BUSINESS LIFE BEGINS AT ...
Located within Edinburgh’s Exchange office district, 40 Torphichen Street is strategically positioned midway between the district’s heart and Haymarket rail station. The location provides not only excellent accessibility by both private and public transport, but also close proximity to many of the city’s key blue chip office occupiers. Coupled with excellent local amenities, 40 Torphichen Street provides a dynamic business address amidst a rapidly evolving area of the city.
40 Torphichen Street is within five minutes’ walk of Haymarket, one of Edinburgh’s main transportation hubs. Haymarket rail station has recently undergone a significant refurbishment and is now considered to be the city’s principal rail station for business, providing easy access to Edinburgh’s key business locations. With over 4 million users per year and projections of growth in users of up to 8 million by 2020, Haymarket rail station’s reputation as a key transportation hub is set to grow.

The area’s accessibility has been further improved by the tram network, with both the Haymarket and West End tram halts providing easy access to and from both the west and east of the city. With more than 75 bus routes passing within 5 minutes’ walk of the building and an on-site car parking ratio twice that of competing stock, getting to 40 Torphichen Street has never been easier.

The tram and airport bus offer easy and quick access to the airport within 25 minutes.
The recent and ongoing expansion of the Exchange office district has seen significant improvement in the area’s amenities. The location now offers a vast array of new bars, sandwich shops and restaurants; coupled with numerous blue chip office occupiers including PwC, Capita, Handelsbanken, The Law Society of Scotland and Alliance Trust. With further significant ongoing development such as the regeneration of the former Morrison Street Goods Yard site (renamed “The Haymarket”, one of the city’s major mixed use development sites), the area’s reputation as the predominant commercial district is only set to grow.
40 Torphichen Street has undergone a major refurbishment which has significantly improved the exterior of the building and transformed its interior. A completely new double-height reception area of stunning design, coupled with new glass curtain walling and a taxi drop off immediately outside the building, provide the most impressive of arrivals. Further improvements to the common parts and office areas have created an environment of the highest quality, with excellent levels of natural light throughout and impressive city views from the upper floors. Arranged over ground and six upper floors, 40 Torphichen Street is capable of accommodating occupiers of all sizes.
MORE SPACE TO GROW
## ACCOMMODATION

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>EAST WING</th>
<th>WEST WING</th>
<th>TOTAL AREA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sixth</td>
<td>Let to Cognitive Geology</td>
<td>Let to ZoneFox</td>
<td></td>
</tr>
<tr>
<td>Fifth</td>
<td>Let to Clearwater Analytics</td>
<td>Let to Clearwater Analytics</td>
<td></td>
</tr>
<tr>
<td>Fourth</td>
<td>Let to Marks &amp; Clark</td>
<td>3,681 sq ft</td>
<td>3,681 sq ft</td>
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<tr>
<td>Third</td>
<td>4,322 sq ft</td>
<td>3,684 sq ft</td>
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<td>Second</td>
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<td>Let to Bravura Solutions</td>
<td>4,913 sq ft</td>
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<td>First</td>
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<td>4,208 sq ft</td>
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<tr>
<td>Ground</td>
<td>Let to Graham &amp; Sibbald</td>
<td>3,784 sq ft</td>
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<tr>
<td>Building Total</td>
<td>28,253 sq ft</td>
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</tr>
</tbody>
</table>

IPM3 measurements can be provided upon request.
### SPACE PLANNING

**Financial / Professional**

Office layout examples (mix of open plan and cellular space) designed to suit occupiers in the financial or professional services sectors.

**East Wing**
- Desk Positions: 36
- Size of desks: 1600 x 800 mm
- Density: 1 : 10.5 sq m
- Reception / Client Waiting: 1
- Staff Café: 1
- Meeting Rooms: 3
- Collaborative Area: 2
- Private Offices: 2
- Desk Expansion: 6

**West Wing**
- Desk Positions: 30
- Size of desks: 1600 x 800 mm
- Density: 1 : 11 sq m
- Reception / Client Waiting: 1
- Staff Café: 1
- Meeting Rooms: 2
- Collaborative Area: 4
- Informal Meeting: 1
- Desk Expansion: 4

**Tech / Creative**

Office layout examples designed to suit occupiers in the Technology, Media & Telecommunications sectors.

**East Wing**
- Desk Positions: 30
- Size of desks: 1600 x 800 mm (1200 x 1200 ‘120 degree’ end desks)
- Density: 1 : 12 sq m
- Reception: 1
- Staff Café: 1
- Meeting Rooms: 2
- Collaborative Area: 6
- Desk Expansion: 6

**West Wing**
- Desk Positions: 27
- Size of desks: 1600 x 800 mm (1200 x 1200 ‘120 degree’ end desks)
- Density: 1 : 12 sq m
- Reception: 1
- Staff Café: 1
- Meeting Rooms: 1
- Collaborative Area: 4
- Desk Expansion: 6

**Open Plan**

Office layout examples designed to suit occupiers seeking predominantly open plan space.

**East Wing**
- Desk Positions: 48
- Size of desks: 1600 x 800 mm
- Density: 1 : 8 sq m
- Reception: 1
- Staff Café: 1
- Meeting Rooms: 1
- Collaborative Area: 2
- Informal Meeting: 2
- Desk Expansion: 6

**West Wing**
- Desk Positions: 40
- Size of desks: 1600 x 800 mm
- Density: 1 : 8 sq m
- Reception: 1
- Staff Café: 1
- Meeting Rooms: 1
- Collaborative Area: 2
- Informal Meeting: 2
- Desk Expansion: 4

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**Option 1 - Financial / Professional**

Scan the area with your 40 Torphichen Street App, to view the 3D model space plans.
Option 2 - Tech / Creative

Scan the area with your 40 Torphichen Street App, to view the 3D model space plans.

Option 3 - Open Plan

Scan the area with your 40 Torphichen Street App, to view the 3D model space plans.
BUILDING FORM / ENTRANCE
- Grade A office space over ground and six upper floors.
- Dramatic double-height, glazed reception area with feature wall and ceiling fins in walnut finish.
- High quality bespoke designed reception desk incorporating: spray lacquered panels; Corian panels; opaque back painted glass top in part; a black walnut top in part; and satin stainless steel skirting.
- Sub-divisible floors: two tenancies per floor.

AIR CONDITIONING
- Office areas are heated and cooled by concealed ceiling-void mounted fan coil units. The fan coil units are ducted via galvanised ductwork to ceiling mounted supply air swirl diffusers which deliver conditioned air into the space. Air is returned to the fan coil units via the perforated ceiling tiles.
- FDUs, secondary ductwork, supply diffusers, return grills and ancillary equipment have all been replaced. Each office area is divided into two zones with each provided with a new local adjustable room temperature thermostat to provide local control.
- New air-cooled chillers, primary pumps and primary circuit pipework.
- Fresh air will be supplied at a rate of 8 l/s in the office and reception areas.

ACCESS CONTROL
- A new video door entry system has been installed comprising an external call panel situated adjacent to the main entrance door to allow communication with each tenant space if required and for communication to the handset on the main reception desk.
- External unit will interface with a video handset in each tenant space. If a call is received it will be the security guard’s/tenant responsibility to come down and provide access to any visitor.
- With regard to the car park a proximity distance card reader shall be provided to permit access via the car park barriers.

BUILDING MANAGEMENT SYSTEM
- New BEMS controls system allowing control over the whole building.
- New system is designed around Tridium BMS system. Tenant’s new BEMS sub-systems control panel displays to be interrogated via Front End PC.

CCTV
- New CCTV system to comprise fixed angle colour cameras (2 internal and 5 external) each enclosed within a ‘mini-dome’ enclosure, with digital recording facilities to provide at least 31 days worth of high resolution images.
- The CCTV system will have its own UPS.

CEILING FINISHES
- Open plan offices fitted with metal suspended modular lay-in grid ceiling tiles with acoustic insulation manufactured by SAS Limited.

CLEANERS ROOM
- Landlord’s cleaner cupboards, including sinks, are provided on every floor.

PARKING
- There are a total of 27 car parking spaces (ratio of 1:2,114 sq ft) and two tier Bristol Cycles shelter to accommodate 28 bikes.

RAISED FLOOR
- 1st – 6th Floors: New Intercell cable management flooring system with 500mm square metal tiles. Nominal height of flooring system is 65mm.
- Ground Floor: new raised access floor with void varying from 206-460mm.
- A busbar system is provided.

DATA ROOM
A Data Room has been set up and details can be provided by the joint agents to interested parties.

FLOOR TO CEILING HEIGHT
- A floor to ceiling height of 2.5m on all upper floors and 2.7m on the ground floor office areas.

LIFTS
- 2 no. OTIS passenger lifts which have been cosmoplastically refurbished to include: new wall finishes, mirrors, handrails, flooring, ceiling and lighting.

LIGHTING INSTALLATION
- Existing lighting system within the main office areas, lift lobbies, corridors, toilets and receptions has been replaced with new LED luminaries in the office areas.
- Lighting within office areas, toilets and lift lobbies will be controlled via PIR presence detectors.

WALL FINISHES
- All internal walls have a painted plasterboard dry lining finish.

WC & SHOWER FACILITIES
- Contemporary male, female and accessible WCs on every floor.
- Full height walnut veneer laminate cublicies in all male/female WCs.
- Feature Lowar Corian slab wash hand basins in all male/female WCs with automatic tap.
- Recessed hand dryer, waste bin and towel combination units in all male/female WCs.
- Showers provided on all upper levels fitted with Mira electric thermostatic shower units.

FIRE DETECTION ALARM SYSTEM
- System includes both manual break-glass call units and automatic detection in the form of smoke and heat detectors.
- Smoke alarm equipment to be installed in stairwells and corridors, on each floor and on the roof.
- 31 days worth of high resolution images.
- Fire alarm panels to be interrogated via Front End PC.
- System includes both manual break-glass call units and automatic detection in the form of smoke and heat detectors.

ENERGY PERFORMANCE CERTIFICATE
- The building has an EPC rating of “C+”.
CONTACT

For further information or to arrange a viewing, please contact the agents.

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