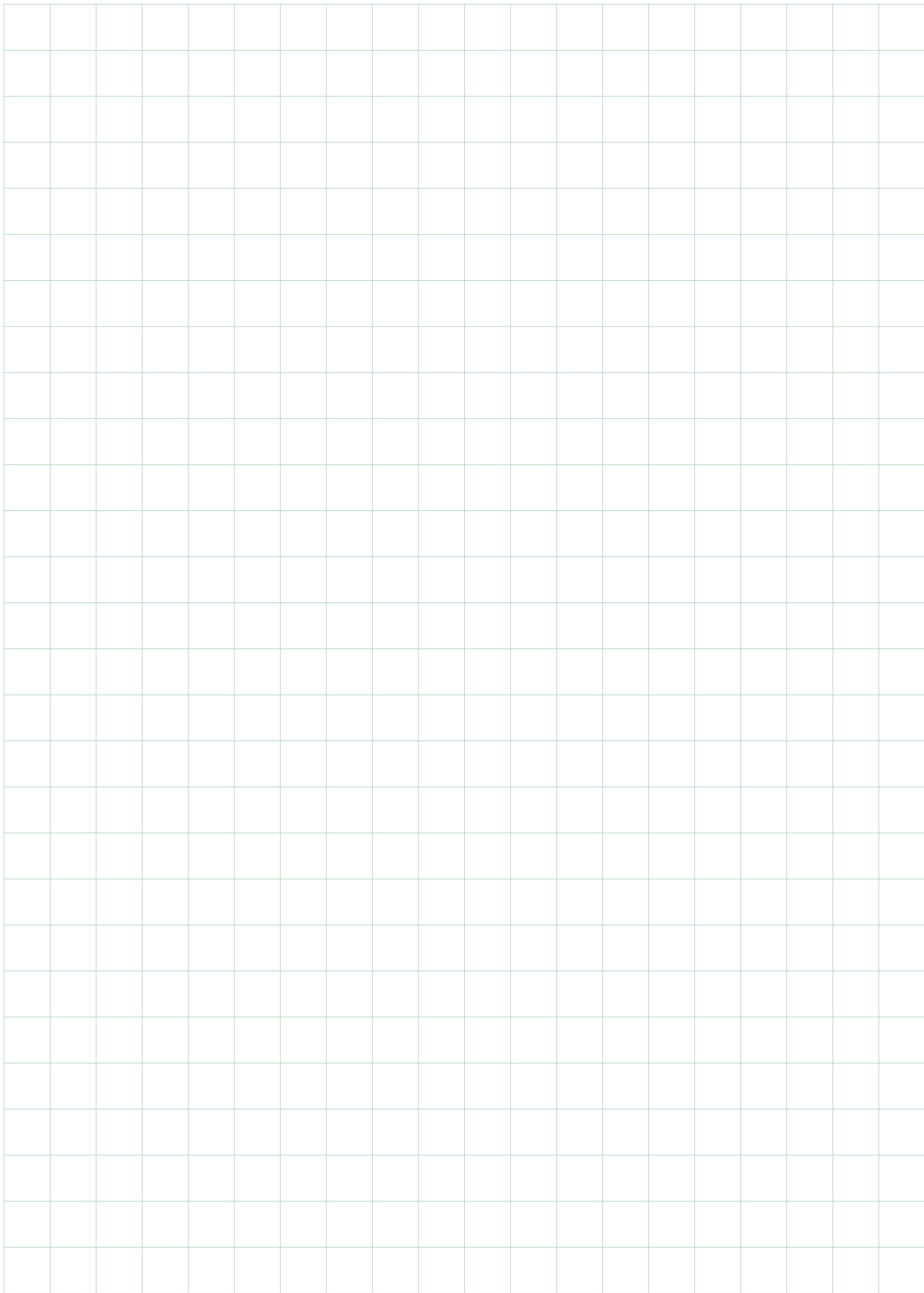


# A landmark building revitalised



**SaltireCourt**

# Zero

**Welcome to Saltire Court, located in the heart of Edinburgh city centre.**

**Targeting net zero carbon by 2030, the Grade A office can accommodate requirements from 2,534 – 61,343 sq ft and have strong ESG credentials with EPC A rating, ActiveScore - Certified Gold and Fitwel 2 Star Rating. The building provides vibrant communal meeting spaces and a focus on tenants' wellbeing.**

# Carbon

# Bold

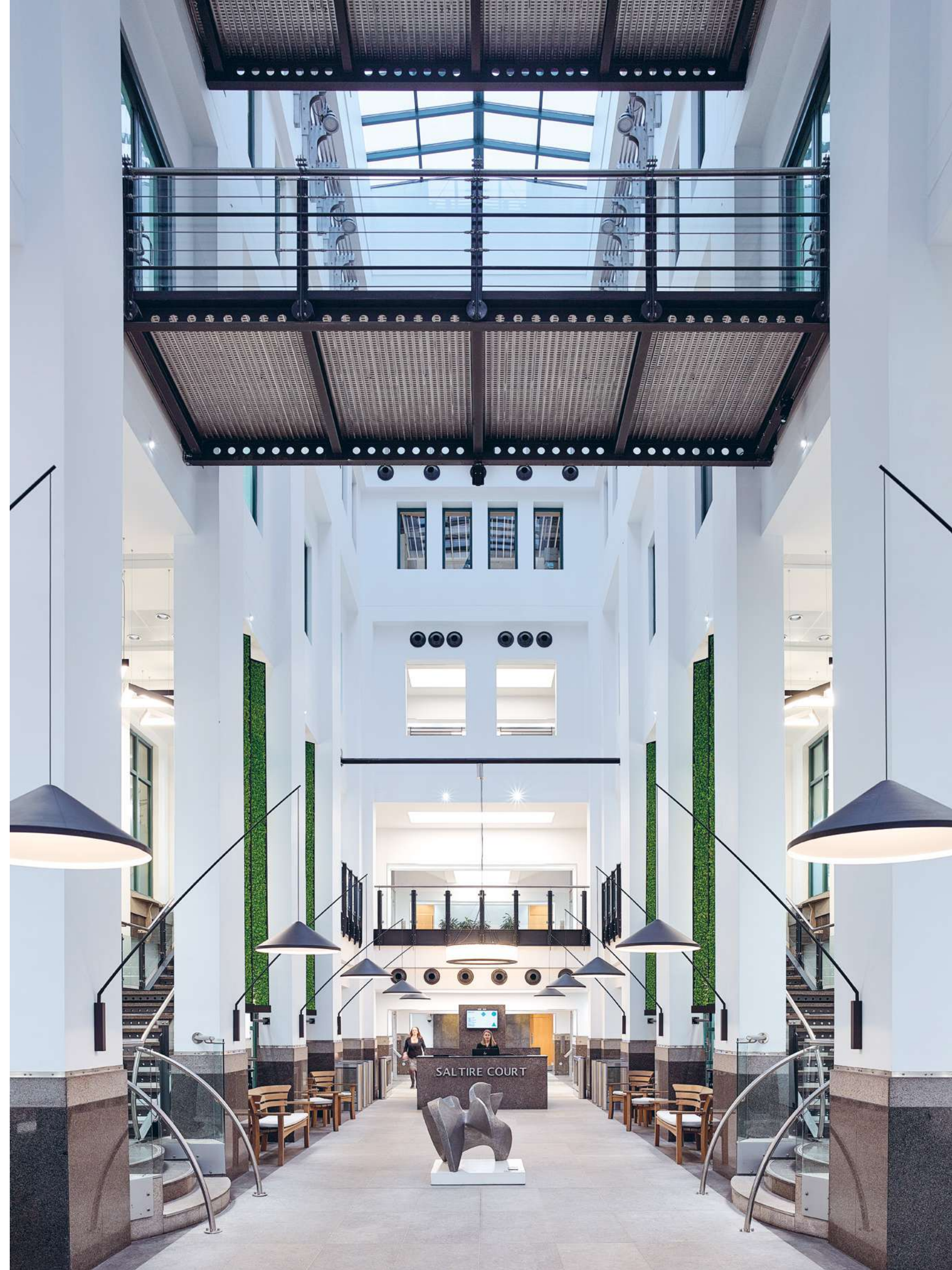
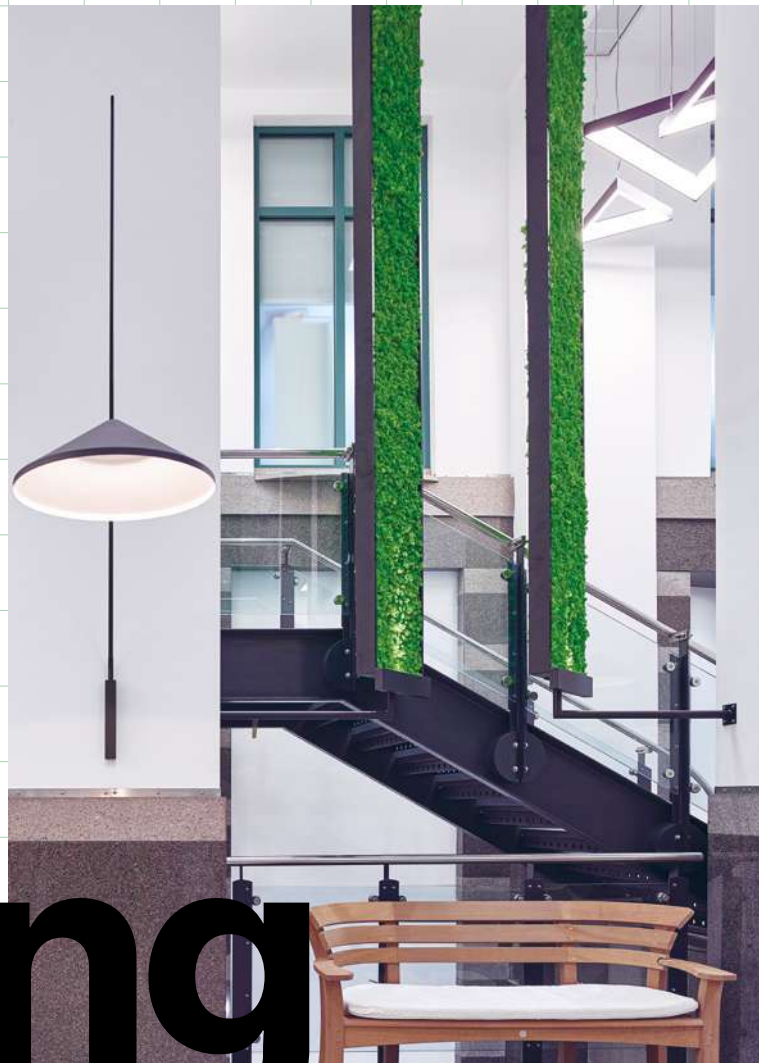
## A grand entrance

Visitors to Saltire Court enter a generous five-storey-high space, an architectural nod to the grandeur of Edinburgh Castle – visible through many of its windows – but in a way that's fresh, modern and forward-thinking.

With its twin atria featuring an elegant reception area, this bright central hall is the hub of the building. The reception area has been crisply detailed and is within sight of the overhead walkways and internal windows on each floor.



# Striking

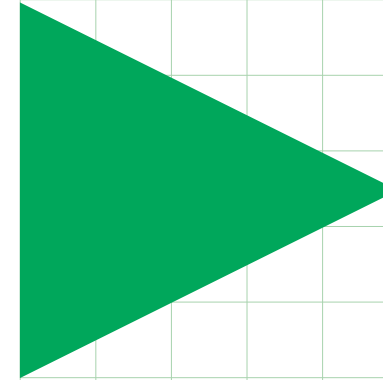
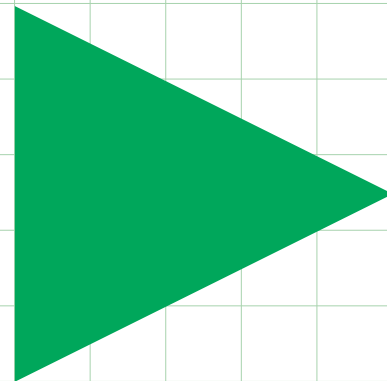




# Meet

## An open meeting space

Saltire Court's reception area and welcoming communal areas, including the Winter Garden, offer places to relax and network.



# Greet



# Iconic Landmark

**At the intersection of the  
arts and business district.**

**Inspired by the  
city's rich history**

Saltire Courts' sweeping colonnade and grand circular tower form a memorable city landmark that unites the Exchange district and the restaurant and retail destinations of Princes Street and George Street.

Geographically at the interchange of the city's Old and New Towns, Saltire Court accesses the best of both worlds. The main Castle Terrace entrance looks directly over Edinburgh Castle and provides a link, through Princes Street Gardens, to the dining and shopping amenities of the St James Quarter, Princes Street and George Street. An additional entrance leads directly through the Traverse Theatre into the business and amenity of Lothian Road.



# Central Exchange



St James Quarter

St Andrew Square  
Bus Terminus

Waverley Rail Station

Edinburgh Castle

Princes Street

Quatermile

**Saltire Court**

Usher Hall / Traverse Theatre /  
Lyceum Theatre

Johnnie Walker Experience

Capital Square

Sheraton Grand Hotel & Spa

2 Sempie Street

Tram Line

Edinburgh Quay

West End Tram Stop

Lothian Road

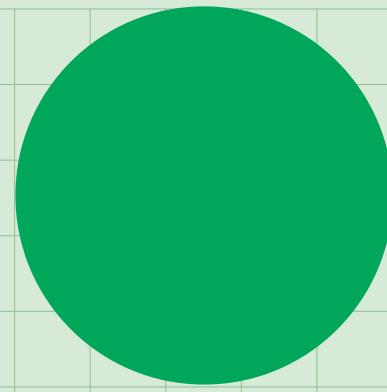
Exchange Place

Exchange Crescent

Edinburgh International  
Conference Center

Haymarket Station (5 mins)

Saltire Court



## Business and cultural hub

Situated at the central axis of Edinburgh's West End and with neighbours such as Codebase (the largest technology incubator in the UK) Saltire Court connects the business community with the city's thriving cultural and dining scene. From Lothian Road's Royal Lyceum Theatre and Usher Hall to the restaurants in Princes Street, everything is on your doorstep.

# Vibrant



Usher Hall



Edinburgh Castle

Codebase



Princes Street Gardens



Shopping on George Street

# Location

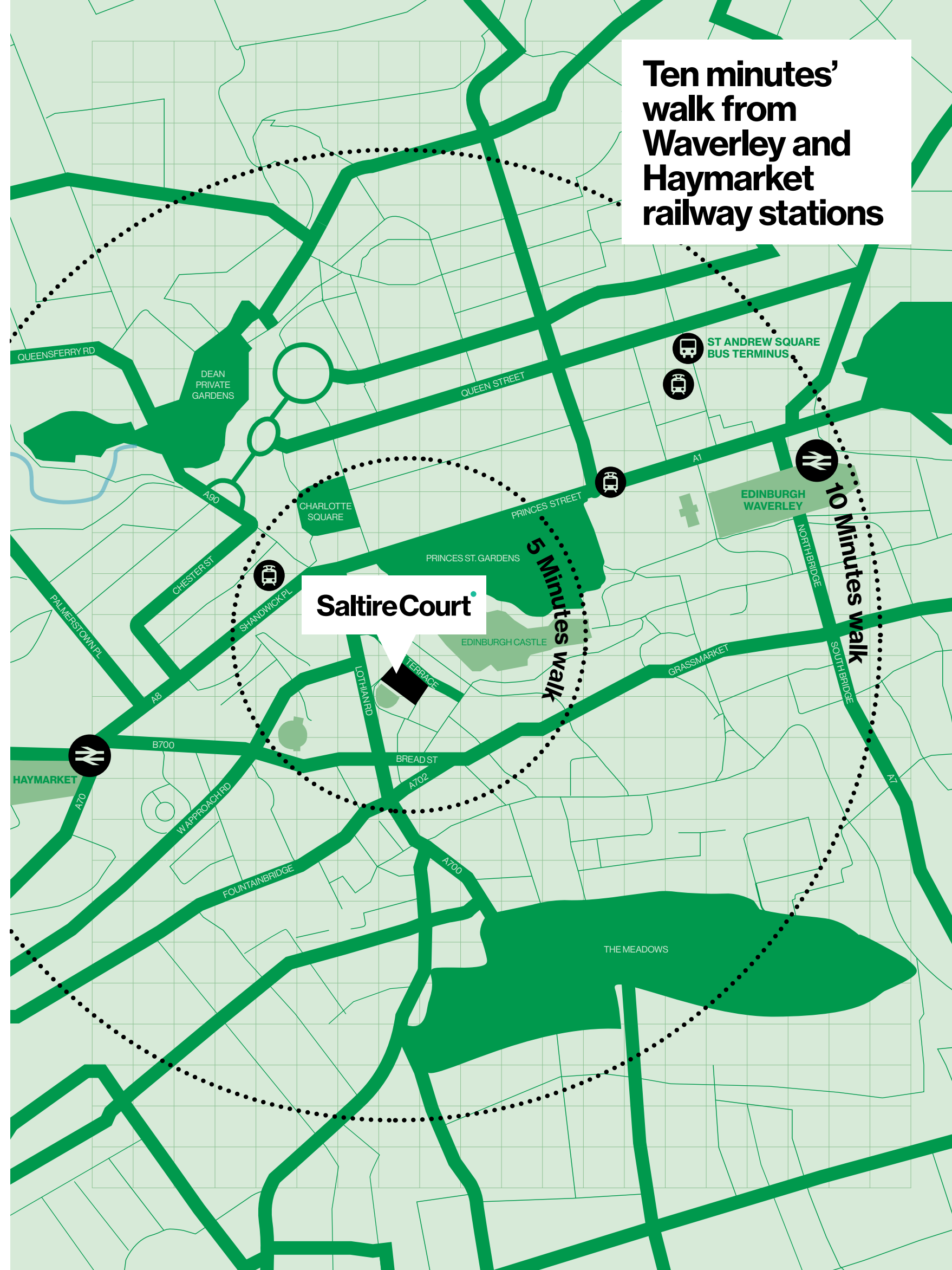
# Well Connected

## A perfect network

Saltire Court is at the heart of Edinburgh's public transport network. Waverley and Haymarket rail stations are both minutes' walk on foot, as are a number of tram stops which run to Edinburgh Airport. Numerous bus routes also run within close proximity to the building as do a number of cycle routes.

## Twenty minutes' drive to Edinburgh airport

Location	Time (In hours and minutes)		
	Car	Bus	Train
Edinburgh Airport	22	30	n/a
Glasgow	58	1 hr 10	52
Dundee	1 hr 20	1 hr 51	1 hr 12
Aberdeen	2 hr 45	3 hr 45	2 hr 32



# Prime Location

Short walk from all the local amenities you'll need

● **Eat**

- 1 Bar Italia
- 2 Bentoya
- 3 Bread Meats Bread
- 4 Bread Street Brasserie
- 5 Terra Marique
- 6 China Red
- 7 Frizzante Prosecceria
- 8 The Pompadour by Galvin
- 9 Gucchi
- 10 Kanpai Sushi
- 11 Nandos
- 12 Spirit of Thai
- 13 One Square
- 14 Philpotts
- 15 Topolabamba
- 16 Chakoo Bombay Cafe
- 17 Wagamama
- 18 Timberyard

▲ **Do**

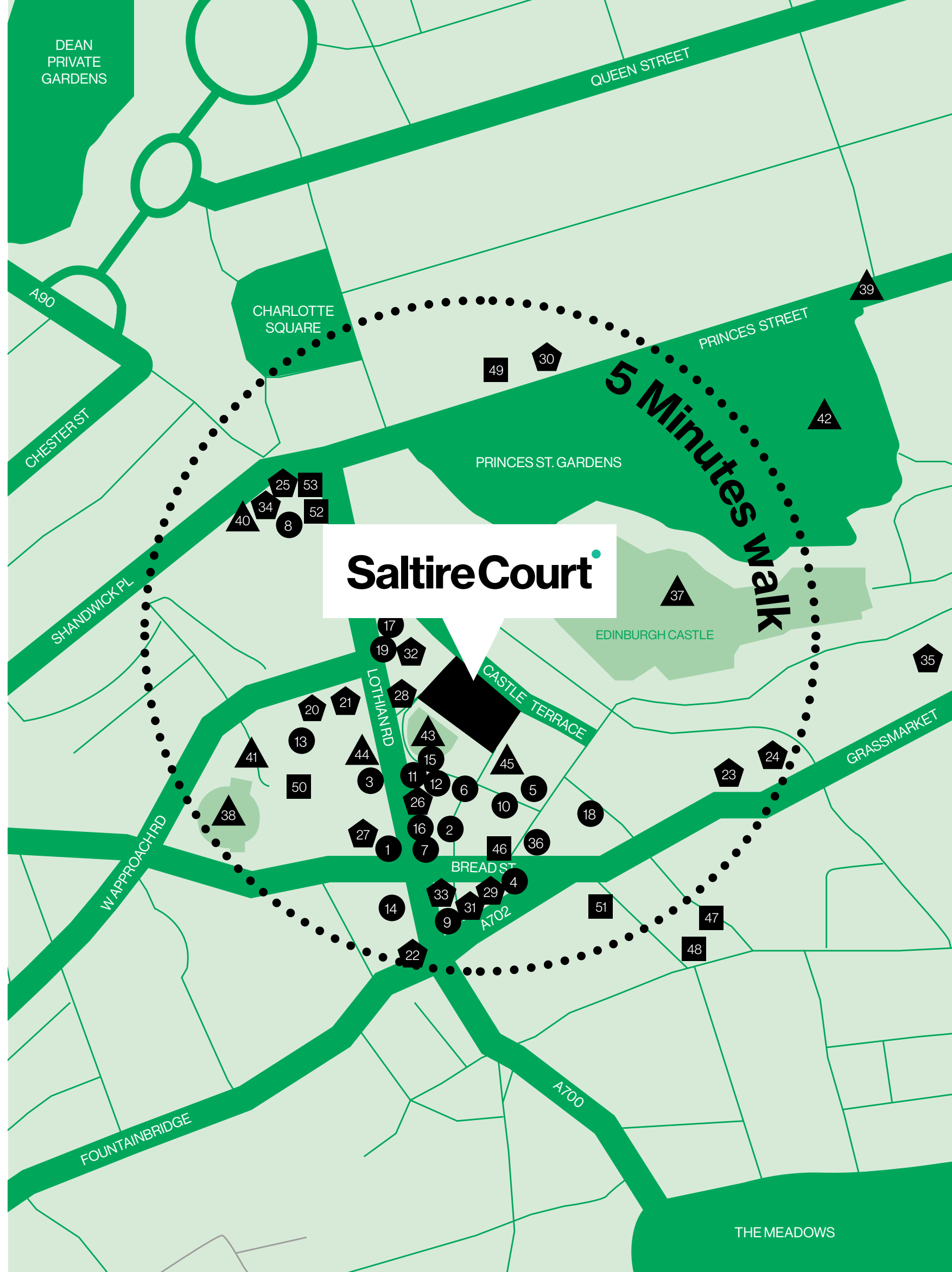
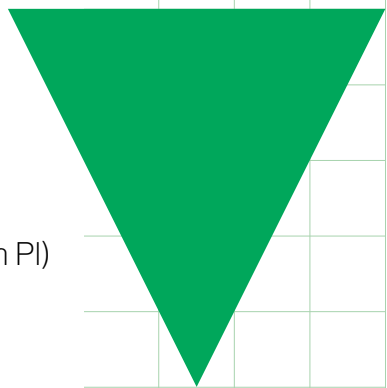
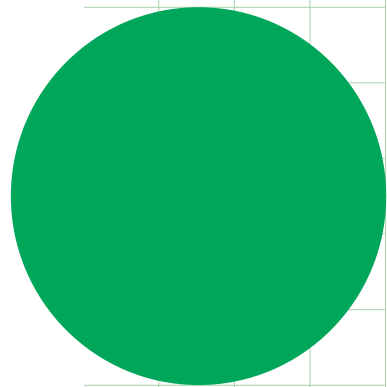
- 37 Edinburgh Castle
- 38 EICC
- 39 Shopping on Princes St
- 40 Edinburgh Gin Distillery
- 41 OneSpa
- 42 Princes Street Gardens
- 43 Usher Hall
- 44 Filmhouse
- 45 Traverse, The Lyceum

◆ **Drink**

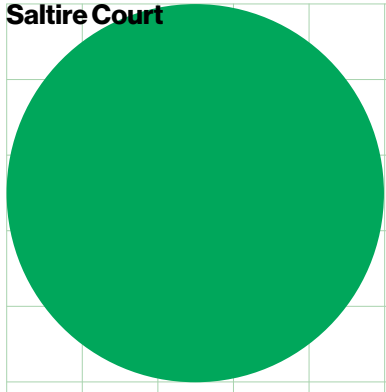
- 19 Red Squirrel
- 20 All Bar One
- 21 Brewdog
- 22 Costa
- 23 Dragonfly
- 24 Fiddlers Arms
- 25 Huxley
- 26 Innis & Gunn Beer Kitchen
- 27 Festival Edinburgh
- 28 Shakespeares
- 29 SKYbar Edinburgh
- 30 Starbucks
- 31 Raging Bull
- 32 The Caley Picture House
- 33 The Hanging Bat
- 34 The Huxley
- 35 The Last Drop
- 36 The Source Coffee Company

■ **Stay**

- 46 DoubleTree by Hilton Hotel
- 47 Novotel Edinburgh
- 48 Premier Inn City Centre (Lauriston Pl)
- 49 Premier Inn Central (Princes St)
- 50 Sheraton Grand Hotel & Spa
- 51 The Knight Residence by Manley
- 52 Waldorf Astoria
- 53 The Rutland Hotel



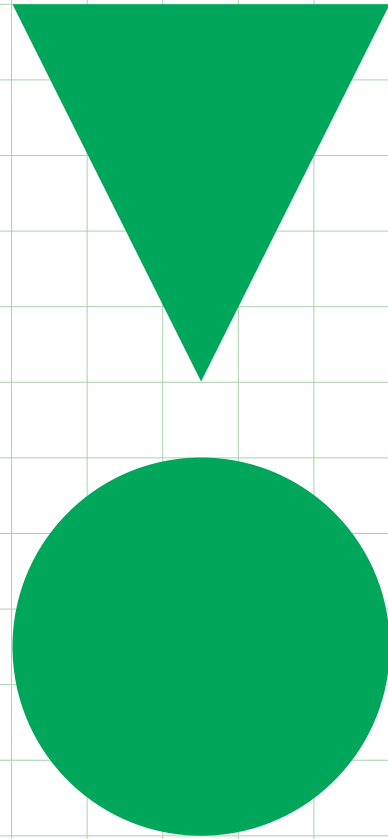
Saltire Court



DINE – award winning brasserie within Saltire Court

A wealth of places to wine, dine and relax

# Eat & Drink



For lunch meetings Saltire Court residents have the luxury of an in-house brasserie, DINE or a range of other excellent restaurants and cafes in the vicinity. Philpotts earns top reviews for deluxe lunchtime sandwiches while The Source Coffee Co is famous for its coffee.

In-house coffee at Traverse Cafe and Bar



Innis & Gunn Beer Kitchen

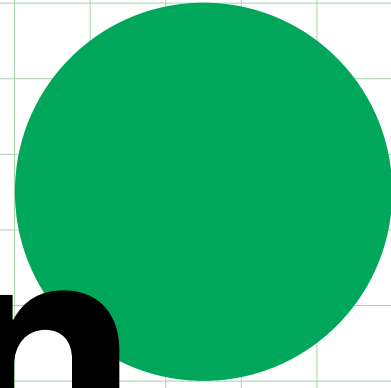


Wildwood Restaurant



Philpotts Sandwich Shop

# Entertain



## Close to the theatrical action

Edinburgh's theatrical pedigree is world-famous, and Saltire Court's landmark circular entrance leads up to the Traverse Theatre, a cutting-edge venue for the work of new writers.

Lothian Road further offers a choice of live music at the The Usher Hall, and plays at the Royal Lyceum Theatre.

Saltire Court is also developing a cultural programme of its own, including regular events and art exhibitions in the Winter Garden.



The Usher Hall

Traverse Theatre



OneSpa

A sense of wellbeing – for Saltire Court's tenants, employees and visitors alike – is the driving philosophy behind the building. It envisions not just the feel-good factor of luminous interior spaces (essential for successful working and networking), but also the practical provision of cycle spaces, showers and drying rooms.

For those who like to work out, before or after work, there's a choice of top gyms and spas on the doorstep, including the city's top-rated holistic fitness venue, OneSpa.

Feel good,  
work better

# Wellbeing



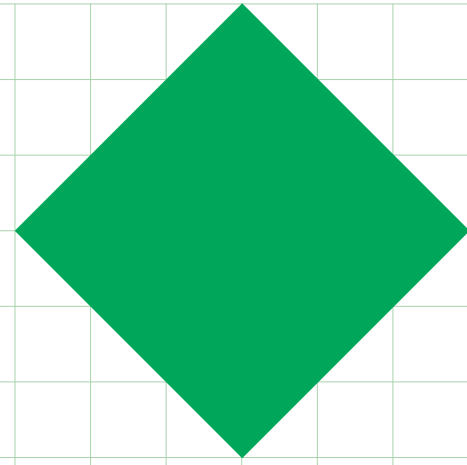
# Grand



Exceptional views of a  
world heritage landmark

# View

# Well



From the five-storey-high skylights down to the basement cycle racks, Saltire Court revolves around a core of inspirational architecture, top-level facilities, effective management and workplace wellbeing.

**On-site shower facilities**

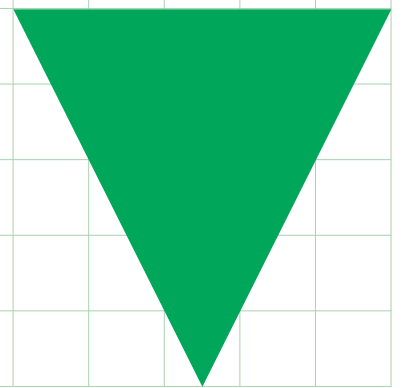
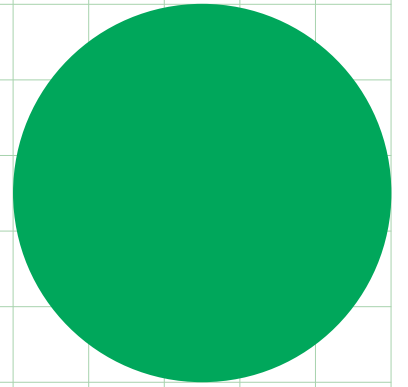
**71 secure car parking spaces**

**Heated changing & drying room**

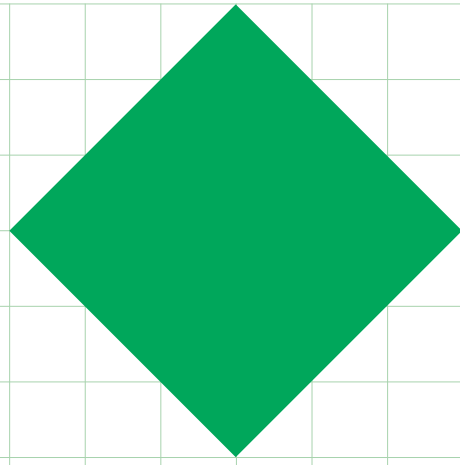
**49 cycle racks**

**80 secure lockers**

# Equipped



Saltire Court



United in  
excellence

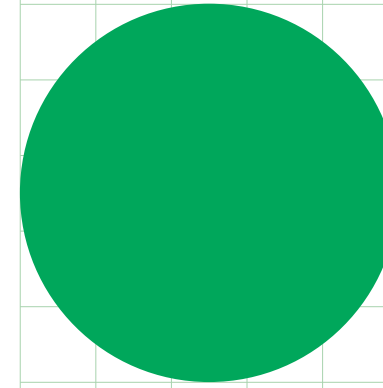
# Good

Saltire Court has long been the Scottish base for global giants of significant repute, including KPMG and CMS.

Today it's also an ideal office destination for top-level media and technology companies, offering scope for informal networking in the building's generous communal spaces and easy access to the all the amenities Edinburgh city centre has to offer.



Example of existing tenant fit-out



Example of existing tenant fit-out



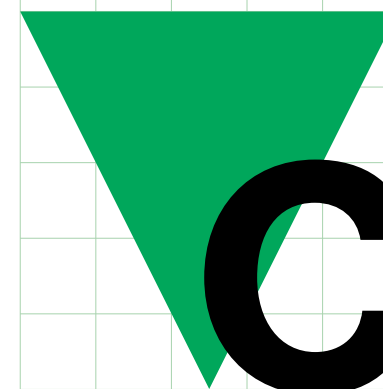
Example of existing tenant fit-out



Law . Tax



Example of existing tenant fit-out

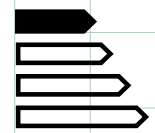
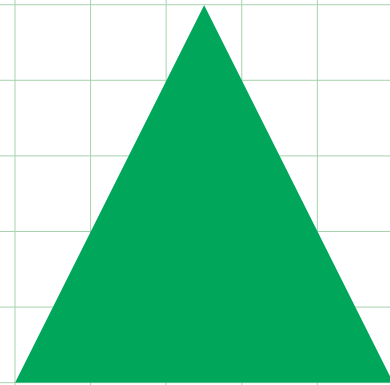


# Company

# Energy

## Getting the balance right

Saltire Court blends sustainable design with stunning architecture. Energy-efficient systems, natural light utilization and green spaces create an eco-friendly work environment. Its strategic location promotes alternative transportation, reducing carbon emissions.



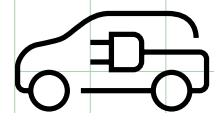
**EPC A rating**



**ActiveScore Gold**



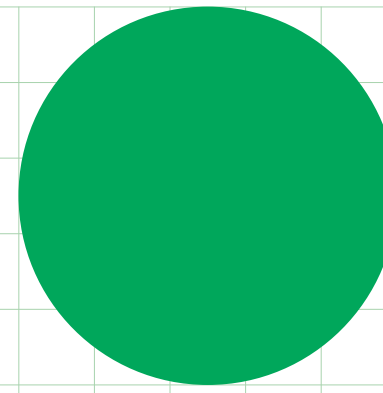
**Fitwell 2 Star**



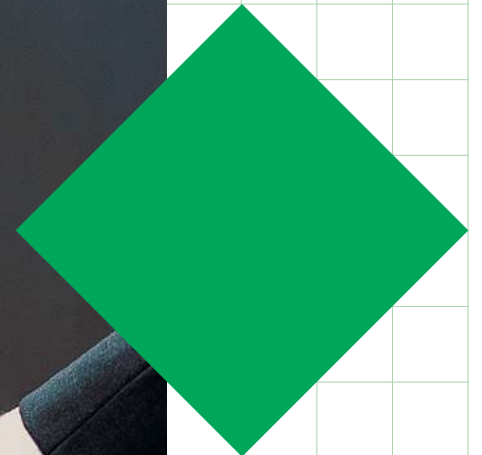
**EV charging stations**



**Net Zero Carbon Building by 2030**



# Efficient



Example of EV charging

# Vast Space

## Grade A Floorplate

Saltire Court's Grade A office accommodation is spacious, well-managed and established, with a top-level occupier mix, generous car parking provision and excellent castle views.

### Specification

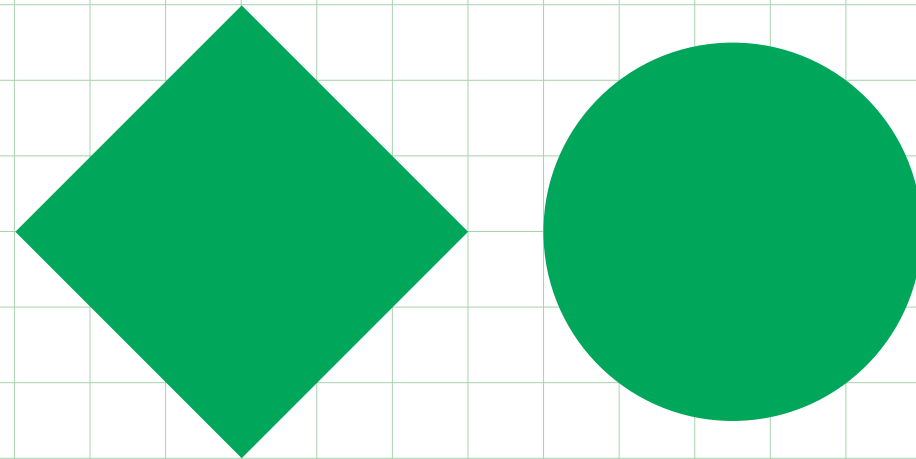
- Staffed reception desk with access control system and automatic glazed security gates at each atrium entrance
- 24-hour security
- VAV air cooling and heating system with four pipe fan coils in part
- General office floor to ceiling height of 2.74m
- Five passenger lifts and one goods lift
- Efficient BMS system
- Full raised access floors
- Tiled suspended ceilings with LG7-compliant lighting
- Male and female WCs on each floor
- Secure basement parking for 71 cars, providing a ratio of 1: 2,457 sq ft on lettable accommodation
- Tenant engagement portal



**With a number of suites available, Saltire Court is capable of accommodating requirements from 2,534 – 61,343 sq ft**

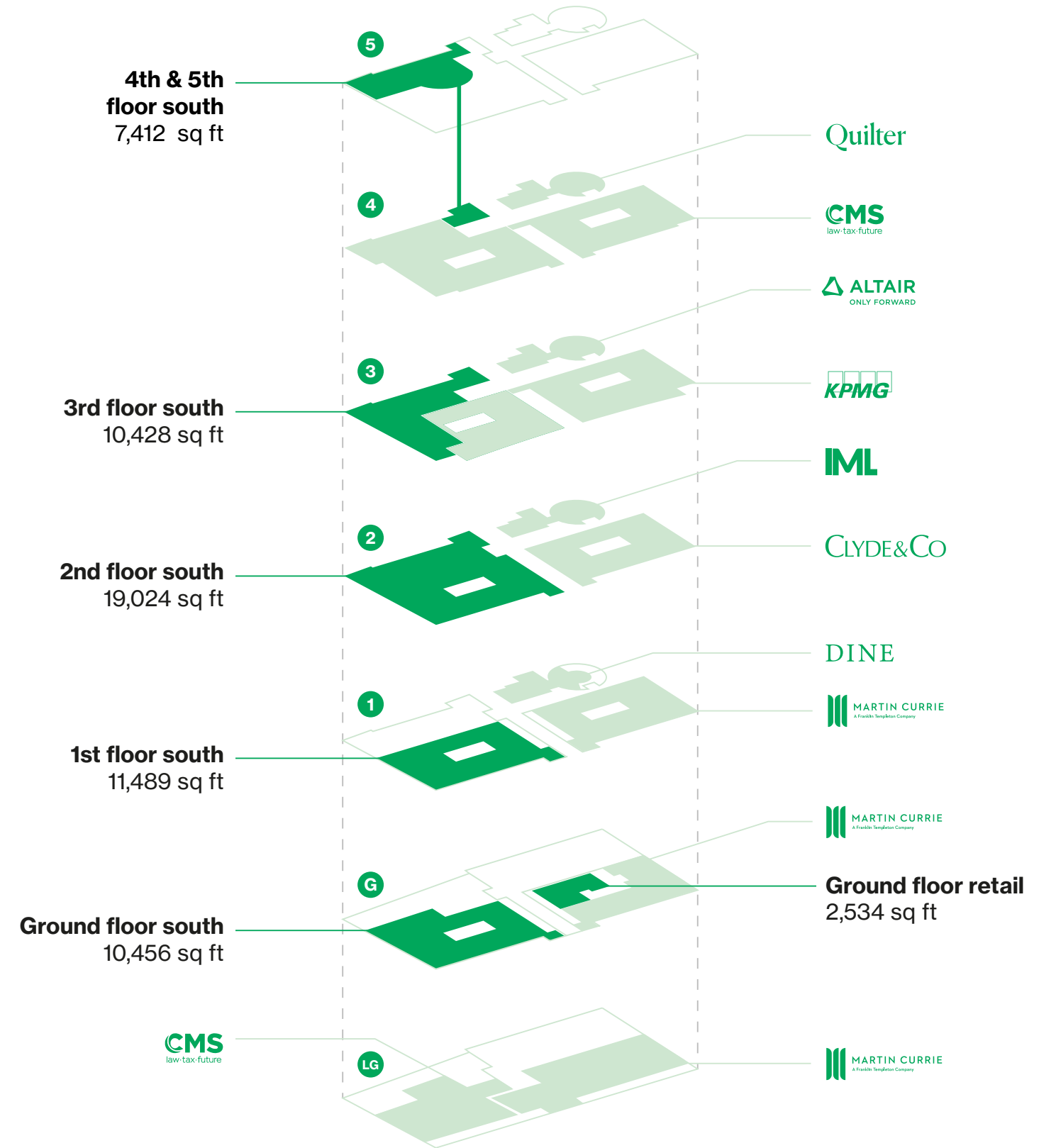
# Availability

Area available now (sq ft)



Floor	Whole	North	East	South	Retail
4 & 5th	7,412	-	-	7,412	-
3rd	-	-	-	10,428	-
2nd	-	-	-	19,024	-
1st	-	-	-	11,489	-
G	-	-	-	10,456	2,534
LG	-	-	-	-	-

## Schedule of areas



# Floor 2

19,024 sq ft

## Option 1 - Dense Layout

- 154 x Desks
- 16 x Informal Seating
- 2 x Receptions

### Indicative space plan



## Option 2 - Corporate Layout

- 98 x Desks
- 12 x Cabins
- 2 x Receptions

### Indicative space plan



Castle Terrace

# Ground floor

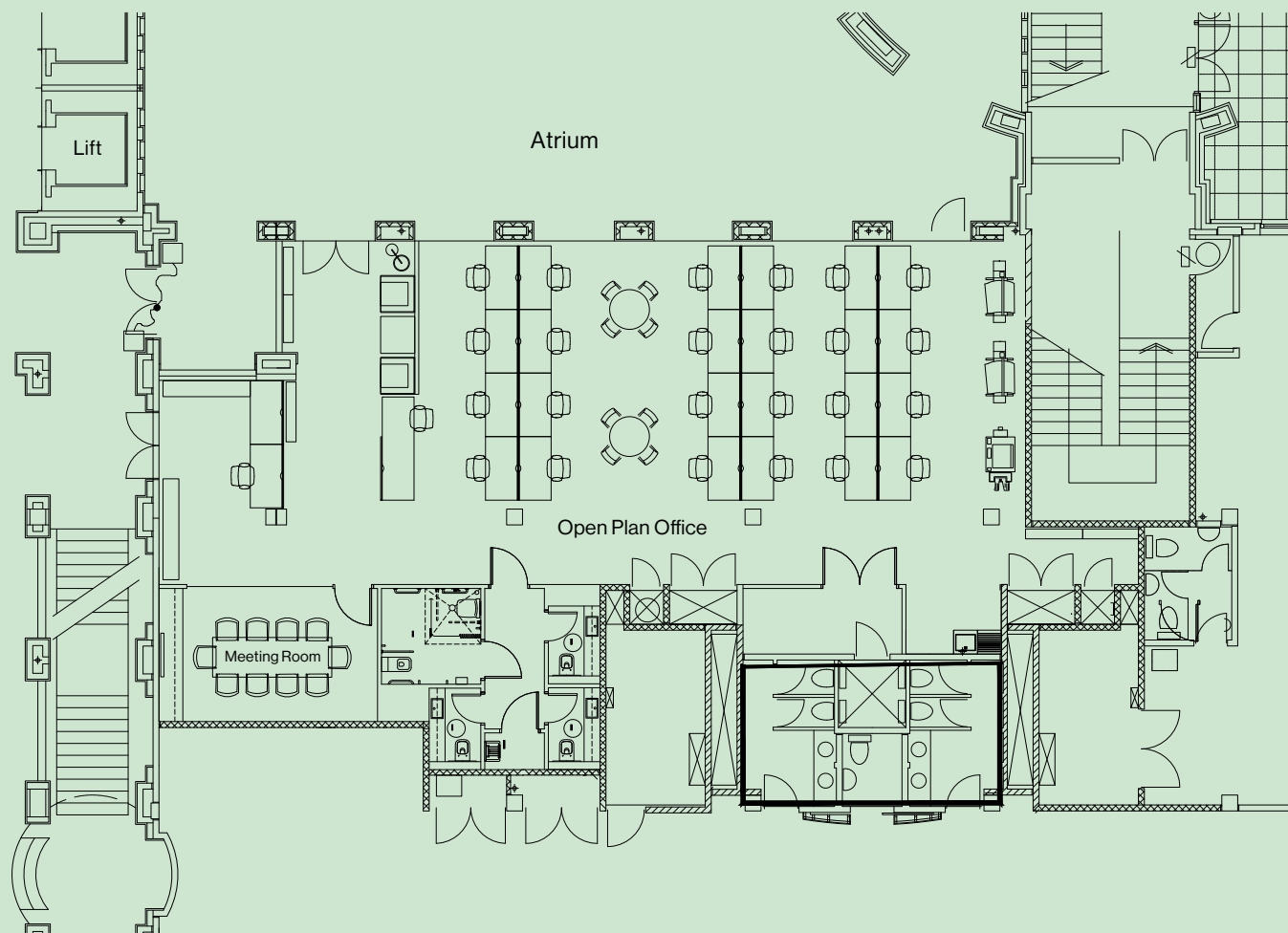
2,534 sq ft

- 24 x Desks
- 1 x Reception



Castle Terrace

## Indicative space plan



# Floor 3

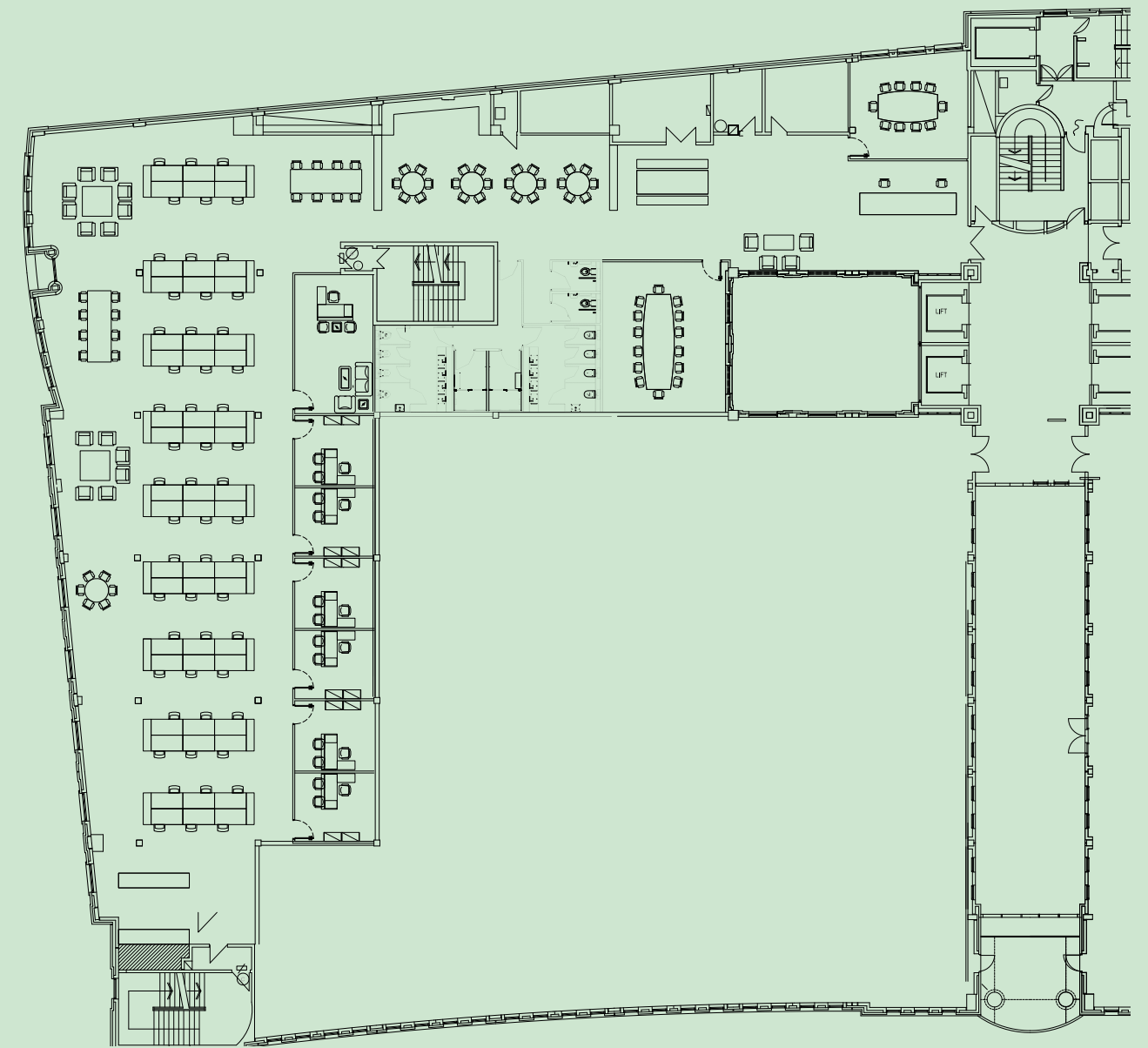
10,057 sq ft

- 54 x Desks
- 7 x Cabins
- 1 x Reception



Castle Terrace

## Indicative space plan



# Contact

## Lease terms

The subjects are available on Full Repairing & Insuring lease terms. Further information is available on request.

## Viewings

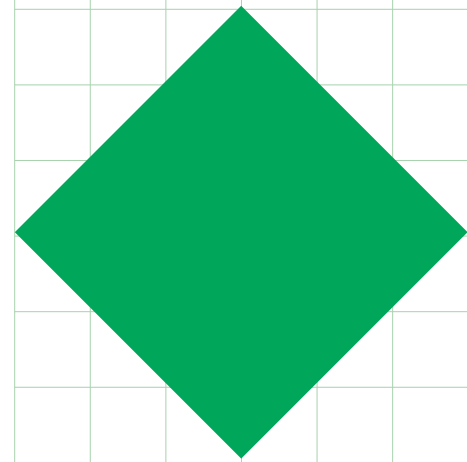
For further information and to arrange an inspection please contact the joint letting agents.

## Legal costs

Each party will be responsible for their own legal costs incurred in any transaction with the ingoing tenant being responsible for the payment of Land and Buildings Transaction Tax, Registration Dues and VAT incurred thereon.

## EPC

The building has an EPC 'A' rating



## Agents



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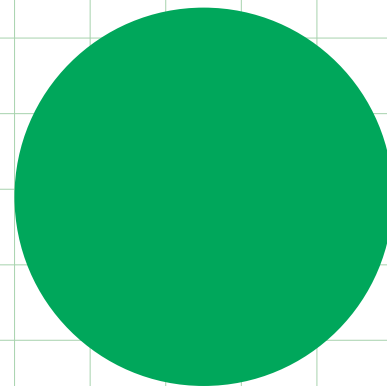
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