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 ON YOUR WAY
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

IMAGE TAKEN FROM LEVEL 5 - LET TO HUAWEI
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.

YOU ARE ROCKET FUEL
# Schedule of Areas

**Total Area:** 18,556 SQ FT (1,724 SQ M)

<table>
<thead>
<tr>
<th>Level</th>
<th>Floor Type</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Level 5</td>
<td>Office</td>
<td></td>
</tr>
<tr>
<td>Level 4</td>
<td>Office</td>
<td>3,864 SQFT</td>
</tr>
<tr>
<td>Level 4</td>
<td>Office</td>
<td>7,346 SQFT</td>
</tr>
<tr>
<td>Level 3</td>
<td>Office</td>
<td>7,346 SQFT</td>
</tr>
<tr>
<td>Level 2</td>
<td>Office</td>
<td></td>
</tr>
<tr>
<td>Level 1</td>
<td>Office</td>
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<tr>
<td>Level 0</td>
<td>Retail/Office</td>
<td></td>
</tr>
</tbody>
</table>

**Lothian House**

**Lothian Road**
SECOND TO THIRD FLOORS

KEY
- Available
- Lifts
- Core area
- Toilets

OFFICE
7,346 SQ FT

FOURTH FLOOR

KEY
- Available
- Lifts
- Let Office Space
- Core area
- Toilets

OFFICE
3,864 SQ FT
YOU ARE HIGH SPEC AND LOW MAINTENANCE

1.0 GENERAL DESIGN

1.1 Building Form
• Grade A office space comprising largely glazed curtain walling facades framed with sandstone to Temple Street and Portland stone and metal rain screen cladding to the rear.

1.2 Floor Heights
• 9.7 m from top of raised access floor (excluding carpet) to underside of suspended ceiling.

1.3 Floor Loadings
• 4kN/m² + 1.0kN/m² for partitions/general offices.
• 7.5kN/m² to 5% of floor area for storage.

1.4 Means Of Escape
• 1 person per 6m².

1.5 Sanitary Provision
• 5 Unisex WC’s per office floor.
• 1 accessible Unisex toilet per floor.
• 1 Cleaners cupboard per floor.

1.6 Showers And Changing Facilities
• Separate male and female shower, locker and changing facilities.
• 12 showers.

1.7 Multiple Occupancy
• Ability to sub-divide floor plates in two with sub-metering of services.

1.8 Tenant Plant Space
• Dedicated plant space allocated at roof level for tenant compressor/room air conditioning condensers, packaged generator (including fuel storage) and satellite dishes.

1.9 Accessibility
• Designed to comply with requirements of Technical Handbook for Non-Domestic Buildings, October 2015 version, which includes level access to the building and passenger lifts allowing access to all floors.
• Accessible lavatories are located on all floors, except the basement, as well as disabled refugees and accessible car parking in the basement.

1.10 Security/Access Control
• Automated secure access for tenants.
• Building design developed on recommendations from Secure by Design.

2.0 VERTICAL TRANSPORT

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.

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 walking times better than current BCO standards.
• Lift speed 1.6m/s.
• 1 passenger lift serves as fire-fighting lift.

4.0 INTERNAL FINISHES

4.1 Entrance/Reception
• Glazed entrance incorporating double circle sliding door.
• Polished concrete floor finish 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:
• Polished 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.
• Metal tile raised floor (150mm floor zone/110 mm void).
• Taped and filled partitions and wall linings incorporating timber skirting, full decoration.
• Brand new matched timber lacquered doors with matching hardwood lacquered frames and stainless steel ironmongery.

4.5 Office Components
• Intelligent LED lighting on all floors.
• Air-conditioning delivered via air source heat pump technology.

4.6 Office Hours
10 am - 5 pm

5.0 ELECTRICAL SERVICES

5.1 Design Criteria
• Lighting load – As installed <12W/m². Additional load available for tenant fit out up to 15 W/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/8m² (equivalent of 12 l/s per person based on 1 person/10m²).

7.0 BUILDING MANAGEMENT SYSTEM (BMS)

7.1 Design Criteria
• 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, it will monitor site energy consumption including tenant and landlord sub-metering.

8.0 SUSTAINABILITY

8.1 Rating
• BREEAM “Very Good”.
• EPIC A.
• Intelligent LED lighting on all floors.
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 the property. January 2020.

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A DEVELOPMENT BY

GSS DEVELOPMENTS

YOU ARE
SEMPLE STREET