



the  
north  
quarter

[thenorthquarter.co.uk](http://thenorthquarter.co.uk)

496 Ferry Rd  
Edinburgh  
EH5 2DL

Workspaces designed around you

## Welcome to The North Quarter.

Home to uniquely stylish private workspaces, designed to accommodate businesses from 1-50 desks.

Have your say on how long you stay and take control with all-inclusive monthly costs. We don't do small print or hidden surprises – only the good ones.





We're all about flexibility. There's a yoga studio for starters.

Your new office is waiting for you to make it your own.

But whenever you'd like some company, you don't have far to go – we have a coffee lounge, breakout areas and meeting rooms.

### **All the amenities, all yours.**

#### **Where are we?**

The North Quarter is surrounded by green spaces and boasts views of Edinburgh's iconic castle. The vibrant neighbourhood of Stockbridge is within walking distance and the city centre, just a couple of miles away.

Based in the north of the city, we're easy to get to from all directions – including the airport.

#### **What's in the space?**

Originally a stunning 1870s baronial villa, The North Quarter has been extended and recently refurbished to offer working spaces that are light, bright and a wee bit quirky.

You can make the most of:

- A coffee lounge
- Parking spaces and electric vehicle charging points
- Meeting and breakout areas
- Yoga studio
- On-site bike storage

But most importantly, a space you can call your own.

We work hard to make spaces that flex to your needs. From a single person office to space that comfortably fit over 50 people, we have a range of options to choose from.



### TESTIMONIAL

*Aside from the funky communal areas, The North Quarter is so close to the centre of Edinburgh, whilst still having the green space of the Botanic Gardens just around the corner. There's easy access to the motorway network and airport – it ticks all the boxes for us. The location, amongst many other things, is why we've been here for almost 15 years.*

**Chris Bruce,  
Managing Director, The Lane Agency.**

### TESTIMONIAL

*We chose to relocate our main headquarters to North Quarter for a number of reasons. The fit-out and atmosphere within the building fits well with our brand and the shared spaces offer excellent additional, flexible workspace for our team to make use of. One of the key drivers for our office search was parking and the provision at North Quarter is excellent as is accessibility to all areas of the city from this location.*

**Andy Whitmey,  
Director, Umega Lettings.**

the place to be



FIRTH OF FORTH



Warriston

Royal Botanic Garden

Fettes College

Inverleith Park

BONNINGTON

STOCKBRIDGE

Palace of Holyroodhouse

WEST END

EDINBURGH OLD TOWN

MURRAYFIELD



### By road

Ferry Road is a major artery for the city, making it easy to get here by car. We're only 5-10 mins from Leith, the city centre and Barnton. Just put EH5 2DL into your Sat-Nav and you'll be here in no time.



### By train

We're only a short ride away from both Haymarket and Waverley train stations. A bus from either will take roughly 30 mins and a taxi around 10. Or, if you want to stretch your legs, you can walk it in about 45 mins.



### By bike

The Ferry Road Cycle Path (no. 11) is just around the corner. This old railway line links Leith and Roseburn, and gives you access to the city's extensive cycle network. Ferry Road also has dedicated cycle lanes.



### By plane

It's main roads all the way from Edinburgh Airport in the west. Coming via Barnton will take around 20 mins by car.



### By bus

We're well connected to several bus routes. Lothian Buses including the 8, 16, 21 and 27 can bring you here from Leith and the city centre in around 30 mins.



### By foot

Within 20 mins, you can easily walk here from Leith or Stockbridge (through the peaceful surroundings of Inverleith Park). The Ferry Road cycle path (no. 11) is also well connected and off road.



You'll find us at 496 Ferry Road in the north of Edinburgh. As we're on one of the city's key connecting roads, it's easy to get to us, no matter how you like to travel.

# amenities



## EASY WORKSPACES

We care about making your office work for you. That's why we like to chat details from the word 'go'. Costs are all-inclusive and cover utilities and Wi-Fi.



## MEETING ROOMS AND BREAKOUT SPACES

Our communal meeting rooms and breakout spots are yours to use at your leisure. These light and airy spaces are sure to wow any client or visitors – and can be pre-booked. We even have a rooftop area for an al fresco catch up.



## SHOWERS

We always like to encourage sustainable travel. So, if you work up a sweat getting here, at least you know that each business has access to showers.



## BIKE STORAGE

If you're making your way to work on two wheels, it's good to know there's a dedicated and safe space for your bike.



## COFFEE LOUNGE

For informal meetings, or to refuel with a quick coffee, our lounge offers a laidback café feel. It's a place where you can feel at home and meet our other North Quarter residents.



## SECURE & SUPERFAST BROADBAND

Always stay up to speed with superfast broadband throughout the building. Plus, each office has its own secure network.



## PARKING & ELECTRIC CAR CHARGING

Our dedicated car park offers plenty of spaces for the size of the building. It's easy to find too, as you can see the entrance clearly from Ferry Road. If you're interested in electric vehicle charging points, let us know.



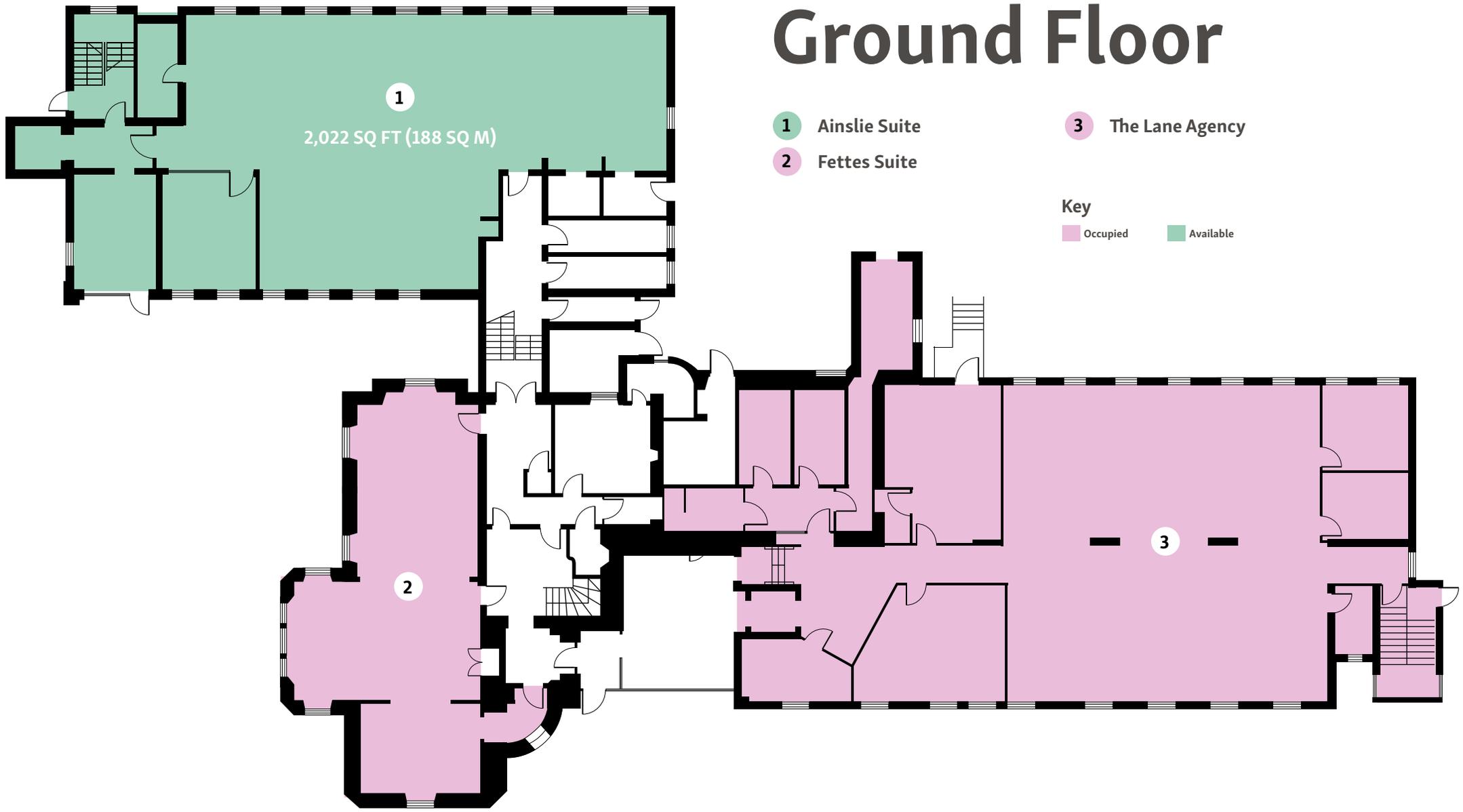
## YOGA STUDIO

After a morning full of meetings, what better way to unwind than with a yoga session?



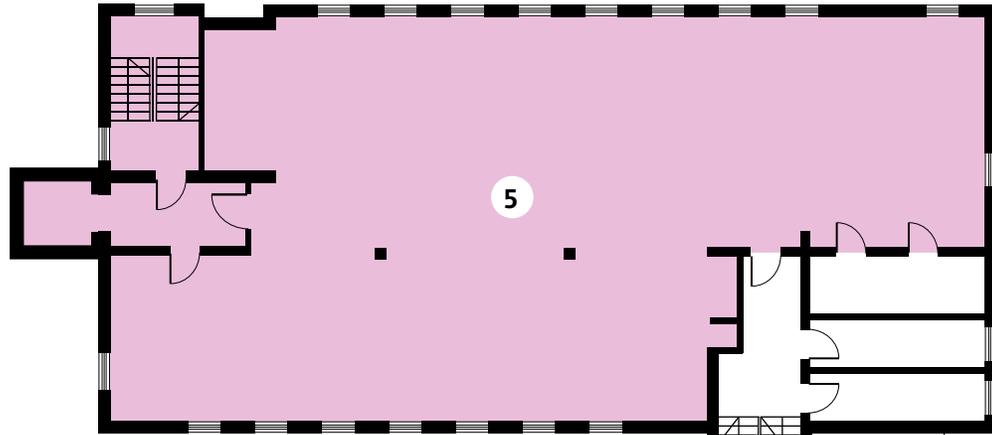
the building

# Ground Floor

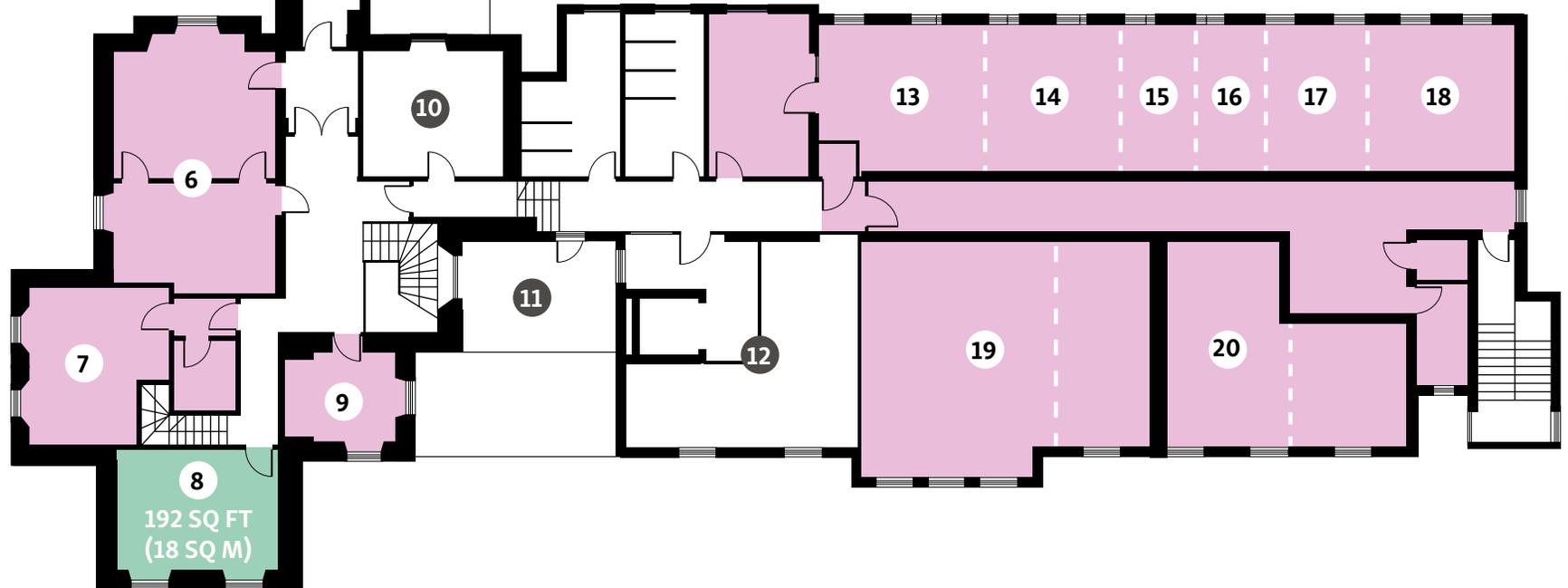


the building

# 1st Floor

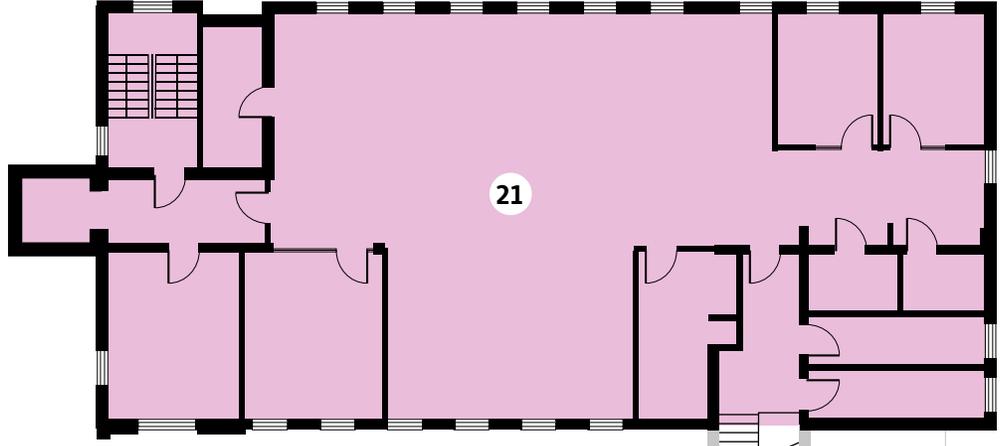


- 5 Inverleith Suite
- 6 Ferryfield Suite
- 7 Boswall Suite
- 8 Kinneair Suite
- 9 Botanic Suite
- 10 Carrington Suite - Meeting room
- 11 Al Fresco break out
- 12 Fettes Perk - Welcome area & coffee bar
- 13 Craigleith Suite
- 14 Forth Suite
- 15 Fraser Suite
- 16 Newhaven Suite
- 17 Royston Suite
- 18 Rocheid Suite
- 19 Goldenacre Suite
- 20 Castleview Suite



Key  
Occupied  
Available

the building



# 2nd Floor

21 Scottish Field ● Roof

Key  
■ Occupied ■ Available





We prefer to be hands-on (and don't mind getting our hands dirty either). From start to finish that means forging real relationships with everyone here. Whether it's personalising the ideal working space or tailoring terms to fit your business, we believe in working together for the greater good.

**How big do you want to dream?**

From one person start-ups to fast-growing businesses, we have a range of spaces on offer to suit all sorts.

**A space that works for you**

If you want to be involved in the plans and initial designs, you can. We want to make sure that your workspace is just right for your business.

**How long's a piece of string?**

When it comes to the lease duration, we don't have to work to set lengths. We can chat and see what works best in the circumstances.

*"Abercastle are a friendly, responsive and value-adding organisation. I have been a tenant of theirs since 2014 and they have assisted in our business growth by supporting us and listening to our needs."*

**Chris Peace, Managing Director, Peace Recruitment.**

let's get together



# key info

## Working with us

A very simple license in plain language is all that is needed before we hand you the keys. And when you do move out, if you've treated the space with reasonable care, just hand the keys back to us – it's that easy.

## Let's chat

If you like what you see, get in touch. We'd love to hear your business plans, and work out how we can help make them a reality.

## Email

Send us your queries. We'll get back to you with more information.

## Phone

We like to keep it personal, so give us a call to chat through your options.

## Pop in

Want to talk over a coffee? We have a lounge for that - give us a call and arrange a time to come and visit.

**496 Ferry Road**  
**Edinburgh**  
**EH5 2DL**



**ABERCASTLE**  
PROPERTY PORTFOLIO

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