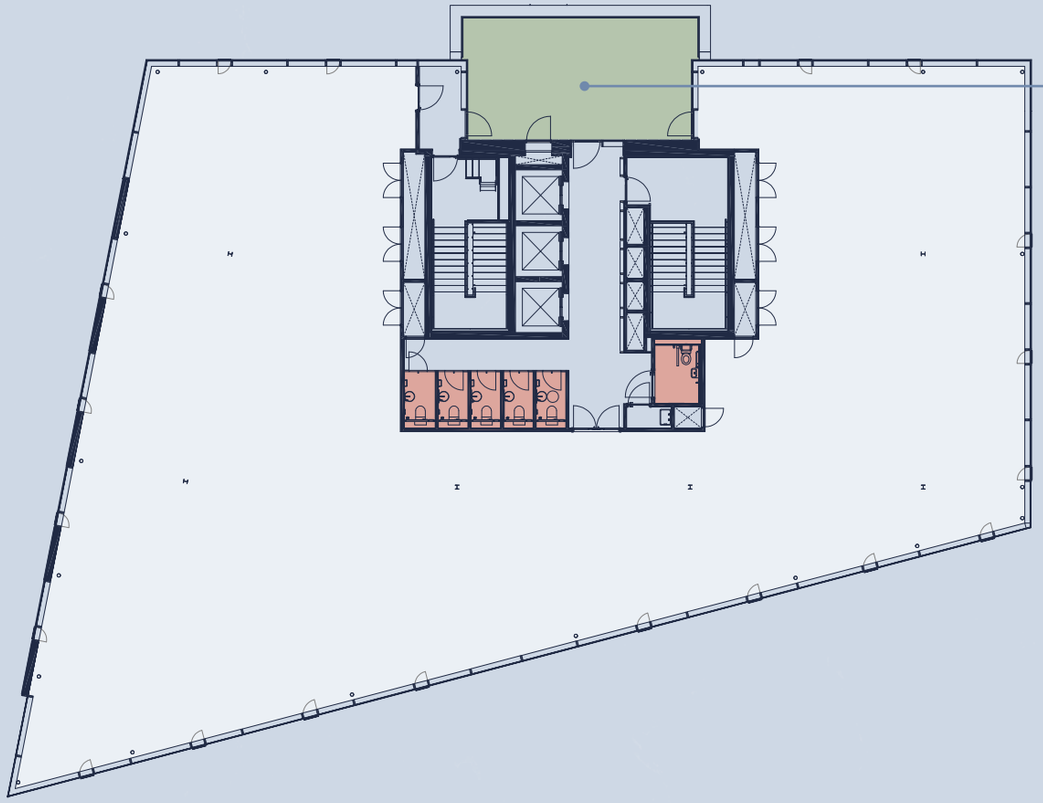
707 SQ M / 7,609 SQ FT

ACCOMMODATION

LEVEL	SQ M	SQ FT
LEVEL 6	657	7,071
EXT TERRACE	42	452
LEVEL 4	747	8, 040
LEVEL 3	747	8, 040
LEVEL 2	747	8, 040
LEVEL 1	747	8, 040
LEVEL G	536	5, 769
LEVEL -1	338	3, 638
TOTAL	5,261	56,627

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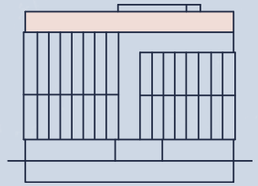
OFFICE
WC'S (INCL ACC.WC)
EXTERNAL TERRACE



SEMPLE STREET



EXTERNAL TERRACE



LEVEL 6
NET INTERNAL OFFICE AREA

657 SQ M / 7,071 SQ FT

SPECIFICATION



CLASS-LEADING SPECIFICATION

Download full specification →



85 BIKE AND SCOOTER STATIONS



ALL ELECTRIC ENERGY EFFICIENT AIR SOURCE HEAT PUMP AIR CONDITIONING SYSTEM



AIR QUALITY MONITORING SYSTEMS



INDIVIDUAL ENERGY MONITORING SYSTEM



ON-SITE RENEWABLE ENERGY GENERATION



HIGH QUALITY SHOWER AND CHANGING AREAS



2 x 13 PERSON LIFTS & 1 x 8 PERSON LIFT

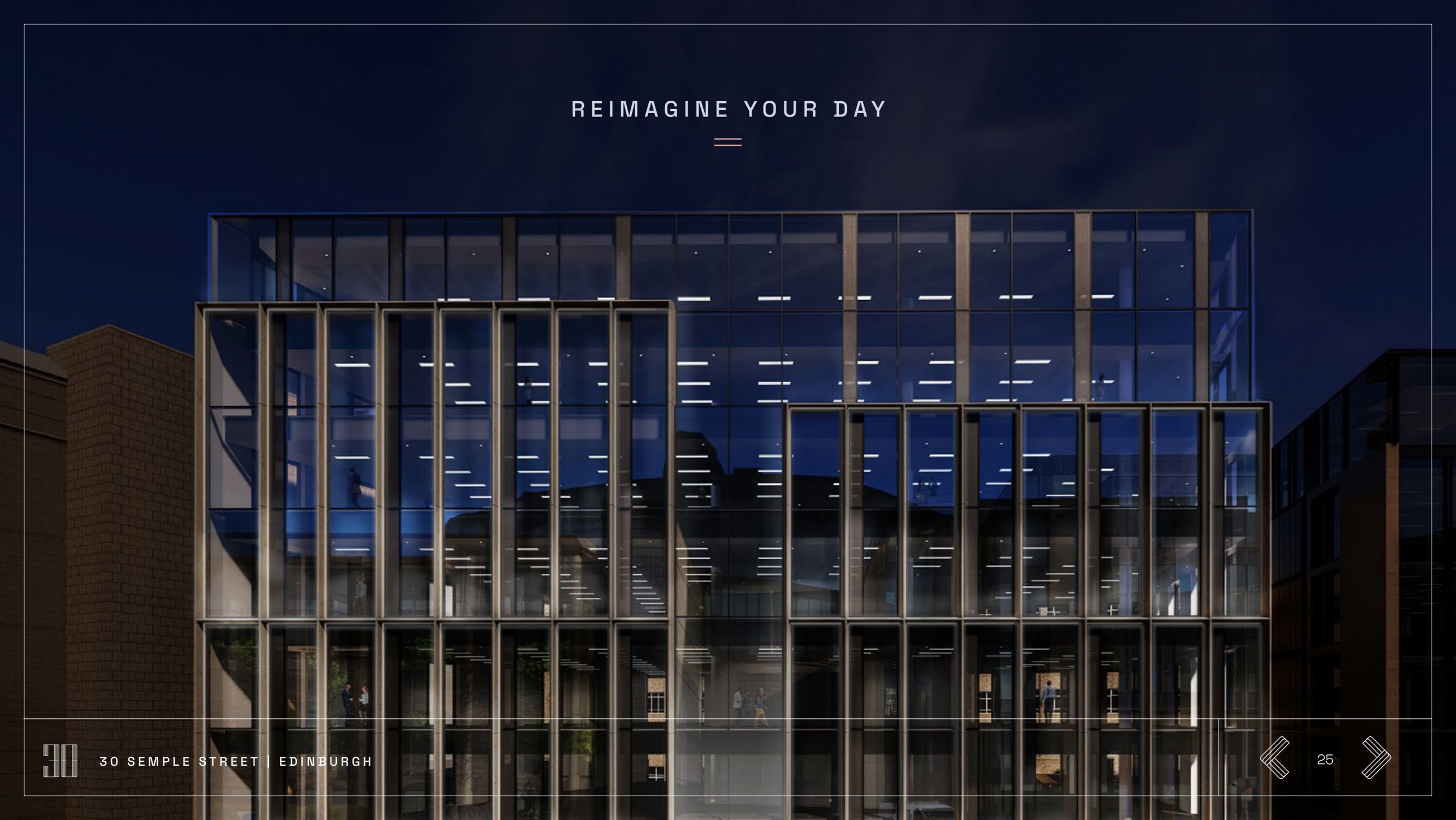


INTELLIGENT ENERGY SAVING LIGHTING SYSTEMS



5 EV CHARGE POINTS

REIMAGINE YOUR DAY



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30 SEMPLE ST

ENQUIRIES

Chris Cuthbert
E chris@cuthbertwhite.com
T +44 (0) 7989 395 165

Toby Withall
E toby.withall@knightfrank.com
T +44 (0) 7770 017 007

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