

[www.atria-edinburgh.co.uk](http://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

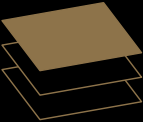
> EICC

ATRIA TWO LEVEL THREE

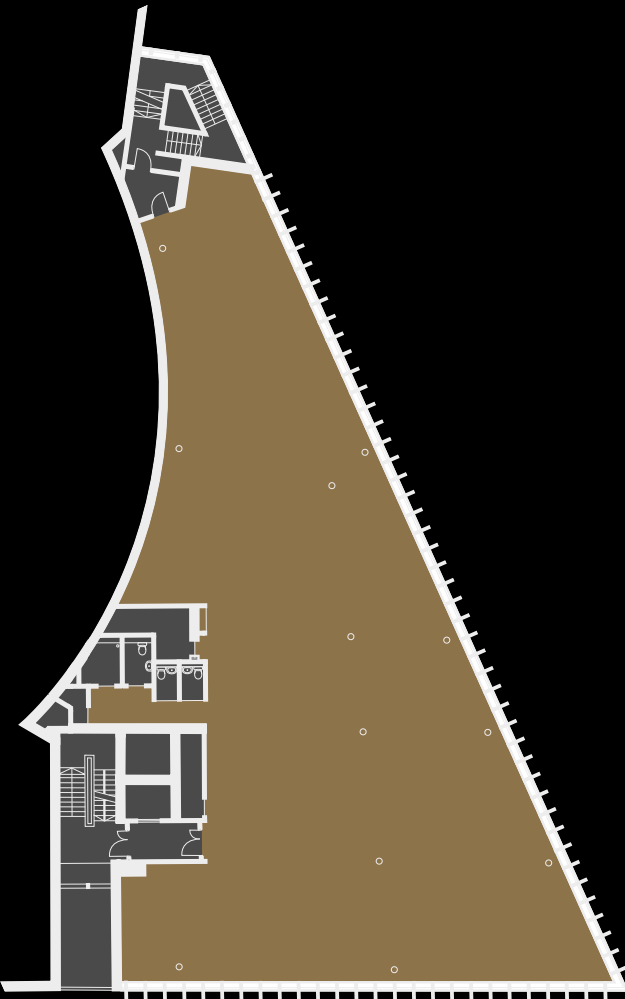
- Available Office Space

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.

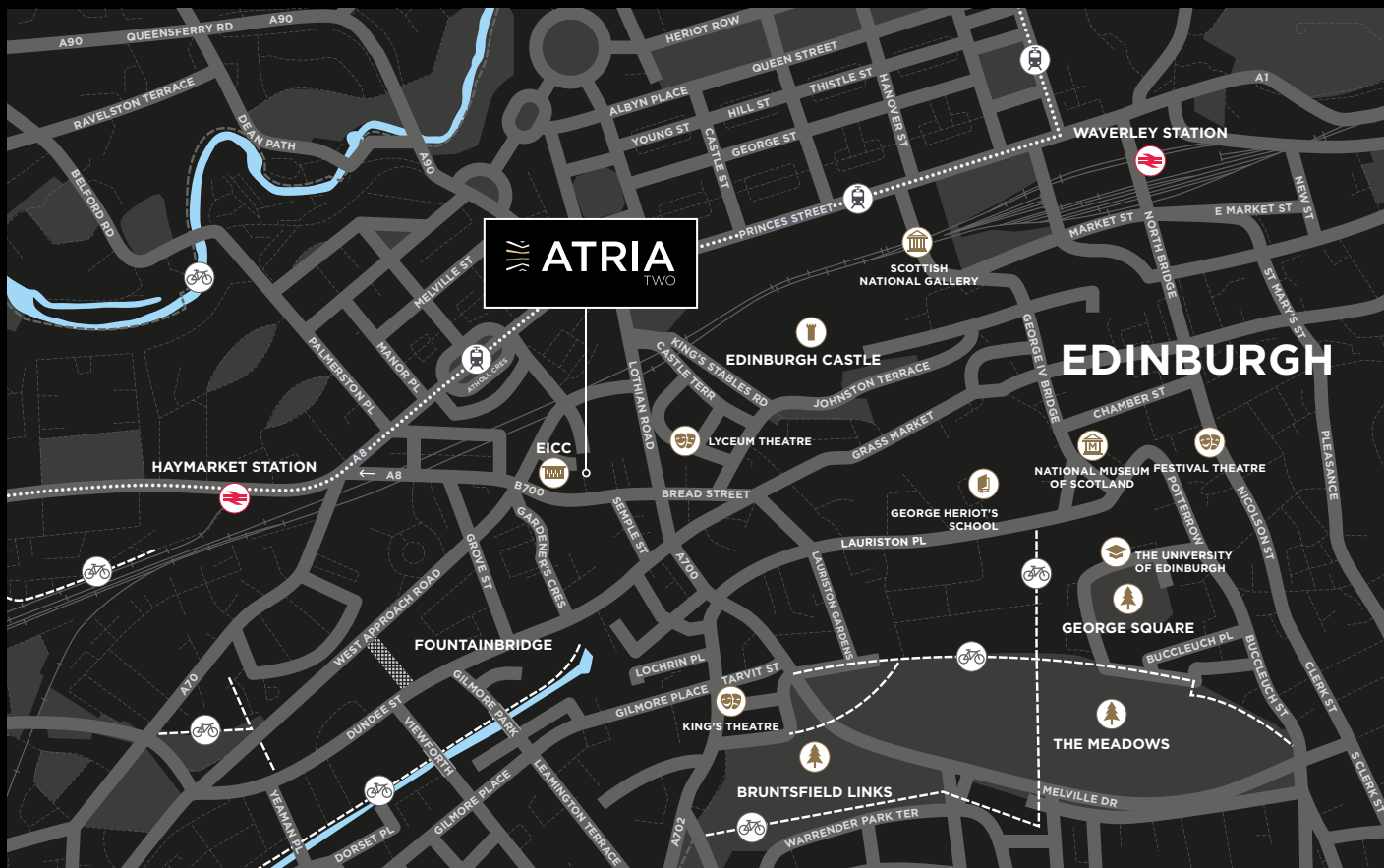
FLOOR PLANS NOT TO SCALE.  
FOR IDENTIFICATION PURPOSES ONLY.



> 600.8 SQ M  
6,466 SQ FT







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

For more information visit [www.atria-edinburgh.co.uk](http://www.atria-edinburgh.co.uk) or contact:



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