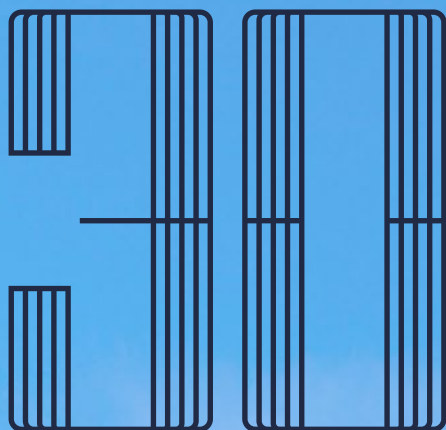




30 SEMPLE ST

=

EDINBURGH

NEW PRIME GRADE A OFFICE
ACCOMMODATION

UP TO 22,991 SQ FT REMAINING
31,075 SQ FT LET -



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





REIMAGINE
YOUR
OFFICE



30 SEMPLE STREET | EDINBURGH





APPROACH

CAPTURING CARBON FROM THE PAST. CAPTURING IMAGINATIONS FOR THE FUTURE

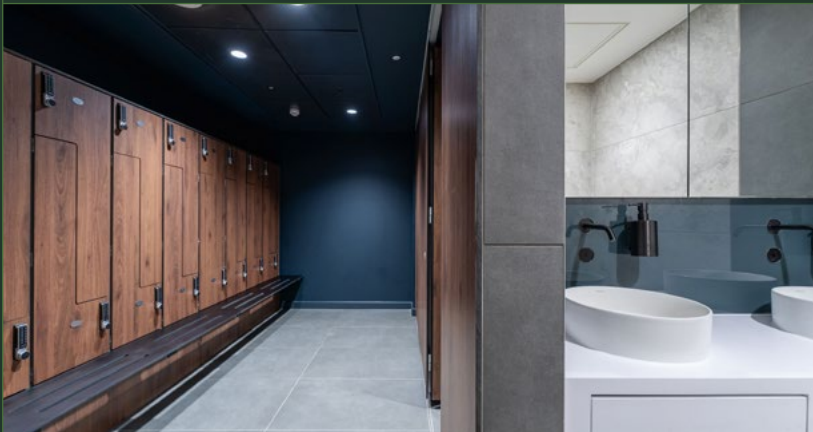
Buildings are too often completely demolished. By stripping back to the original frame, 30 Semple Street has saved 3,300 tons of CO₂, more than 50% of the carbon that would have been used in reconstruction.

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.

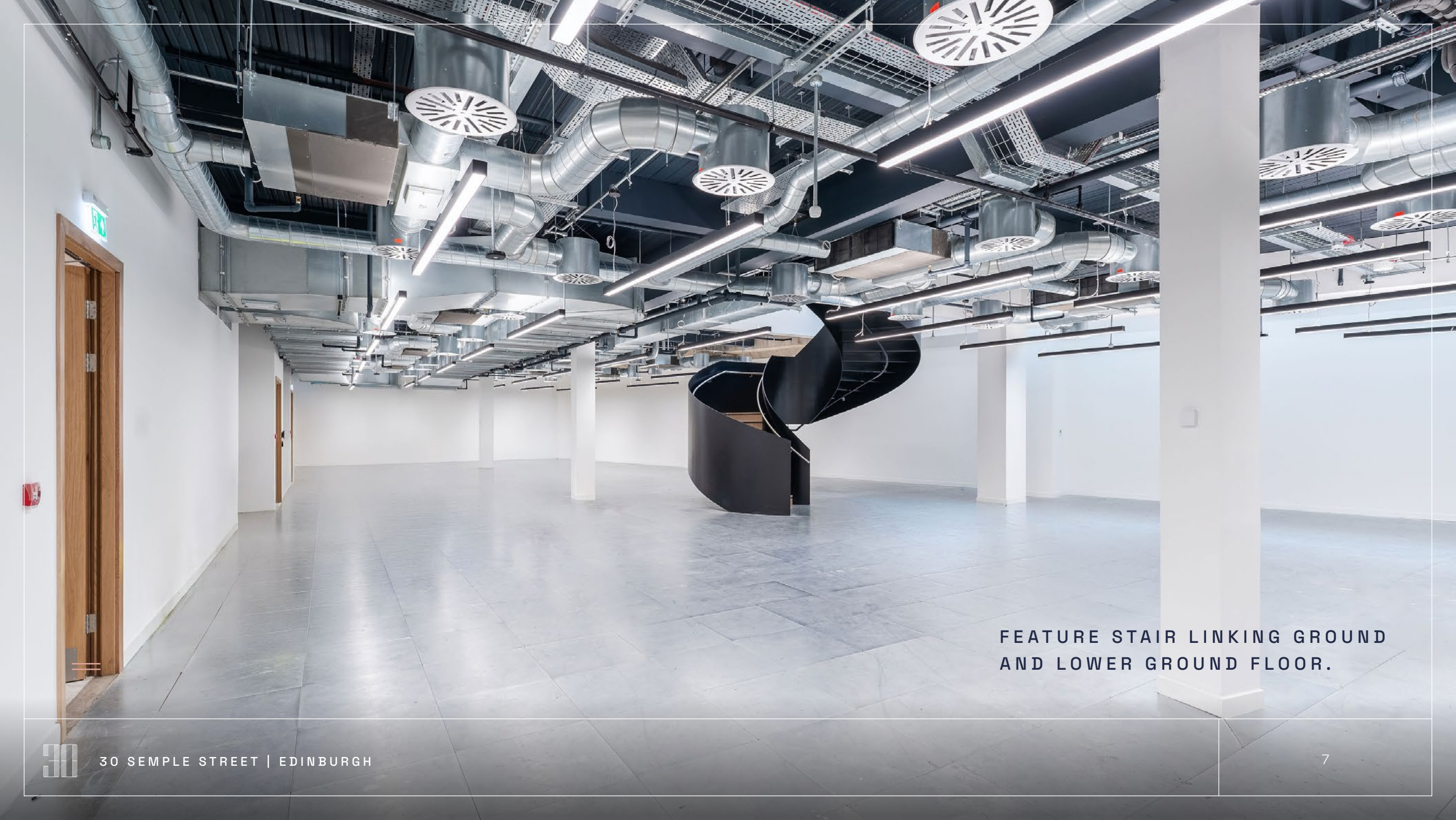
The development incorporates all new class-leading energy efficient systems, stunning contemporary facades, crisp aesthetics and amenities of the highest quality.

EXCELLENT WELLBEING FACILITIES

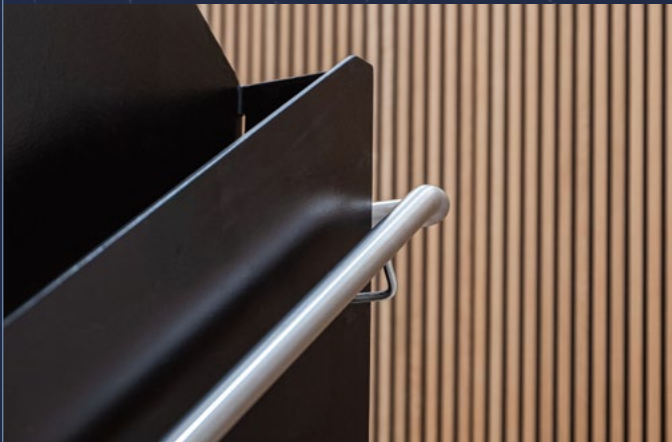
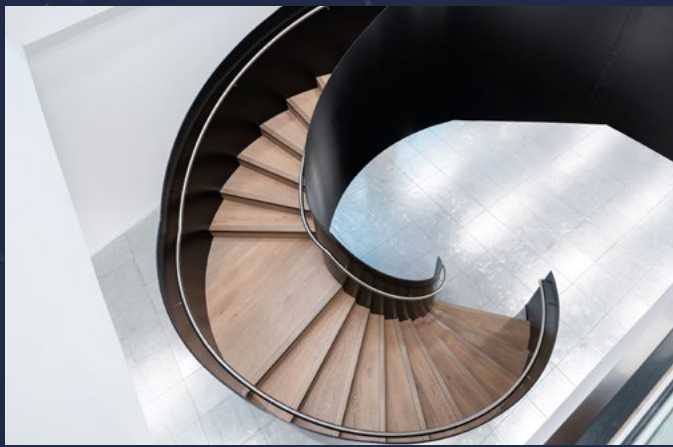
Put people first with healthy options for commuting, vehicle charging, air quality and daylight.



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



FEATURE STAIR LINKING GROUND
AND LOWER GROUND FLOOR.





LOCATION



30 SEMPLE STREET | EDINBURGH

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	One Spa
10	PedalHouse
11	Pure Gym
12	Edinburgh International Conference Centre
13	Hot Yoga Edinburgh



OCCUPIERS

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



HOTELS

1	Sheraton Grand Hotel
2	Caledonian - Curio Collection by Hilton
3	Point A Hotel
4	DoubleTree by Hilton Hotel

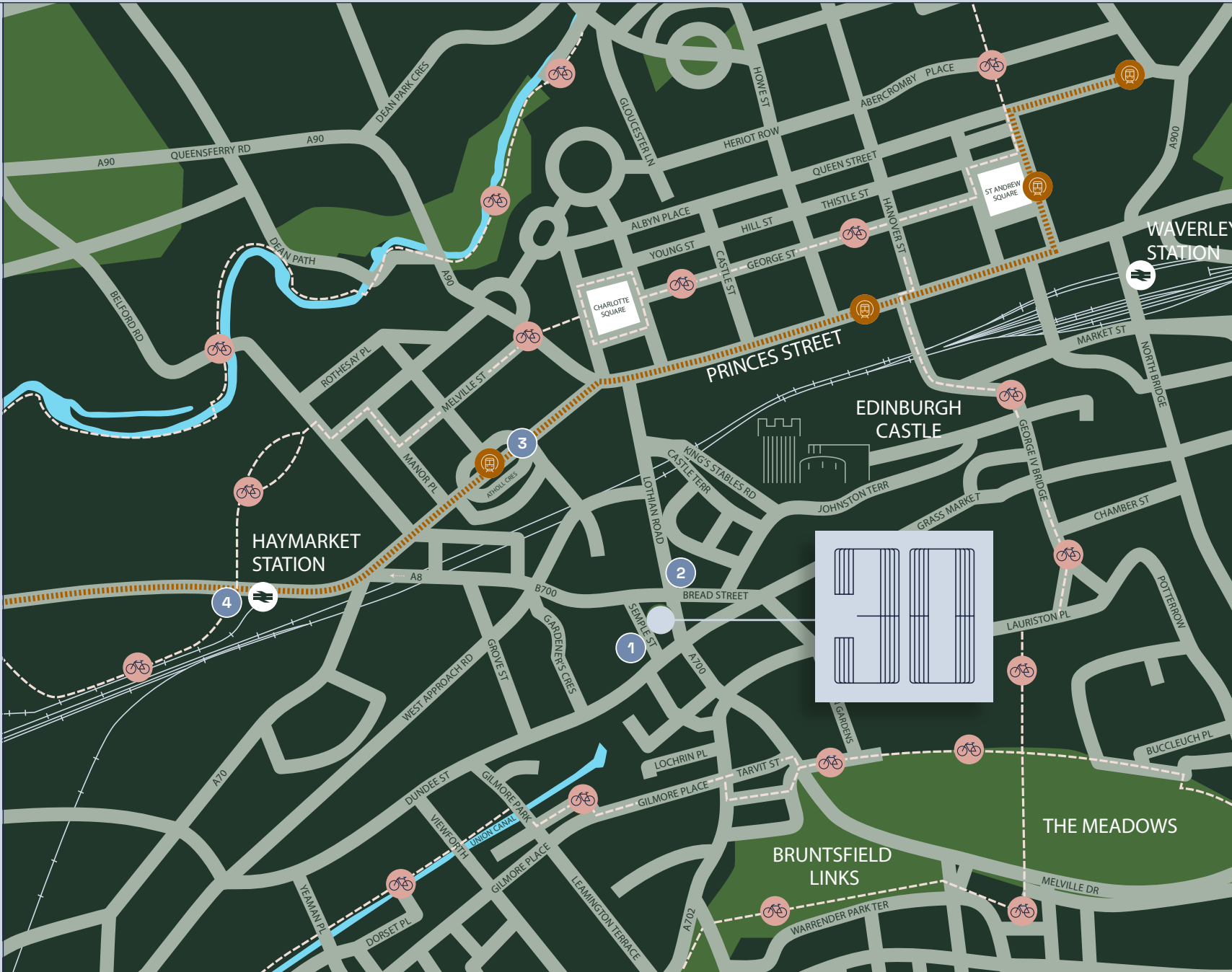
SERVED BY EXCELLENT
TRANSPORT NETWORKS

==



LOCAL TRANSPORT

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



SPACE



30 SEMPLE STREET | EDINBURGH



15

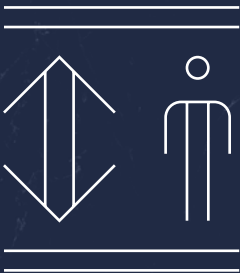


FLEXIBLE AND ADAPTABLE
ACCOMMODATION

Generous floor-to-ceiling heights and adaptability built into the building design. Split and cellularise easily, submeter your utilities. Open your windows and take in the great views of the city.



57,000 SQ FT
OVER 8 FLOORS
(22,991 SQ FT REMAINS
AVAILABLE)



MINIMUM 2.8M FLOOR
TO CEILING HEIGHT



1:8 OFFICE
WORKSPACE DENSITY



FLEXIBILITY FOR
SUB-DIVISION BUILT-IN



FLOOR CONNECTION. PART
GROUND TO LOWER GROUND



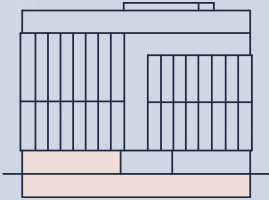
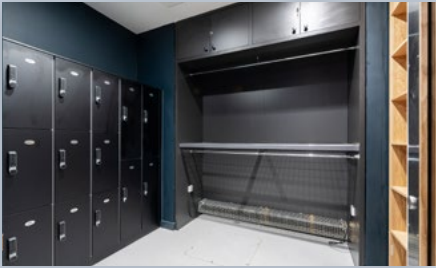
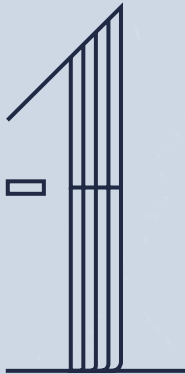
ANALYSE YOUR
ENERGY USE

ACCOMMODATION

LEVEL	SQ FT	SQ M
LEVEL 6	HYMANS ROBERTSON	
LEVEL 5	HYMANS ROBERTSON	
LEVEL 4	RED ROCK RENEWABLES	
LEVEL 3	BDO	
LEVEL 2	8,174	759
LEVEL 1	8,178	760
LEVEL G (NORTH)	2,992	278
LEVEL G (SOUTH)	Knight Frank	
LEVEL -1	3,647	339
TOTAL	22,991	2,136



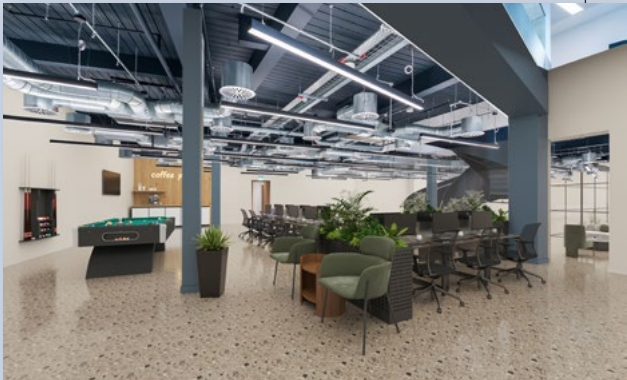
- OFFICE
- WC'S (INCL ACC.WC)
- BICYCLE STORE
- SHOWERS, CHANGING AND DRYING ROOM



LEVEL -1
NET INTERNAL OFFICE AREA

339 SQ M / 3,647 SQ FT

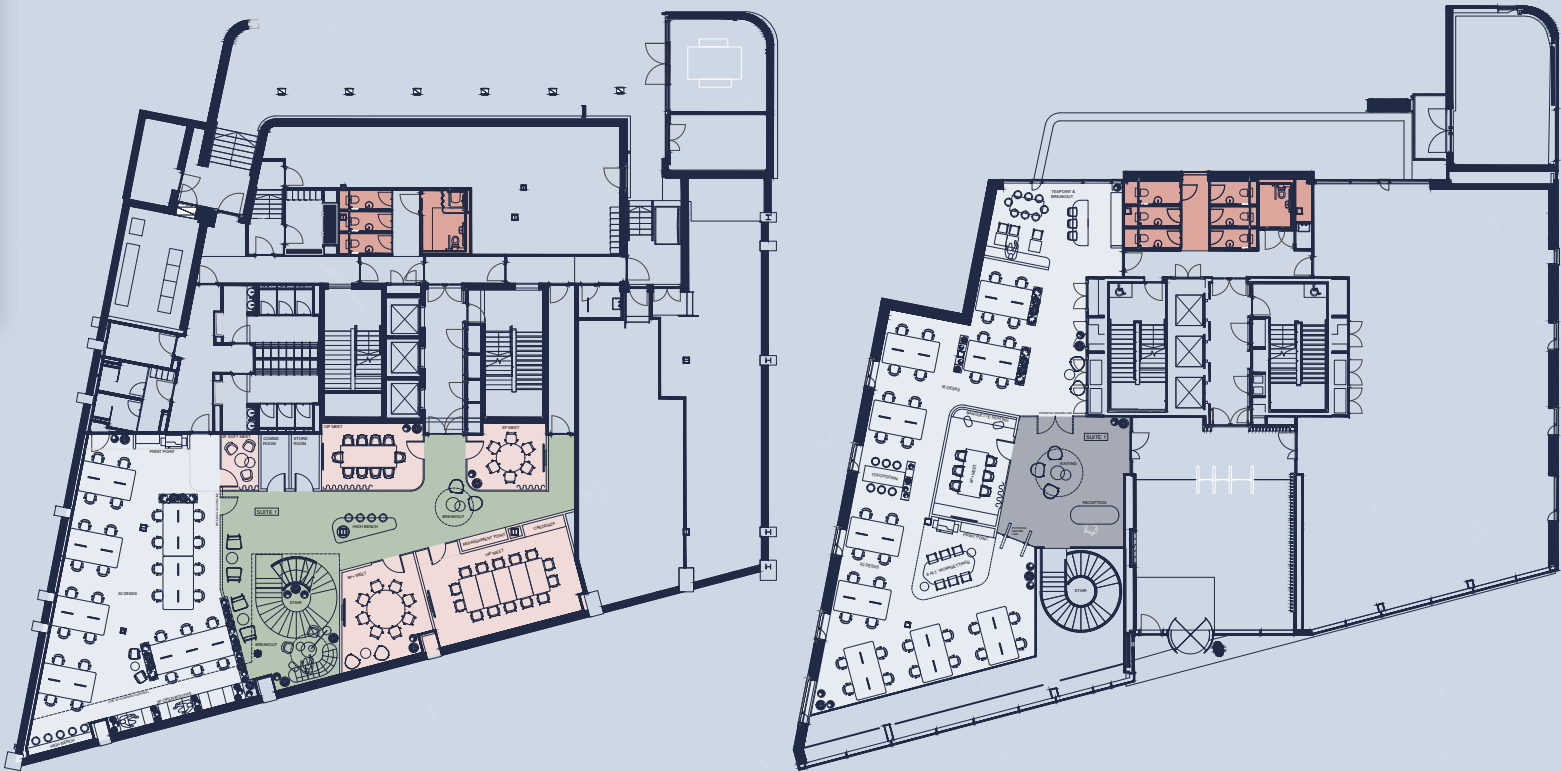
ACCOMMODATION



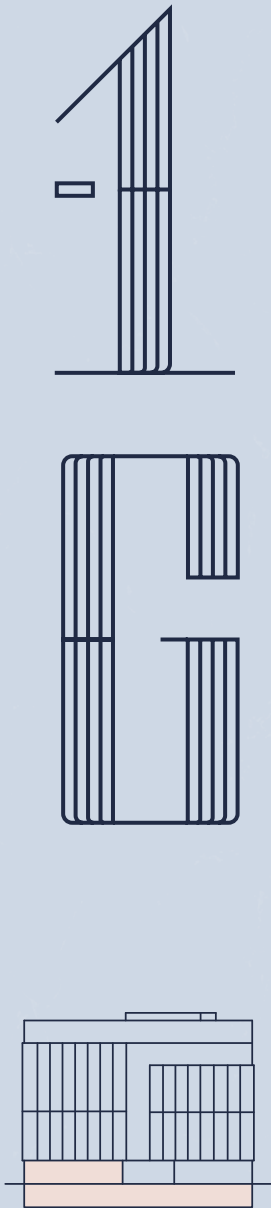
LEVEL -1 & GROUND FLOOR NORTH
SPACE PLAN

GROUND FLOOR NORTH AND LOWER GROUND FLOORS MUST
BE LET TOGETHER AS THEY ARE INTERCONNECTED.

- OFFICE / DESKS
- MEETING ROOMS
- TEAPOINT & BREAKOUT
- RECEPTION
- WC'S (INCL ACC.WC)



SEMPLE STREET

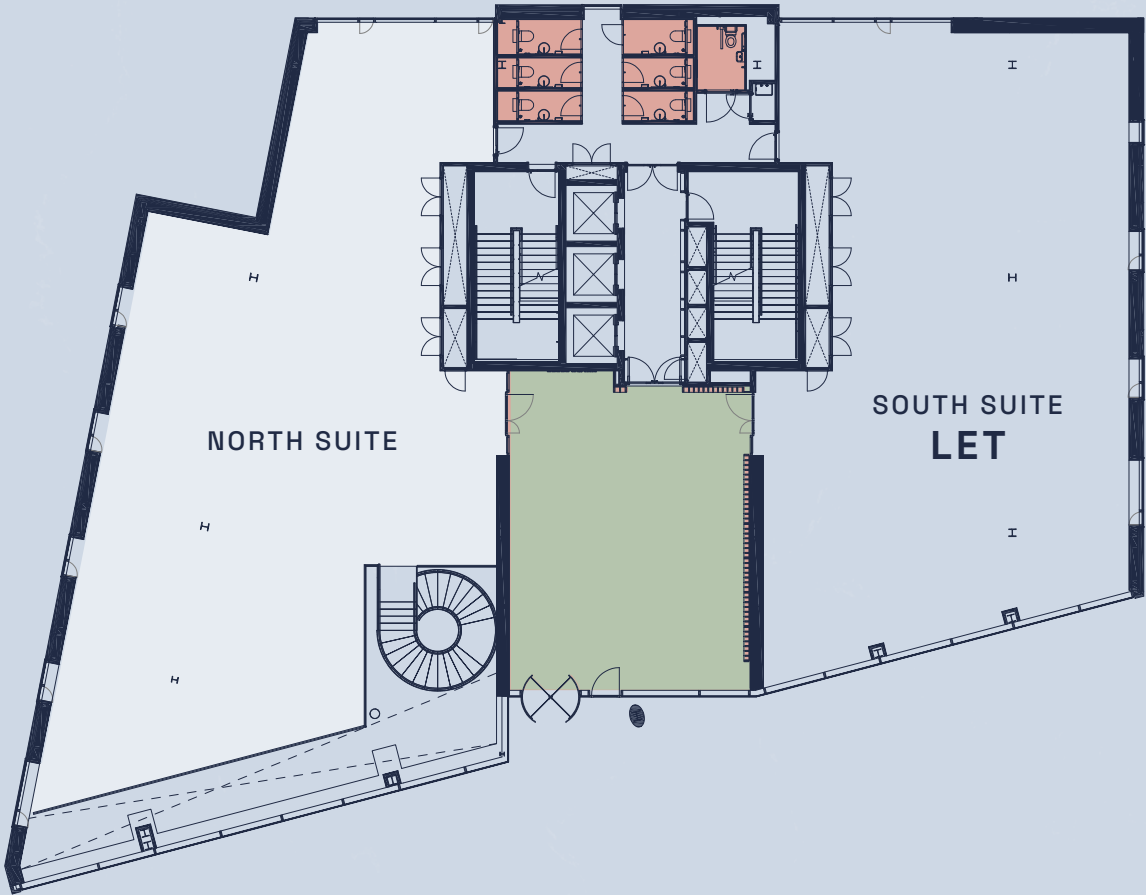


ACCOMMODATION

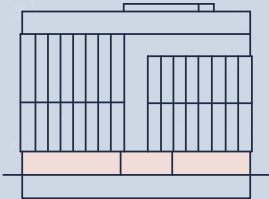
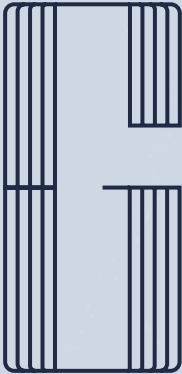
LEVEL	SQ FT	SQ M
LEVEL 6	HYMANS ROBERTSON	
LEVEL 5	HYMANS ROBERTSON	
LEVEL 4	RED ROCK RENEWABLES	
LEVEL 3	BDO	
LEVEL 2	8,174	759
LEVEL 1	8,178	760
LEVEL G (NORTH)	2,992	278
LEVEL G (SOUTH)	Knight Frank	
LEVEL -1	3,647	339
TOTAL	22,991	2,136



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



SEMPLE STREET

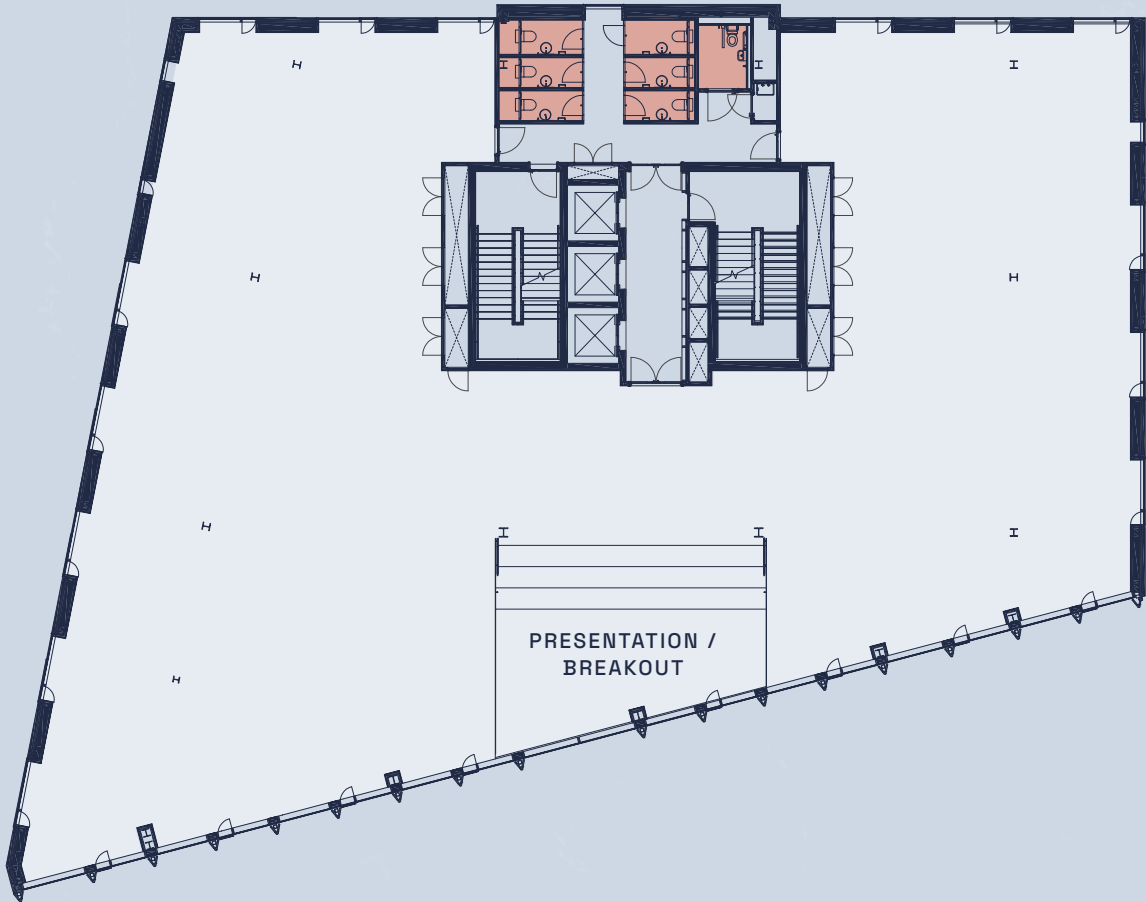


ACCOMMODATION

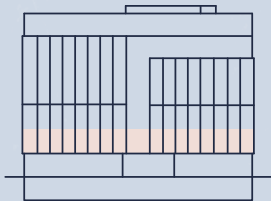
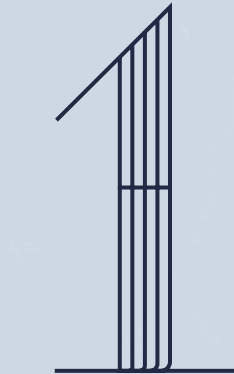
LEVEL	SQ FT	SQ M
LEVEL 6	HYMANS ROBERTSON	
LEVEL 5	HYMANS ROBERTSON	
LEVEL 4	RED ROCK RENEWABLES	
LEVEL 3	BDO	
LEVEL 2	8,174	759
LEVEL 1	8,178	760
LEVEL G (NORTH)	2,992	278
LEVEL G (SOUTH)	Knight Frank	
LEVEL -1	3,647	339
TOTAL	22,991	2,136



- OFFICE
- WC'S (INCL ACC.WC)



SEMPLE STREET



ACCOMMODATION

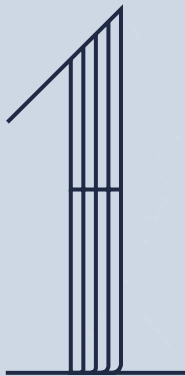


LEVEL 1 SPACE PLAN

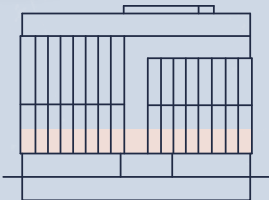
- OFFICE / DESKS
- MEETING ROOMS
- TEAPOINT & BREAKOUT
- RECEPTION
- WC'S (INCL ACC.WC)



SEMPLE STREET



PRESENTATION / BREAKOUT

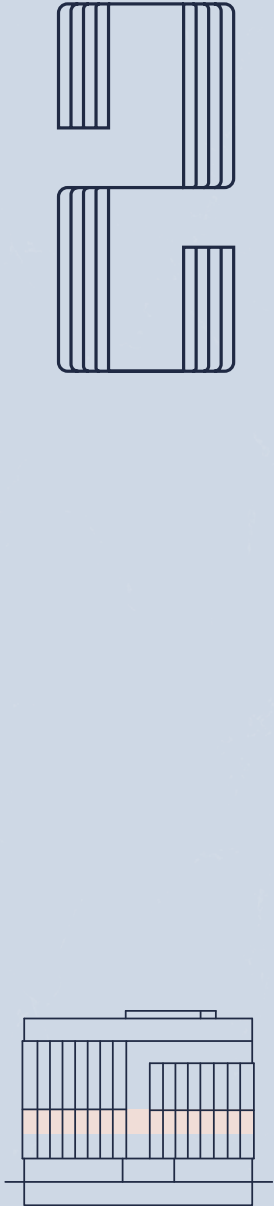
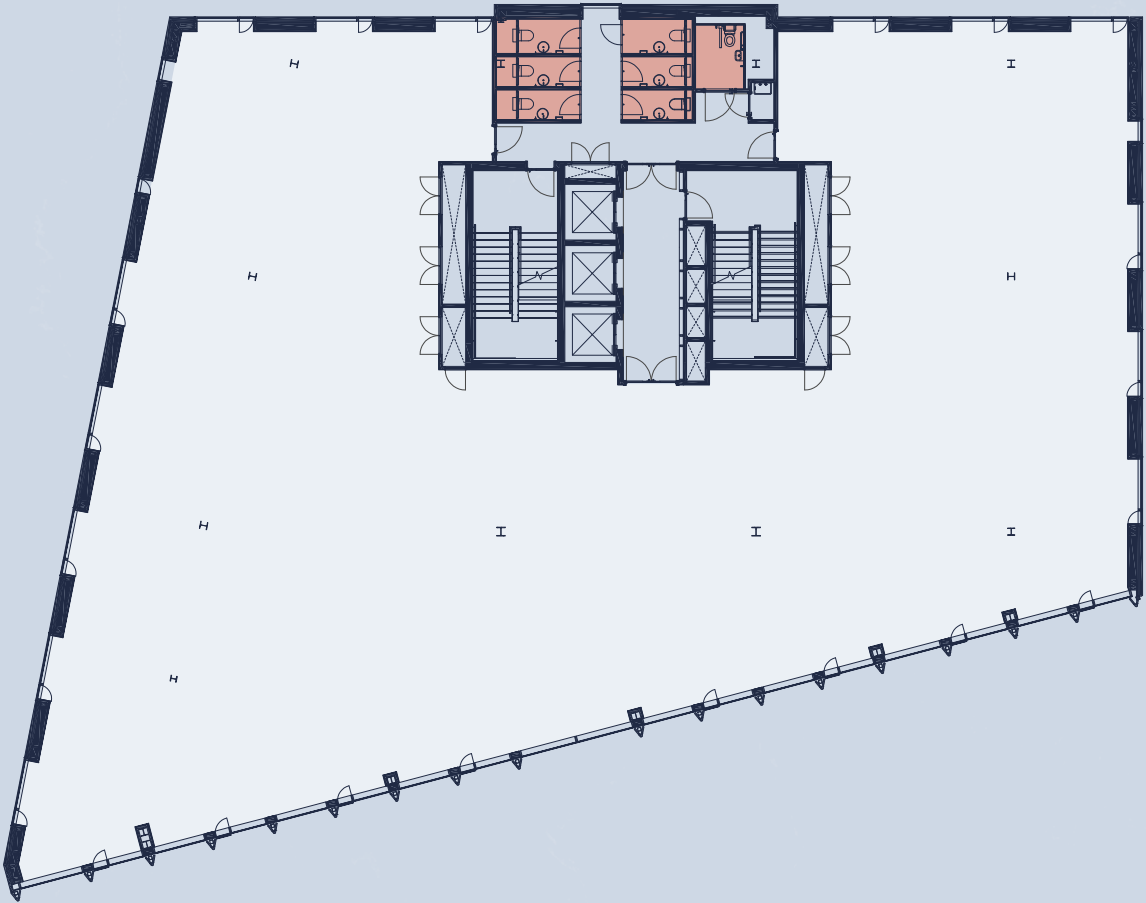


ACCOMMODATION

LEVEL	SQ FT	SQ M
LEVEL 6	HYMANS ROBERTSON	
LEVEL 5	HYMANS ROBERTSON	
LEVEL 4	RED ROCK RENEWABLES	
LEVEL 3	BDO	
LEVEL 2	8,174	759
LEVEL 1	8,178	760
LEVEL G (NORTH)	2,992	278
LEVEL G (SOUTH)	Knight Frank	
LEVEL -1	3,647	339
TOTAL	22,991	2,136



- OFFICE
- WC'S (INCL ACC.WC)



LEVEL 2
NET INTERNAL OFFICE AREA

759 SQ M / 8,174 SQ FT

ACCOMMODATION

==

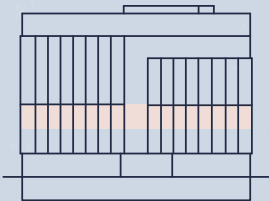
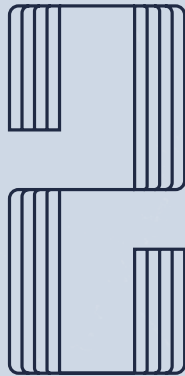


LEVEL 2 SPACE PLAN

- OFFICE / DESKS
- MEETING ROOMS
- TEAPOINT & BREAKOUT
- WC'S (INCL ACC.WC)



SEMPLE STREET



SPACE OPTIONS

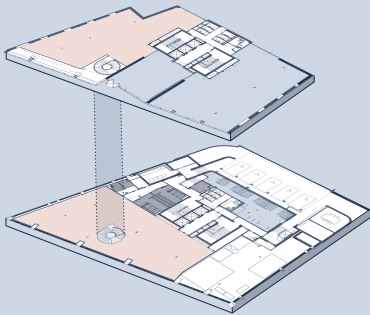


LEVEL	SQ FT	SQ M
LEVEL 2	8,174	759
LEVEL 1	8,178	760
LEVEL G (NORTH)	2,992	278
LEVEL -1	3,647	339
TOTAL	22,991	2,136

FLEXIBLE SPACE OPTIONS
TAILORED TO YOUR NEEDS.

OPTION 1
6,639 SQ FT

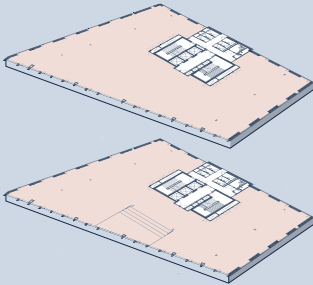
GROUND FLOOR NORTH AND LOWER
GROUND FLOORS MUST BE LET TOGETHER
AS THEY ARE INTERCONNECTED.



LEVEL G
NORTH

LEVEL -1

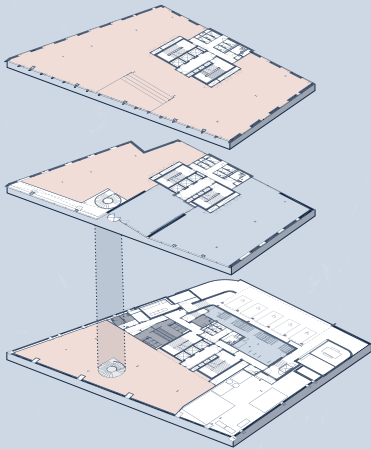
OPTION 2
16,352 SQ FT



LEVEL 2

LEVEL 1

OPTION 3
14,625 SQ FT



LEVEL 1

LEVEL G
NORTH

LEVEL -1

 AVAILABLE SPACE

SPECIFICATION

CLASS-LEADING
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



3 CAR SPACES AVAILABLE WITH EV CHARGING
3 MOTORBIKE SPACES



30 SAMPLE ST

ENQUIRIES

Chris Cuthbert

E chris@cuthbertwhite.com

T +44 (0) 7989 395 165



Cuthbert
White

Toby Withall

E toby.withall@knightfrank.com

T +44 (0) 7770 017 007



Knight
Frank

A development by Corran Properties on behalf of CBRE Investment Management

CORRANPROPERTIES

CBRE Investment
Management

The Agents for themselves and for the vendors are lessors of this property whose agents they are, give notice that: (1) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of a contract. Intending purchasers or tenants must satisfy themselves independently as to the accuracy of all matters on which they intend to rely. (2) No person in the employment of The Agents has any authority to make or give any representation warranty whatsoever in relation to this property. (3) The images, floorplans, dimensions and floor areas in the brochure are indicative only. August 2025.

Marketing by thefifthhouse.co.uk