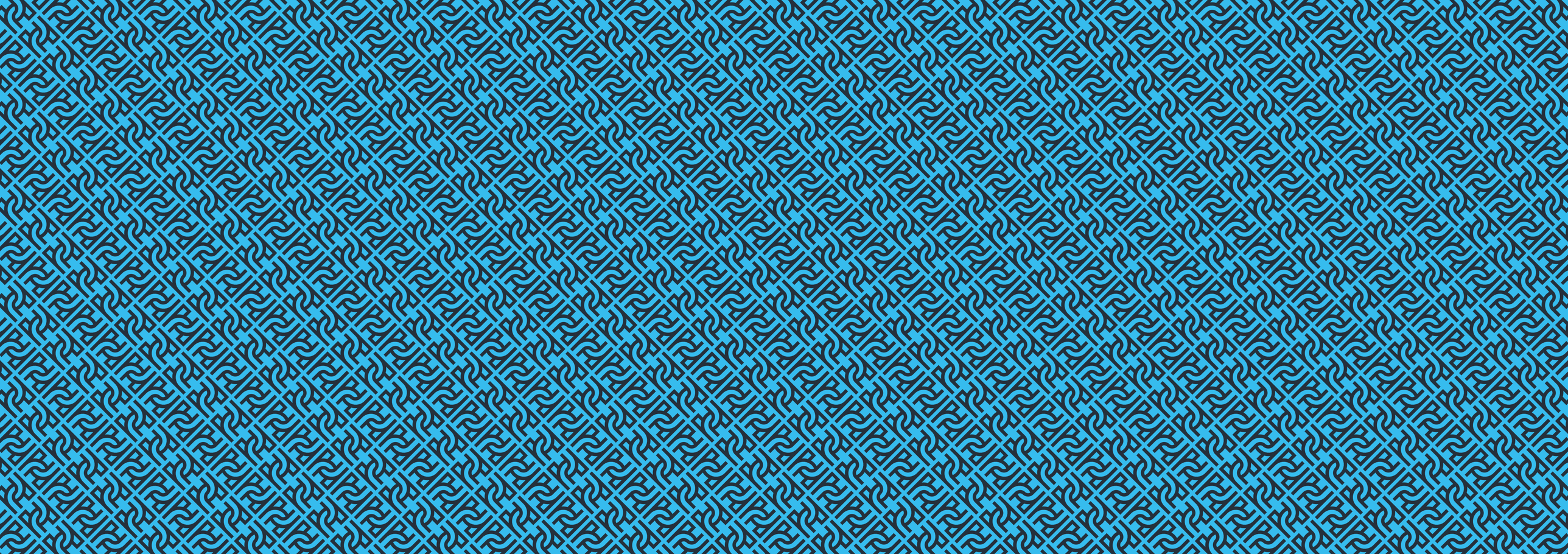
HAYMARKET

WHERE EDINBURGH CONNECTS



HAYMARKET

WHERE EDINBURGH CONNECTS

1 HAYMARKET SQUARE 110,000 SQ FT GRADE A OFFICES

HaymarketEdinburgh.com

STOP
STAY
PLAY

INTRODUCING HAYMARKET EDINBURGH

Nowhere is better connected than Haymarket Edinburgh.

This impressive mixed-use development brings together the city's most prestigious new office buildings along with bustling bars, cafes, shops, restaurants and two hotels. At the centre is the expansive Haymarket Square, designed for al fresco socialising all year round.

Haymarket Edinburgh will be a vibrant oasis in the city centre. The place to be seen. The place to do business. The place where Edinburgh connects.

- 3 GRADE A OFFICE BUILDINGS
- HOTEL ACCOMMODATION
- RETAIL & LEISURE SPACE
- EXPANSIVE LANDSCAPED PUBLIC SQUARE
- CITY CENTRE LOCATION ON KEY TRANSPORT HUB
- DESIGNED BY FOSTER + PARTNERS

WORK MEET EAT

HAYMARKET
WHERE EDINBURGH CONNECTS

MOVERS MAKERS SHAKERS

Edinburgh is a city that is booming. The finance, creative and tech sectors are thriving. Its population is highly educated and productive, enjoying a quality of life that is second to none.

FINANCE

- The UK's largest financial services centre after London
- A major European centre for asset management and asset servicing
- £500billion assets under management
- Over 30 banks operating in the city

EDUCATION

- A leading global learning centre supported by 4 universities
- The University of Edinburgh ranks 5th in UK and in the top 1% globally

INNOVATION

- Around half the workforce employed in knowledge intensive jobs including computing, communications, scientific research and the creative industries
- Europe's most attractive destination for technology businesses

CREATIVITY

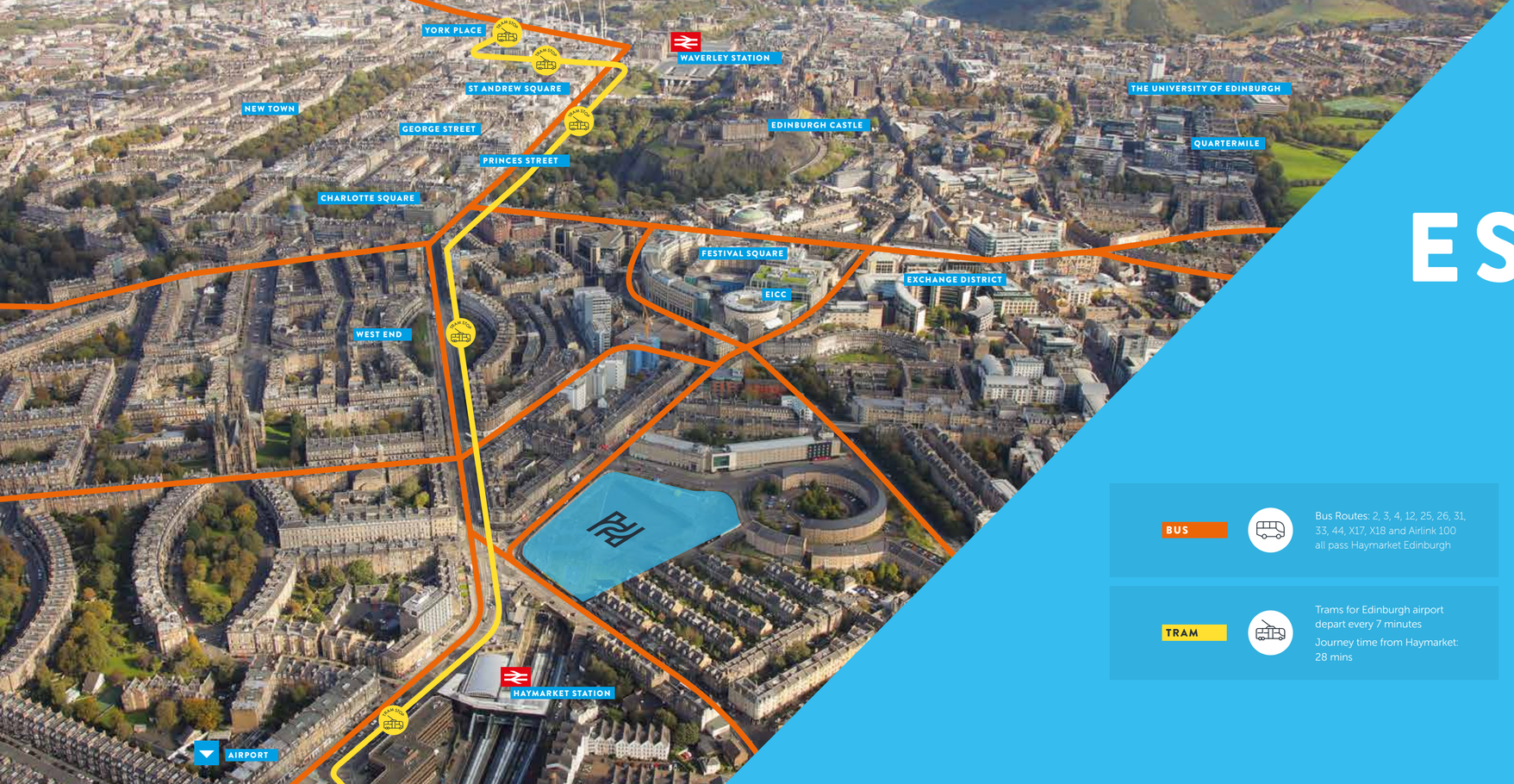
- Recognised internationally for its artistic, creative and cultural excellence
- The world's first UNESCO City of Literature and home to the largest arts festival in the world

WORKFORCE

- One of the most educated, productive and economically active workforces in the UK
- 63.9% of working age population educated to degree level or above (2017)
- Nearly half (42%) of all graduates from the city's universities stay and work in Edinburgh

QUALITY OF LIFE

- #1 in the world for quality of life – Arcadis Sustainable Cities Index (2018)
- 3rd most sustainable city on Earth – Arcadis Sustainable Cities Index (2018)
- 'The UK's most attractive city to live and work' – Royal Mail (2018)



ESTABLISHED AND CENTRAL

BUS

Bus Routes: 2, 3, 4, 12, 25, 26, 31, 33, 44, X17, X18 and Airlink 100 all pass Haymarket Edinburgh

TRAM

Trams for Edinburgh airport depart every 7 minutes

Journey time from Haymarket: 28 mins

AT THE HEART OF EDINBURGH'S THRIVING BUSINESS COMMUNITY

- Alliance Trust
- Amazon
- AON
- BlackRock
- Brewin Dolphin
- Brodies
- Burness Paull
- Cairn Energy
- CMS
- Deloitte
- Ernst & Young
- Franklin Templeton
- Green Investment Group
- Hymans Robertson
- IBM
- Illuminate Technologies
- Institute and Faculty of Actuaries
- KPMG
- Law Society of Scotland
- Martin Currie
- Merkle
- Moody's Analytics
- PwC
- Royal London
- Scottish Widows
- Shepherd & Wedderburn
- Solarwinds
- Standard Life
- Womble Bond Dickinson
- Wood Mackenzie

OUT AND ABOUT

In the wider neighbourhood there are plenty of shops, eateries and amenities, from independents to well-known names. Great places for meetings over coffee, entertaining clients and socialising with colleagues.

QUICK & CONVENIENT

- AMT Coffee
- Boots
- Caffè Nero
- Co-op Food
- Easy Coffee
- The Eco Larder
- Greggs
- M&S Food
- McColls
- Post Office
- Pret A Manger
- Social Bite
- Starbucks
- Tesco Express

EATING & DRINKING

- Café Noir
- Chop Chop
- Coates Cafe
- Froth & Flame
- Grams
- Haymarket Bar
- The Jolly Botanist
- La Bruschetta
- La Piazza
- Locanda de Gusti
- The Mad Hatter
- Malones
- Milk
- Mumbai Diners Club
- Nomad
- Omar Khayyam
- Otro
- Pizza Geeks
- Rancho Steakhouse
- Ryrie's Bar
- Shebeen

SOMEWHERE TO STAY

- Apex Haymarket
- Hampton by Hilton
- Haymarket Hub
- Hilton Grosvenor
- Leonardo Royal Hotel
- Mercure
- Waldorf Astoria – The Caledonian

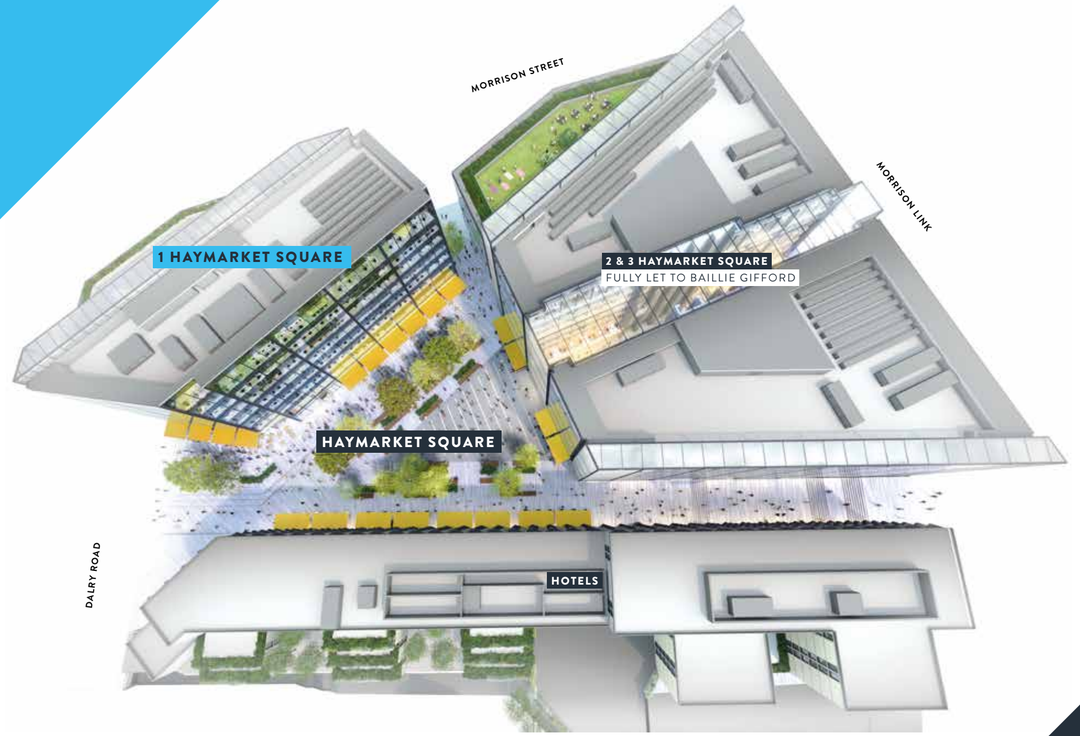
ON THE MOVE

- Enterprise Car Club
- Cycle Republic
- The Bike Smith

THE MASTER PLAN
A WORLD-CLASS SETTING FOR BUSINESS, LEISURE AND HOSPITALITY

Designed by globally-renowned architects Foster + Partners

- 380,000 SQ FT OF GRADE A OFFICE SPACE
- 40,000 SQ FT OF RETAIL & LEISURE SPACE
- HOTELS
- VIBRANT PUBLIC SQUARE
- SECURE CYCLE STORE FOR 688 BICYCLES
- UNDERGROUND PARKING



1 HAYMARKET SQUARE

OCCUPYING THE MOST PRESTIGIOUS POSITION IN THE CITY

- 110,000 SQ FT OF GRADE A OFFICE ACCOMMODATION
- ARRANGED OVER 7 FLOORS
- FLOORPLATES FROM 13,078 SQ FT TO 16,383 SQ FT
- SHARED ROOF TERRACE
- PANORAMIC VIEWS OF THE CITY
- IMPRESSIVE DOUBLE HEIGHT RECEPTION
- WORLD CLASS FACILITIES

CONNECTED SUSTAINABLE DESIRABLE

GRADE A OFFICE SPACE

Designed by world-renowned architects Foster + Partners, the Grade A office space at Haymarket Edinburgh features state-of-the-art facilities. It will be future-proofed with a connected and resilient infrastructure. And our architects have maximized sustainability across all aspects of the design.

Home to pioneering universities and cutting-edge industries, Edinburgh is recognised as one of the UK's most forward-thinking cities for technology and digital connectivity. 1 Haymarket Square has been designed with world-class facilities to accommodate businesses looking to the future.

CONNECTED
SUSTAINABLE
DESIRABLE

CONNECTIVITY

- Meets requirements for WiredScore Platinum certification – the highest level of resilience for incoming telecommunications
- Built-in 5G technology – integrated and future-proofed
- Two telecom intake rooms – allowing diverse connectivity from multiple data service providers
- Separate dedicated risers provided for diverse connections to each floor if required
- WiFi provided within reception

TECHNOLOGY

- Fully automated BMS
- Intelligent lighting controls linked to daylight and occupancy
- Ventilation designed for occupation density of 1 person/8m^2

DESIGN

- Flexible floor plates – for flexible layouts and working, in line with simple effective organisation of working environments
- Feature lighting to entrance reception and lift lobbies
- 3 x 21-person passenger lifts
- 1 x combined 21-person passenger/goods/firefighting lift
- Lifts operate with destination control in line with BCO requirements for high density offices

FIRE SAFETY & SECURITY

- L2 fire alarm system
- Water mist fire suppression system
- CCTV, access control and intruder alarm systems provided in line with Secure by Design
- Intercom and dedicated access to cycle store

POWER

- Resilient electrical supply served from two substations and operating a closed ring main on site serving all buildings
- Secondary electrical supplies for life safety systems
- Full generator back-up with generator connection point on main switchboard
- Dedicated space on roof to install tenant plant if required
- Metering provided to meet BREEAM requirements and allow submetering for two tenants per floor

BUILDING A SUSTAINABLE FUTURE

Every aspect of 1 Haymarket Square has been considered through the lens of sustainability – from the very fabric of the building, to commuting considerations and how people use the space, inside and out.

CONNECTED
SUSTAINABLE
DESIRABLE

ENVIRONMENTAL EXCELLENCE

- EPC rating of A
- BREEAM certification 'Very Good' – incorporating 'Advanced Good Practice' in Sustainability
- High performance AHUs with evaporative cooling and run around coils for heat recovery
- Highly efficient VRF system for heating and cooling
- Highly efficient LED lighting
- Intelligent lighting linked to daylight and occupancy – minimizing energy demand
- Roof mounted photovoltaic panels – generating a proportion of the electrical demand
- Low energy features – energy efficient design and low or zero carbon equipment incorporated
- Reduced water consumption – minimum target of 12.5% reduction via low flow sanitary fittings
- Designated recycling areas – to encourage green behaviour and reduce waste

COMMUTING & TRAVEL LINKS

Surrounded by a network of transport routes, Haymarket Edinburgh is easily accessible via tram, train and bus. With quiet pedestrian and cycle routes also leading to the development, employees can enjoy environmentally friendly journeys into work every day.

CONNECTED SUSTAINABLE **DESIRABLE**

Working will be a pleasure at Haymarket Edinburgh. Contemporary, light-filled offices will create comfortable and productive environments. And in the midst of it all, an expansive square shared by colleagues, visitors and the wider community, creating a sociable urban vibe.

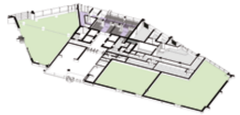
A GREAT PLACE TO WORK

The office spaces at 1 Haymarket Square have been designed with flexibility in mind and can be tailored to fit the needs of each business and every one of its employees. And with an array of bars, shops and cafes on site, professionals can make the most out of their newfound work/life balance at Haymarket Edinburgh.

- Dynamic office environments
- Showers and changing facilities
- Lockers and drying rooms
- Attractive landscaped outdoor spaces
- Retail and leisure facilities on the doorstep
- Short stroll to the heart of the city
- Excellent commuting links
- 136 cycle spaces
- 11 motorcycle spaces
- 55 car parking spaces
- Electric car charging points

1 HAYMARKET SQUARE
GROUND FLOOR

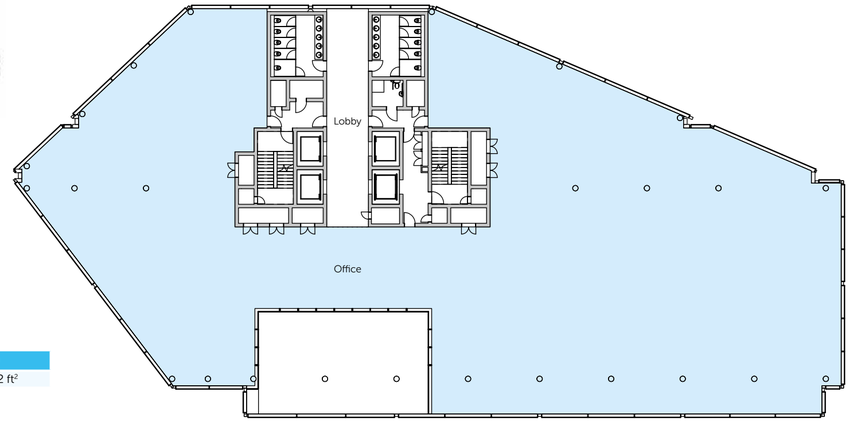
- Lobby
- Retail Units
- Bike Store and Shower Rooms
- Landlord Space



Ground Floor	NIA (Net Internal Area)	
Retail Unit 1	333 m²	3,584 ft²
Retail Unit 2	188 m²	2,024 ft²
Retail Unit 3	297 m²	3,197 ft²
Total Retail	**818 m²**	**8,805 ft²**

1 HAYMARKET SQUARE
1ST FLOOR

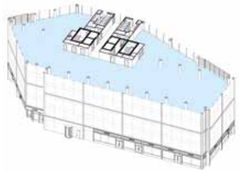
- Lobby
- Office



1st Floor	NIA (Net Internal Area)	
Office	1,390 m²	14,962 ft²

1 HAYMARKET SQUARE
2ND TO 6TH FLOORS

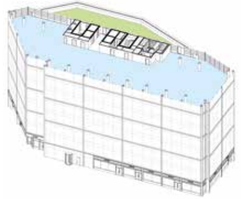
Lobby
Office

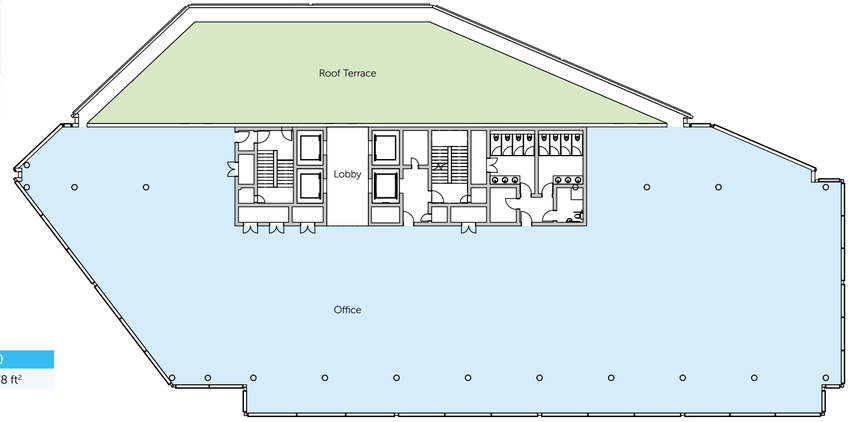


2nd to 6th Floors	NIA (Net Internal Area)	
Office	1,522 m²	16,383 ft²

1 HAYMARKET SQUARE
7TH FLOOR

Lobby
Office
Roof Terrace





7th Floor	NIA (Net Internal Area)	
Office	1,215 m²	13,078 ft²

AN ENVIABLE TRACK RECORD

FOR OFFICE ENQUIRIES

JLL
Cameron Stott
cameron.stott@eu.jll.com
0131 225 8344

Savills
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0131 247 3800

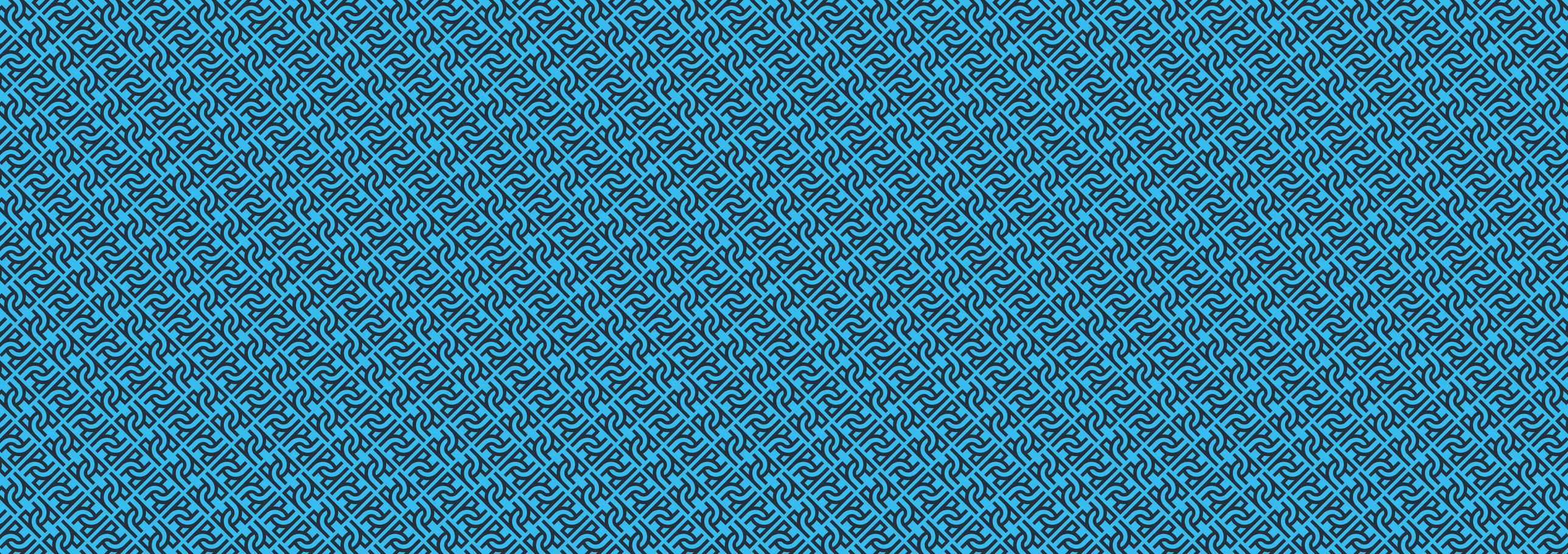
The development of Haymarket Edinburgh is the result of a collaboration between Qmile Group and fund managers M&G Real Estate.

The Qmile Group has extensive expertise in constructing and managing large, mixed-use and commercial schemes.

Qmile Group and M&G have previously worked together, successfully delivering Edinburgh city centre's landmark and award-winning £750m Quartermile mixed-use development.

This latest collaboration is well placed to deliver Haymarket Edinburgh's significant future.

QMILEGROUP M&G Real Estate



QMILEGROUP M&G Real Estate

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