

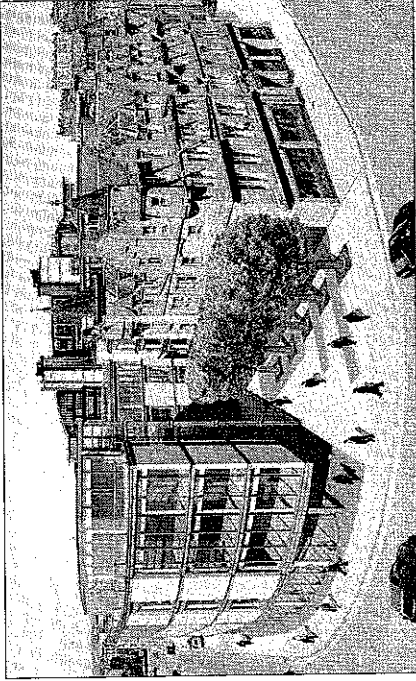
Biggart Baillie convinced by the case for Lochrin Square

Legal giant is first to get foot in the door at £50m development

JIM STANTON
Business Editor

BIGGART BAILLIE, the Edinburgh-based commercial law specialist, has been confirmed as the first tenant of the flagship Lochrin Square development. The legal group, one of Scotland's top ten law firms, is to take 18,000 square feet of the new £50 million complex at Fountainbridge, which was speculatively funded by Credit Suisse Asset Management.

Together with Edinburgh Quay, the Grade-A Lochrin Square office complex is seen as a key part of Edinburgh's expanding Exchange district. Biggart, which has 45 partners between its Edinburgh and Glasgow bases, will occupy three floors of the new



SQUARE DEAL: Biggart Baillie is taking 18,000sq ft at complex, covering 18,235sq ft, at No 2 Lochrin Square. It will be home to 120 of the company's staff as it consolidates its current Castle Street and George Street operations there. The 100,000sq ft Lochrin Square is a joint venture between Gladedale Capital – the group that is also behind the Quartermile project – and community retailer Scotmid. It is a major redevelopment of the former Scotmid headquarters and features two buildings of 63,710sq ft and 32,900sq ft. David Robinson, development director for Gladedale Capital,

said: "We are delighted to have secured a tenant of the calibre of Biggart Baillie. The company's very early decision to locate to Lochrin Square demonstrates the quality of the development we are producing."

Mr Robinson said Gladedale was currently in discussions with "a number of prospective tenants" for Lochrin Square, underpinning the strength of the location that sits between the main Exchange area and the emerging canal-side area of the Capital's growing financial hub. However, no clues to the identity of any of the other potential tenants were disclosed. Mr Robinson said, however, that construction work on the development, set around a landscaped courtyard, was "progressing well and we are on target for our projected completion date in October."

Biggart did not disclose what its rent would be, but the remaining space is being marketed at £28 per sq ft. Derek Ellery, managing part-

ner at Biggart Baillie, said: "We have been focusing on the development of our client and staff facilities across all our offices in Edinburgh and Glasgow. "In addition to this move in Edinburgh, we're completing a significant refurbishment of our Glasgow office that will provide first class accommodation for clients, staff and visitors."

A number of recent commercial property reports have highlighted the current supply squeeze on premium office space in the Capital. After a few lean years demand started to increase late last year with a number of companies looking for pre-lets in speculative developments that were coming on stream, helping drive rental growth again after a couple of years of stagnation. Recently, another legal firm, Maclay Murray & Spens, pre-let 50,000sq ft at Quartermile on the site of the former Royal Infirmary.

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Quick New

Naim's goes to th
OATCAKE maker Naim's appointed the Dog Digital agency to redevelop its website with a focus on promoting products' nutritional benefits. Glasgow-based Dog Digital handed a brief to devise a year strategic digital marketing plan for Naim's, made by Edinburgh-based biscuit Simmers.

Oil market pump
THE International Energy Agency (IEA) has foreseen a significant rise in the global demand for oil this year. The group, which analyses industrialised nations energy issues, sees demand rising by an average of 1.5 million barrels a day this year, up from 1.5 million in 2007.

Sants takes over
CITY regulator the Financial Services Authority has appointed Hector Sants as its new executive, succeeding Jonathan Tiner. Mr Sants, who will take the role on July 20, is currently managing director of wholesale and institutional markets at the FSA.