



www.atria-edinburgh.co.uk

148 Morrison Street,
Edinburgh EH3 8EX

 **ATRIA**
TWO

> SPECIFICATION

DESIGN FEATURES

- > Dynamically designed building with dedicated access from Morrison Street.
- > Fully glazed elevations to Morrison Street and Ladyfield.
- > 13 person passenger lift.
- > Feature lighting to entrances and stairs.

WC & SHOWER FACILITIES

- > Contemporary unisex and accessible toilets.
- > Shower facilities.

SECURITY

- > 24 hour security systems and controlled building access.
- > Card access and extensive CCTV coverage.

COOLING, HEATING & LIGHTING

- > VRF fully air-conditioned.
- > Intelligent lighting in the spirit of LG7.

CEILING HEIGHTS

- > Ceiling height: 2.7m.

FLOORPLATES

- > Raised floor depth 150mm overall.

FLOOR LOADING

- > Substantial floor loading capabilities - 4 + 1 kn/m².

SUSTAINABILITY

- > 'Excellent' BREEAM rating.
- > EPC rating of B+.
- > Low carbon energy technology.
- > Low water use systems.
- > Energy efficient lift.
- > Green sedum roof system.
- > All glazing is low E glass.

POWER & TELECOMMUNICATIONS

- > Maximum installed HV capacity of 228KVA.
- > There is provision for incoming telecoms.

> ATRIA OCCUPIERS

> AON

> Lothian Pension Fund

> The Law Society of Scotland

> PWC

> IBM

> Brewin Dolphin

> Alliance Trust Savings

> Green Investment Bank

> Henderson Global Investors

> The Co-operative Food

> Café Klaris

> EICC



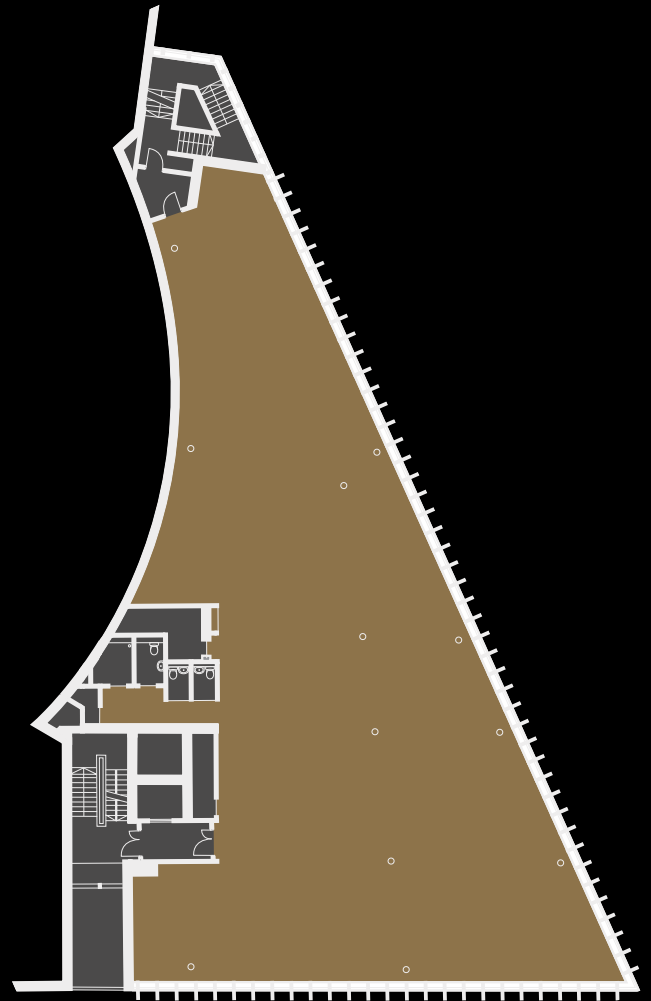
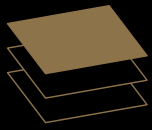
ATRIA TWO LEVEL THREE

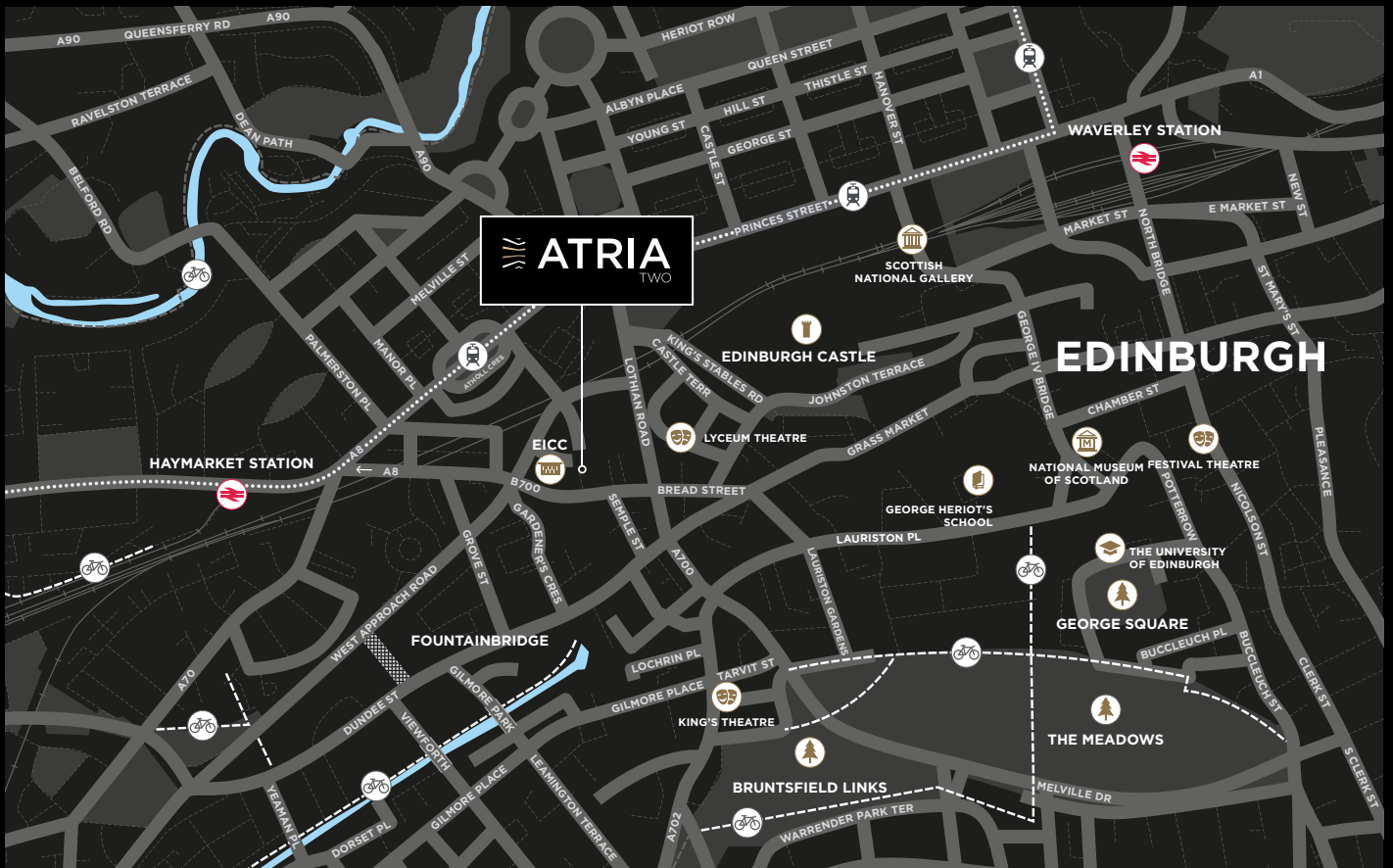
> 600.8 SQ M
6,466 SQ FT

● Available Office Space

The net internal areas given are in accordance with the RICS Code of Measuring Practice 6th Edition 2007. A full IPMS 3 breakdown is available upon request.

FLOOR PLANS NOT TO SCALE,
FOR IDENTIFICATION PURPOSES ONLY.





SITUATED IN EDINBURGH'S LEADING BUSINESS AND FINANCIAL DISTRICT, THIS DEVELOPMENT IS CLOSE TO MANY OF THE BEST ATTRACTIONS AND DAILY ESSENTIALS THE CITY HAS TO OFFER - **FROM HIGH CULTURE AND OPEN SPACES, TO SANDWICH SHOPS AND WINE BARS.**

› WALKING



PRINCES STREET	5 MINS
HAYMARKET	5 MINS
EDINBURGH CASTLE	20 MINS
ROYAL MILE	16 MINS

› TRAM TIMES



ST ANDREW SQUARE	7 MINS
EDINBURGH AIRPORT	31 MINS

CONTACT

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