

# 2 New Park Square

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# Edinburgh Park



**A new phase and the next generation, given the success at 1 New Park Square – one of Edinburgh's most sustainable developments**



# 2 New Park Square



# AWARD WINNING, STUNNING NEW OFFICE DEVELOPMENT

94,000  
sq ft

Flagship office designed by Stirling Prize  
winning architects, AHMM

Amenity  
Rich

Offering sport, leisure and  
conference facilities

EPC

One of the best rated office  
developments in Scotland at "A (03)"

Lean, Clean & Green

Estimated to use 31% less energy  
than conventional offices

Connected

Sitting at a multimodal  
transport hub

Patina

Bakery, Viennoiserie, Bar  
and Performance Space

# HOME TO


Sainsbury's Bank

 Marsh McLennan

 element

 GE VERNOVA

*Patina*

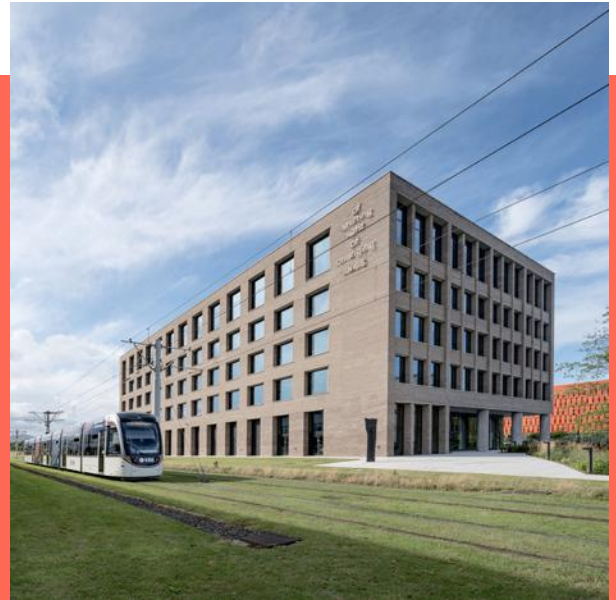
**Schneider**  
 Electric



# SUSTAINABILITY, INNOVATION & FUTURE PROOF FLEXIBILITY.

## SUSTAINABLE

An all-electric Net Zero Carbon design which minimises energy consumption, typically 31% lower than conventional buildings.



## CONNECTED

A convergence of public transport, road and air travel, complimented by the opportunity to run, walk or cycle, bringing Scotland's talent to your doorstep.

## HEALTHY

100% fresh air circulation and opening windows, with generous ceiling heights maximising natural light to create a great working environment.



## EXCEPTIONAL

Beautiful design producing generous and fully serviced collaboration spaces, conference and performance facilities creating exceptional value for your business.



## FUTURE PROOF

Resilient services, flexible floorspace, and sustainability credentials future proofed beyond 2045\*, support fast changing business plans.



## FUN

Rich in amenities for exercise, collaboration, relaxation, and enjoying good company, creating a compelling and inclusive environment to make work a pleasure.



\*According to CRREM model analysis



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**A NEW  
COMMUNITY  
DESIGNED  
AROUND THE  
HAPPINESS AND  
SUCCESS  
OF ITS PEOPLE**

**A BUILDING  
DESIGNED  
TO SUPPORT  
AND ENHANCE  
YOUR TALENT**

**94,000 sq ft (8,732 sq m) of sustainable offices delivering an exceptional experience.**



# WELLBEING AND HAPPINESS



## 2 New Park Square

A significant and highly sustainable office at the heart of New Park Square, with its sporting facilities, green sunken square and its civic square.



# CUSTOMER EXPERIENCE

A visionary new destination for food, art and music, Edinburgh Park has an ongoing programme of events and activities delivered by our own dedicated Customer Experience and Community Manager. A programme designed to enrich the experiences of everyone who works, visits or lives in our vibrant community.



## MARKETS

Annual Spring Market in the Civic Square supporting local businesses and vendors.



## NETWALKING GROUPS

Edinburgh Park is perfectly suited to netwalking, with a collection of art and sculpture dotted around the area and a serene walk starting in the civic square and progressing along the lochan.

## FESTIVALS

Edinburgh Park partnered with the Edinburgh International Festival to deliver an 800-capacity pavilion delivering 23 concerts with over 13,500 attendees during the month of August.

Also hosted 'The Scottish Rum Festival' exploring the very best of Scotland's rich rum heritage. Premier rum brands from all over the country were featured, with tastings and masterclasses from the distilleries and independent bottlers that have put Scotland firmly on the rum map.



## **BI-ANNUAL POETRY ZINE AND ASSOCIATED EVENTS**

Parabola is dedicated to supporting poets and poetry.



## **WORKSHOPS**

A number of workshops including wreathmaking and weaving.



## **& MORE**

- Poetry workshops with local schools
- Weekly Run Club
- Pickleball and Padel Courts
- Tournaments, coaching and open days
- Scottish Emerging Sculptor Award – Exhibition and New Public Art
- Music and pop up events
- Festival location
- Yoga and Pilates
- Dinner Clubs and special events
- Kids competitions

# EDINBURGH ARENA



Arena image courtesy AEG

Edinburgh Park is an ambitious new community designed around the happiness and success of its people. A new urban quarter that is not only a great place to live and work, but also a cultural destination and creative canvas for Edinburgh. A vibrant, socially inclusive environment in one of the best connected parts of the city, creating a new blueprint for sustainability and wellness.

Parabola plan to develop up to 1,500 residential homes for the private and rental markets and have recently announced the partnership with S1 Developments, one of Scotland's leading and most respected residential developers who will now go on and deliver some 400 private villas for sale, as part of the masterplan. Together they will create a community atmosphere. In addition, Parabola have further announced the live music and entertainment leader AEG, are to deliver a new venue for the City of Edinburgh at Edinburgh Park, with a capacity of 8,500.



# THE VISION

The master plan for Edinburgh Park has a high density urban feel with contemporary European style landscaping, focussed on wide tree lined boulevards and diverse public transport options. The plan integrates offices, homes, leisure and business support amenities around key public squares and spaces designed to bring the community together to share experiences and enrich lives.

EDINBURGH AIRPORT

NATWEST HEADQUARTERS

## 2 New Park Square

## S1 Residential Development

400 HOMES

< STIRLING (M9) / PERTH (M90)

< GLASGOW (M8) / STIRLING (M9)

City bypass

KEY

- 1. Miller Homes
- 2. RSPB
- 3. Galliford Try
- 4. ibis Hotel
- 5. JP Morgan
- 6. Edinburgh Palette
- 7. Scottish Prison Service
- 8. Pulsant
- 9. Lumicron Technology
- 10. HSBC
- 11. Ooni
- 12. Pure Offices
- 13. Park Centre Amenities
- 14. Diageo
- 15. Busy Bee Nursery
- 16. Business Stream
- 17. Aegon
- 18. Gyle Shopping Centre
- 19. M&G Prudential
- 20. Lloyds Banking Group
- 18. Premier Inn
- 19. Novotel
- 20. Hermiston Gait Retail Park

EDINBURGH PARK STATION TRAM STOP

EDINBURGH PARK STATION

20

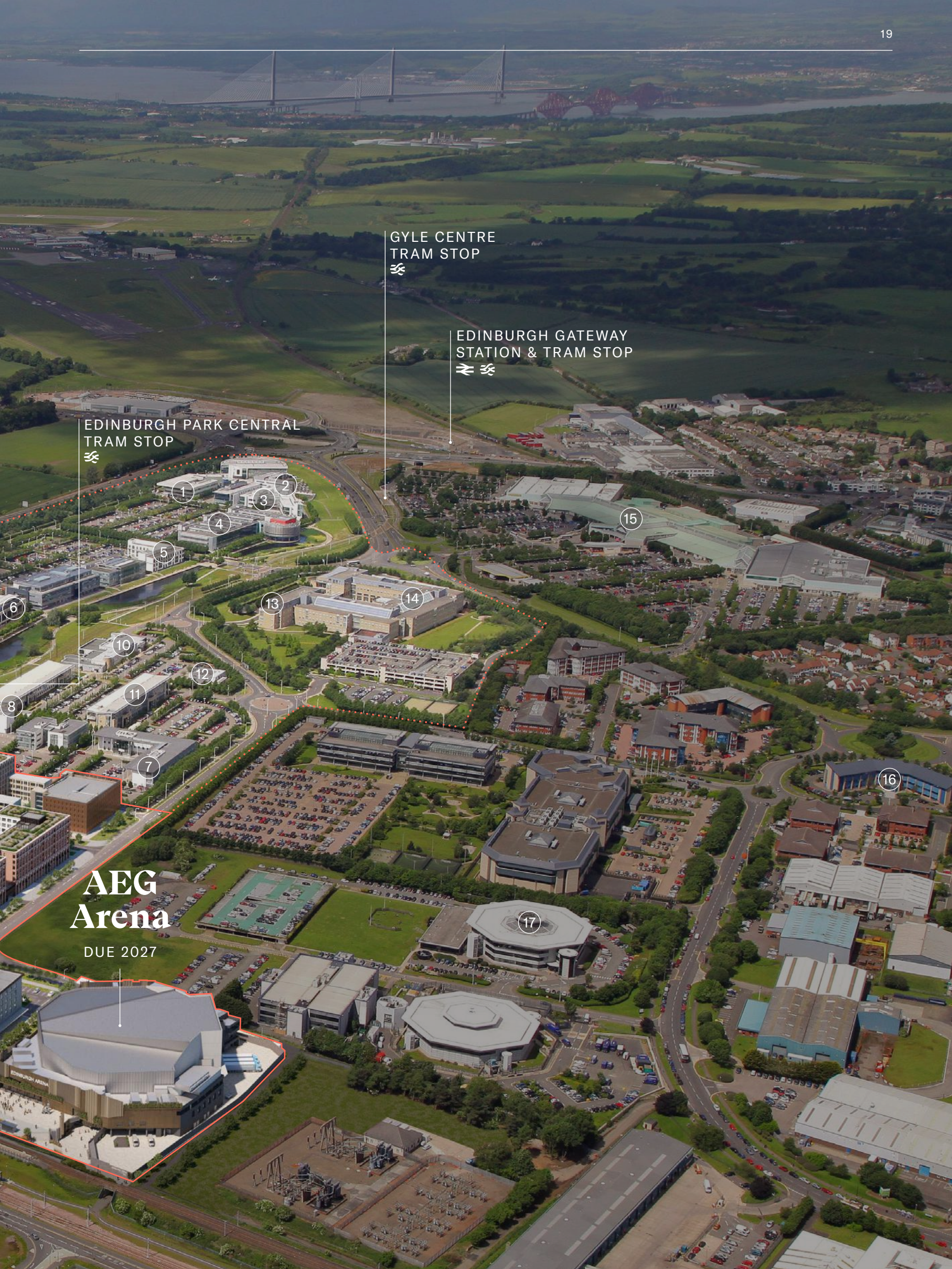
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9

19

18





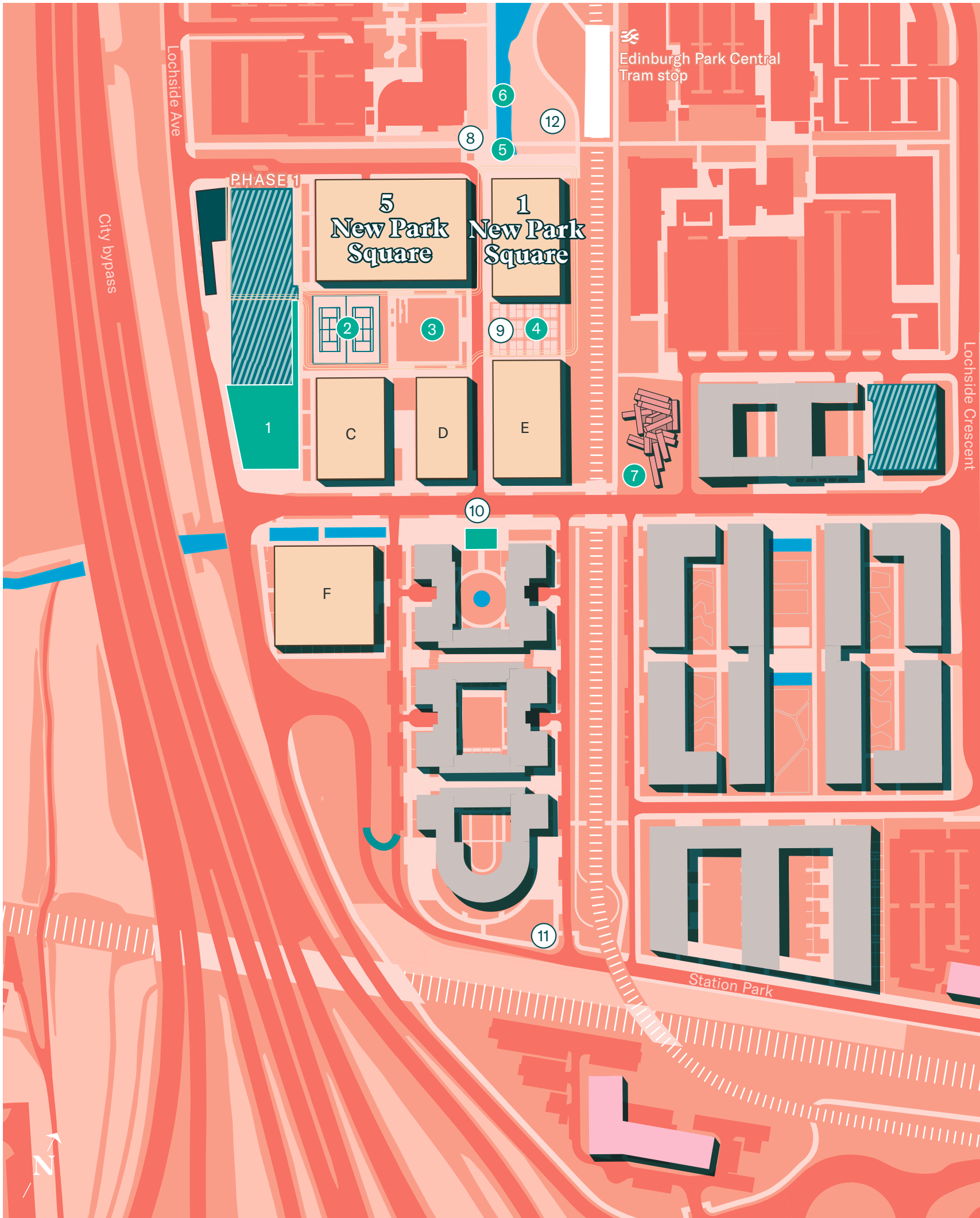
GYLE CENTRE  
TRAM STOP  
☞

EDINBURGH GATEWAY  
STATION & TRAM STOP  
☞ ☞

EDINBURGH PARK CENTRAL  
TRAM STOP  
☞

**AEG  
Arena**  
DUE 2027





# THE MASTER PLAN

## BUILDING TYPE

- Commercial
- Residential
- AEG Arena
- Amenities
- Aparthotel
- Multi-storey car park
- Hotel

Office		sq m	sq ft
1 New Park Square	BUILT	7,844	84,443
5 New Park Square	PRE-LET OPPORTUNITY	18,372	197,754
Office C	PRE-LET OPPORTUNITY	6,132	66,000
Office D	PRE-LET OPPORTUNITY	5,110	55,000
Office E	PRE-LET OPPORTUNITY	7,710	83,000
Office F	PRE-LET OPPORTUNITY	11,520	124,000
<b>Total</b>		<b>56,688</b>	<b>610,197</b>

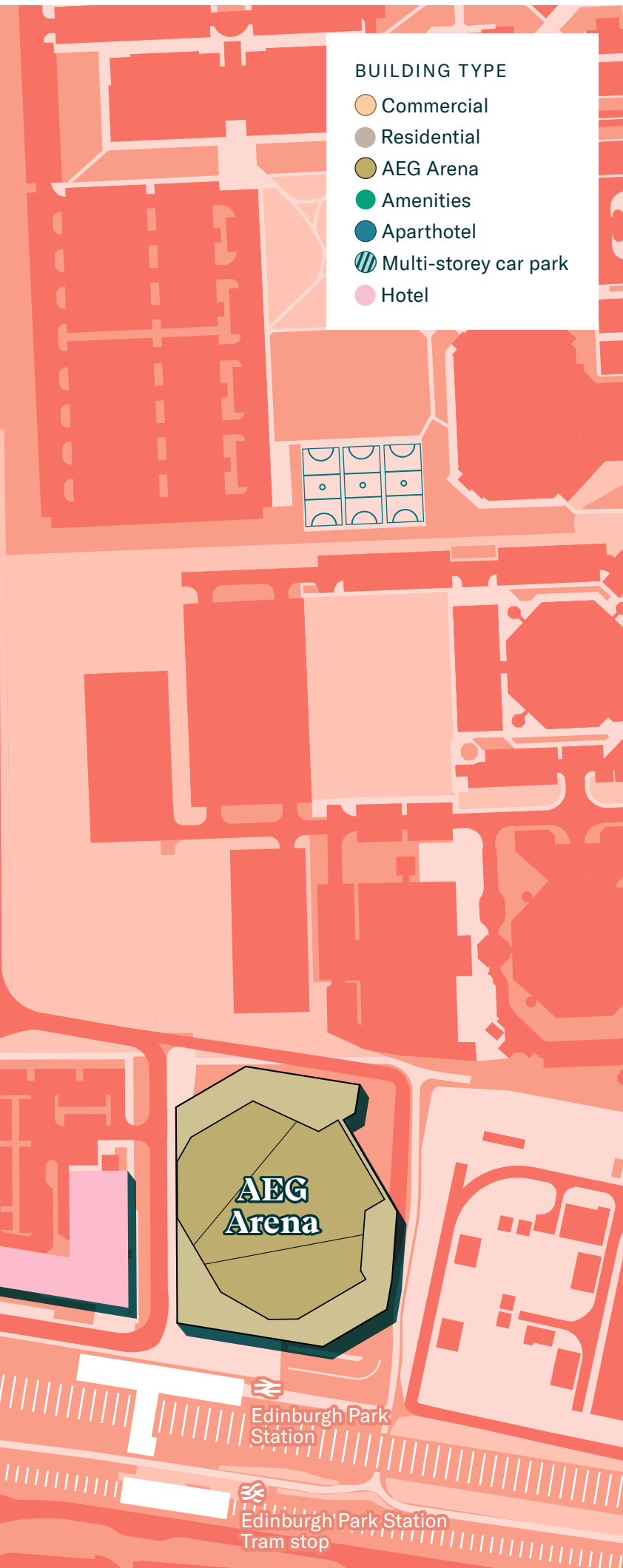
Car Parking		No. Spaces
1st Phase	BUILT	480
2nd Phase		448
3rd Phase		380
5NPS Basement		17

## AMENITIES

1. Lido swimming pool & gym
2. Multi-court recreation area
3. Landscaped sunken square
4. New Park Square (Cafe / Bakery)
5. Water cascade
6. Loch Ross
7. Marketing and event space, 'Mach 1' by artist David Mach

## ART TRAIL

8. 'Vulcan' – Sir Eduardo Paolozzi
9. 'Dancer after Degas II' – William Tucker
10. 'The Pyramids' – Geoffrey Clarke
11. 'Reach for the Stars' – Kenneth Armitage
12. Orangery urns and ceramic parrots by Andrew Burton



# EVERYONE WELCOME



Parabola's ambition is to ensure that Edinburgh Park creates a positive impact on society. By engaging with surrounding communities, local schools and the existing business community on the Park, Edinburgh Park will create a seamless and inclusive environment.

The park has been designed to offer everyone the same high quality experience. From the attractive and accessible squares and landscaped areas, to the sporting and leisure facilities, and the cafe, bar and restaurant. Care has been taken to delight everyone.

As a part of the Edinburgh Park experience, Parabola runs a programme of activities, musical and cultural events, alongside initiatives aimed at bringing together businesses and the community.



# CONNECTED LOCALLY

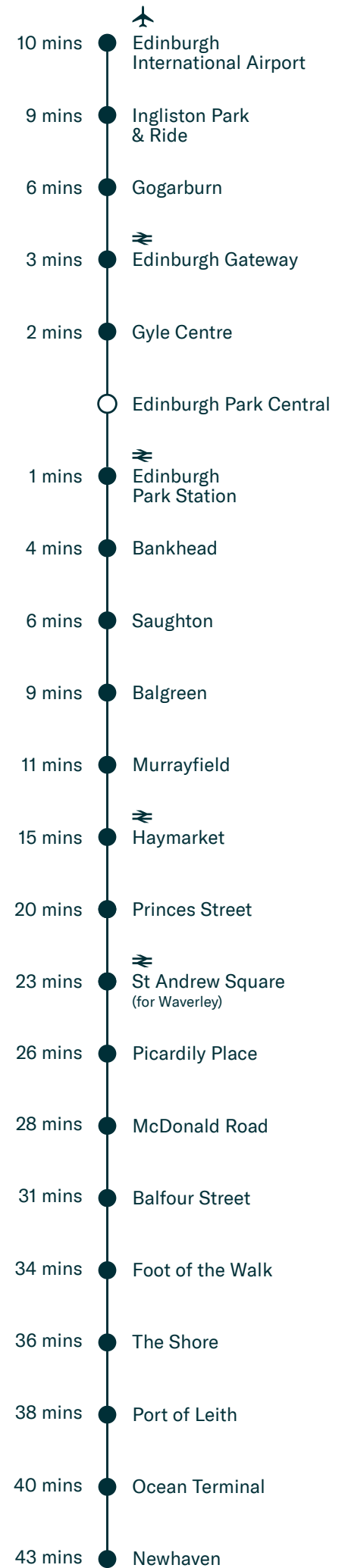


Edinburgh Park is a fully integrated transport hub, perfectly placed to access destinations locally and across the city. It's combination of tram, rail, bus and cycle infrastructure creates an outstanding flexible and resilient low carbon mix.

- Dedicated tram stop with services during the day every 7 minutes connecting the airport, railway stations and the city centre.
- Peak time rail services across Scotland every 3 minutes from Edinburgh Park and Gateway stations.
- Peak time bus services every 2 minutes accessing all areas across the city.
- One tram stop to retail/leisure facilities at the Gyle Shopping Centre and Hermiston Gait Retail Park.
- 110 miles of dedicated cycling and walking infrastructure, connecting the city centre and wider region.
- Immediate access to the city bypass (A720), and national motorway network (M8/M8/M90).



TRAM ROUTE



# CONNECTED INTERNATIONALLY

Edinburgh is a hub for international air travel and national rail. Edinburgh Park is within minutes of the International Airport by tram, which integrates with Edinburgh Park and Edinburgh Gateway railway stations, servicing the city centre and destinations across Scotland and the UK.

157 DESTINATIONS AND 38 AIRLINES

42 FLIGHTS TO LONDON EVERY DAY

20 TRAINS PER DAY TO LONDON

LOCAL TRAIN TIMES

From Edinburgh Gateway & Edinburgh Park

EDINBURGH HAYMARKET	6 min
EDINBURGH WAVERLEY	12 min
LIVINGSTON	12 min
DUNFERMLINE	25 min
KIRKCALDY	26 min
STIRLING	37 min
GLASGOW QUEEN STREET	53 min

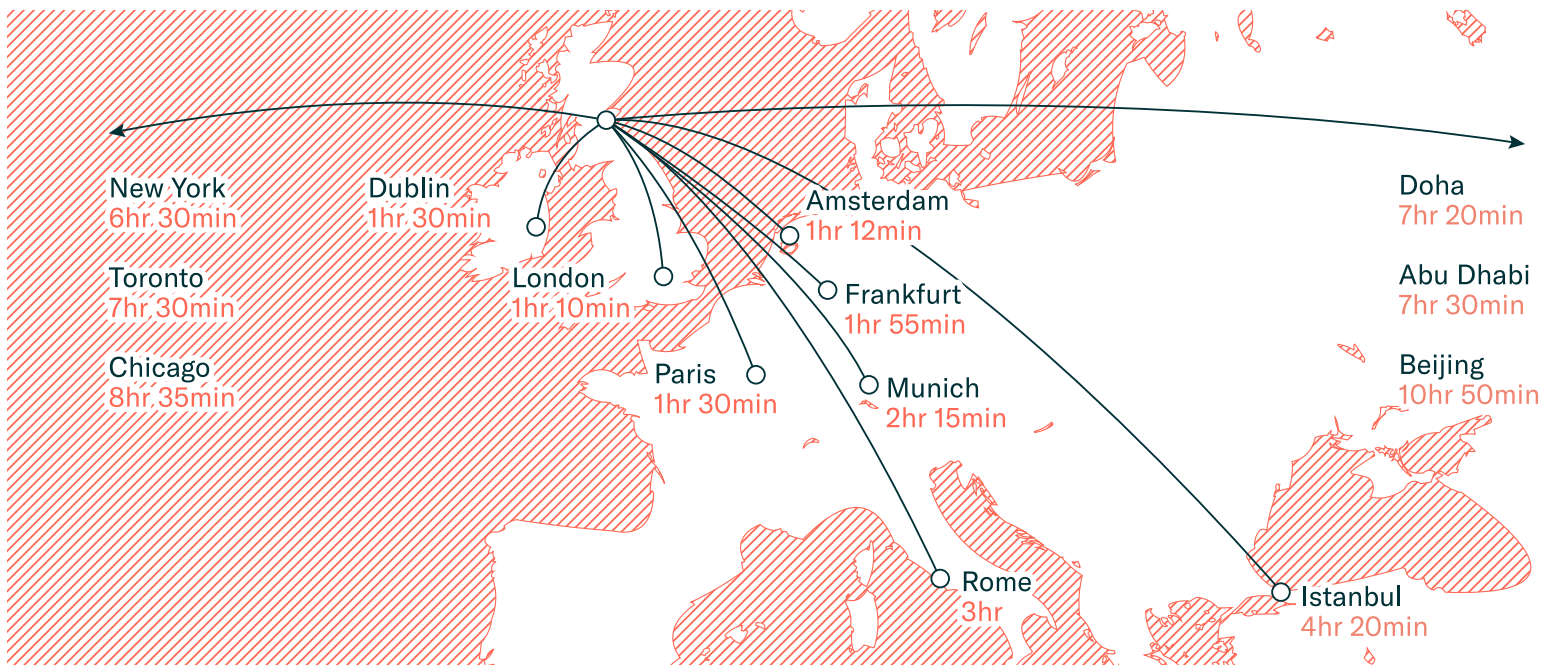
NATIONAL TRAIN TIMES




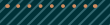
From Edinburgh Waverley

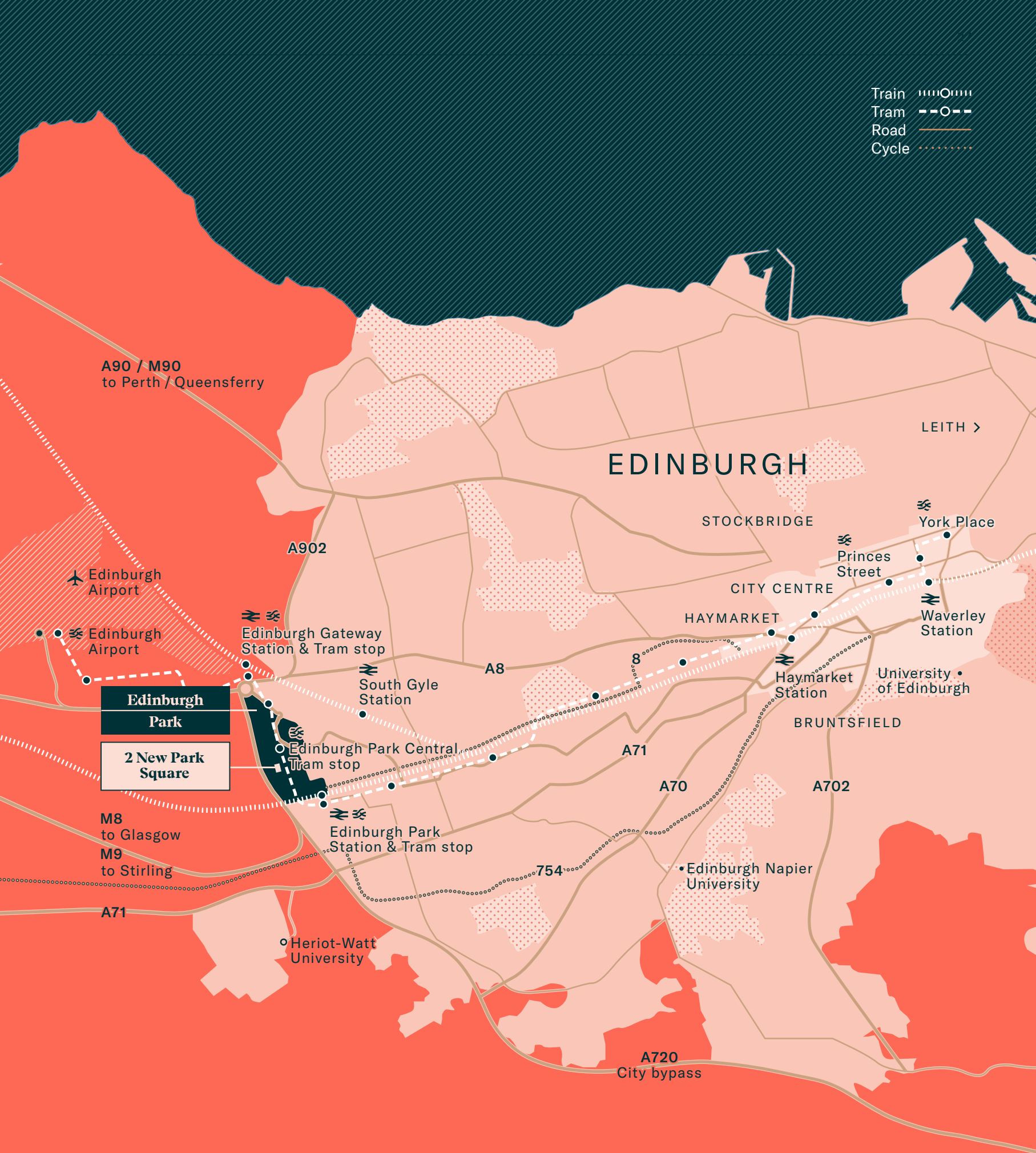
NEWCASTLE	1hr 25min
MANCHESTER	3hr 15min
LIVERPOOL	3hr 30min
LONDON	4hr
ABERDEEN	2hr 34min

FLIGHT TIMES

Some key destinations from Edinburgh Airport



Train   
 Tram   
 Road   
 Cycle 



68% OF SCOTLAND'S WORKING POPULATION LIVE WITHIN 90 MINUTES OF EDINBURGH PARK.

HIGH PROPORTION OF SCOTLAND'S IT, FINANCIAL AND PROFESSIONAL TALENT LIVE HERE

53% OF EDINBURGH'S STUDENTS INDICATE THAT THEY WILL STAY IN THE CITY POST-GRADUATION.

# LIVING & WORKING IN EDINBURGH

## ‘BEST CITY IN THE WORLD 2022’

TIME OUT INDEX

## ‘ONE OF THE WORLD’S 20 MOST LIVEABLE CITIES’

ECA INTERNATIONAL

## ‘WORLD’S 15TH BEST STUDENT CITIES’

QS WORLD UNIVERSITY RANKINGS

Edinburgh is globally renowned for offering an exceptional quality of life, regularly winning awards reflecting its historic and green environment, vibrant cultural scene, and dynamic business community.

Attracting numerous visitors throughout the year to enjoy the city and to attend conferences, Edinburgh is also attracting families migrating into the city looking for a better quality of life post pandemic. A compact city allowing relaxed and easy circulation on foot, by bike and an excellent integrated public transport system, the opportunity to blend study, work, play and family life is unparalleled.



# EDINBURGH KEY FACTS

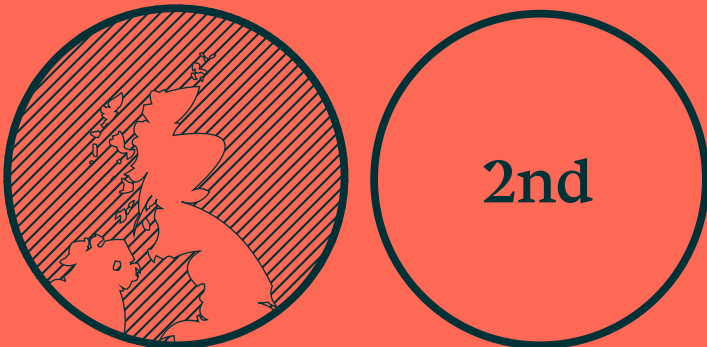
## 1st

The 1st city to be awarded UNESCO City of Literature.



## 559,000

Scotland's second largest city  
- Population 559,000.



## 1st

Edinburgh has been voted UK's greenest city with 38 parks and green-spaces

## £500 billion

UK's largest financial centre outside of London with over 30 banks and £500 billion assets under management and the headquarters of Tesco Bank, Baillie Gifford and the Royal Bank of Scotland.

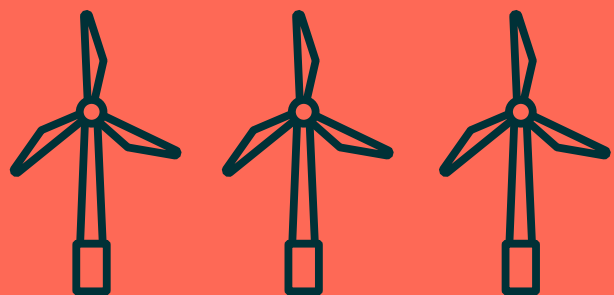
## Fringe Festival

European cultural hub with the famous Fringe festival, the largest art festival in the world attracting 4.8 million festival attendants yearly.



## 73,000

Hosting over 73,000 companies, 2,000 of which were arts & entertainment, and 230 were renewable energy companies



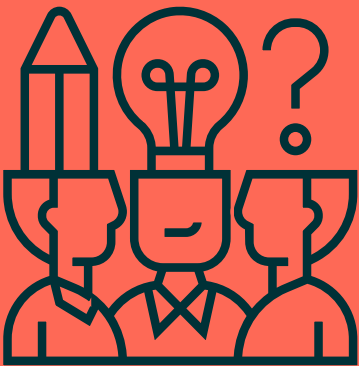
6

6 Universities with 82,000 students (including 17,000 international students).



## Key sectors

Human Health and Surgery, Software and Digital Technology, Renewable Energy and Engineering, Creative, Financial Services, Life Sciences, Robotics and AI, Food and Drink.



## 1st in the World

Elected best city to visit in 2022 by the Time Out's global ranking.

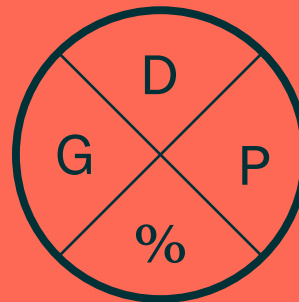
## £3.3 billion

20.7 million visitor nights were recorded in 2023 with a total spending of £3.3 billion.



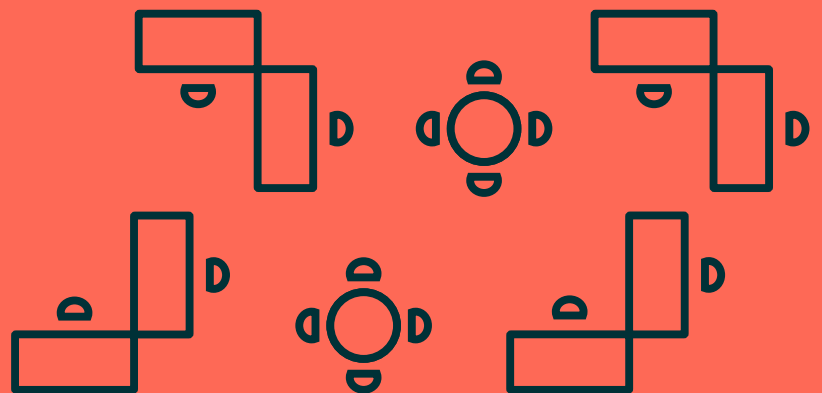
## £37.5m

Edinburgh generates £37.5m or ¼ of Scotland's GDP (£150m).



## 36%

36% of Edinburgh's employment is office based one of the highest out of London.



**LIVING &  
WORKING AT  
EDINBURGH  
PARK**

Edinburgh Park is creating an inspiring place to live and work, part of a bustling new mixed-use community. 2 New Park Square is not only an office but part of a wider development including over 1,500 new homes.

The design incorporates new public squares and water features, diverse artworks, tree lined streets, and leisure amenities. This transformation to a buzzing “24/7” environment is making Edinburgh Park a place to live, work, and relax. It is part of the growth of west Edinburgh, integrating with new residential communities such as the Garden District. This stunning setting will empower occupiers to live healthy lives against the backdrop of the Pentland Hills.



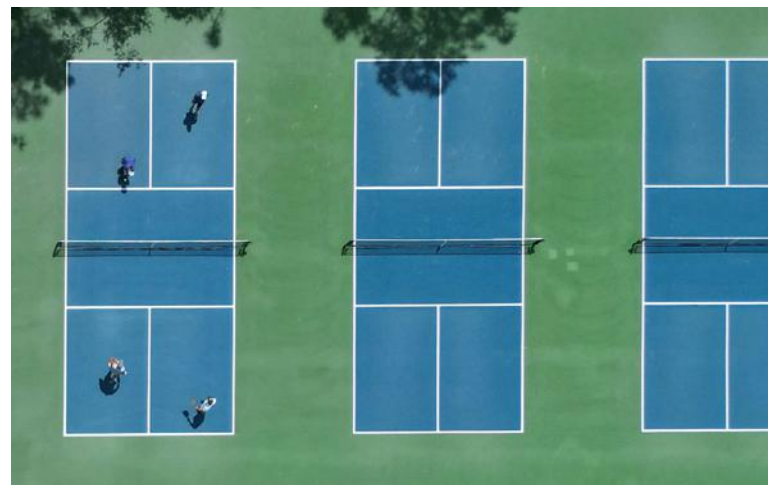




# PADEL

Padel Tennis is one of the fastest growing sports globally. Mostly played in the doubles format, it is now established that Edinburgh Park where there are two covered courts available for use by occupiers and visitors, all bookable on the Edinburgh Park app.





# PICKLEBALL

Edinburgh Park is home to Edinburgh's first purpose built Pickleball courts. While it resembles tennis and table tennis, pickleball has separate rules, paddles, and court dimensions. The paddle is larger than the one used in table tennis and the hard plastic ball produces less bounce than tennis balls. There were an estimated 4.8 million players in 2023.



# RELAX

Patina is a work of passion and the perfect place to sit back, enjoy a hot coffee and pastry, and watch the world go by. Geffen is the inspiration behind the award-winning bakery and Viennoiserie, which serves fresh bread, sandwiches and delicious pastries, all made onsite, by hand. The wider bar and performance stage is the perfect event space. REFLECT, update to: Art and sculpture creates a colourful and vibrant environment at Edinburgh Park. Bringing together an eclectic range of pieces from artists including William Tucker, Sir Eduardo Paolozzi, Bruce Beasley and Scotland's Dovecot Studios, the landscape and the buildings surprise at every turn.

# REFLECT

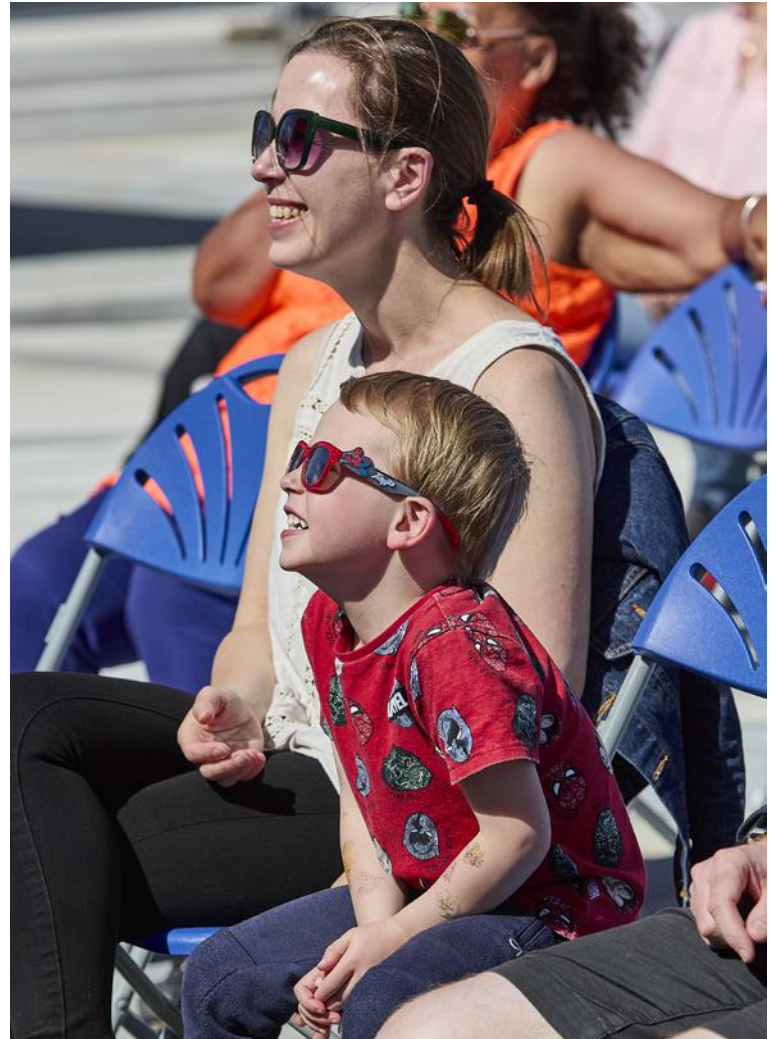
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# CULTURE

## MUSIC

Parabola support orchestras, children's music programmes, music in detention and have, and will continue to, run music events at Edinburgh Park at 1 New Park Square.





## PHILANTHROPY

The Parabola Foundation was established to further charitable and cultural projects that will bring benefit to the public. Charities supported include: Poverty Relief Foundation, Cottage Hospital Uganda, Ruwenzori Sculpture Foundation, Hexham Book Festival, Kings Place Music Foundation.



## POETRY

Parabola supports poets and poetry festivals, from working with Janette Ayachi and Rachel Plummer to hosting poetry nights at 1 New Park Square and working with Push The Boat Out and Murrayburn Primary school.

# FOOD FOR THOUGHT

## TAP

## KIRSTY'S KIMCHI

## ROSIE'S ROTI

## BABA CHANOUSH

SOFTS		SIDE DISHES		DUMPLINGS/PANCAKES		MAIN DISHES		POT DISHES		ACCOMPANIMENTS		DESSERTS	
DALSTONS	3.20	BUNS		MANDU		BEF		KIMCHEE JANGJAE		KIMCHEE		CHOP CAL BROWN	
TING	3	CHARGRILLED BEEF	6.5	PORK	2	DOGSOT BUNNAP		ALL YOU CAN EAT		POOJIM MABLE		KEU DEUM	4.50
BIG TOM TOMATO JUICE	3.50	CHICKEN	6.5	CHICKEN	2	TOFU V	12	BEEF	12	BEF	3	BEF	3
BOTTLE GREEN PRESSE	4	CHICKEN	6.5	VEGETABLES V	4.5	KIMCHEE BOKKUM MAP	12	CHICKEN	12	BEF	3	BEF	3
HART RIDGES MIXED JUICES	4	CHICKEN	6.5	PA JEON	0	KIMCHEE JEON	5	TOFU V	12	BEF	3	BEF	3





FISH SHACK

BOOGIE BURGER

# CANTEEN











...ndation don't be s

Slides  
K anali v  
...ndough with EPC or  
Oliveo yg  
Smoked Almonds yg  
Parma Ham & Pecorino  
Creamed greens & leeks v  
French Radish, olive oil, salt yg

What's on in February?

16th - Live Music 17.00

Live Music 17.00

25th - Six Nations 14.15



# SPACE TO BREATHE AND GROW

The Edinburgh Park vision is a new urban quarter which is not only a great place to live and work but also a cultural destination and creative canvas for Edinburgh. Detailed planning consent is in place for nearly 1,000,000 sq ft of office, allowing businesses the flexibility to grow and flourish in sustainable, carbon free market leading space. It is also a mixed-use development, with a residential neighbourhood which will provide over 1,500 new homes. These will contribute to creating a diverse community with sustainably built housing offering opportunities to buy or rent, and also affordable options. They will be an exemplar of modern urban housing, in a very accessible and amenity rich location.





Many homes will have private terraces and balconies. Designed to offer every convenience of modern life among a beautiful landscape of gardens and courtyards.

# **SPECIFICATION & DESIGN**

Designed by Stirling Prize winning architects AHMM, 2 New Park Square brings together striking looks, generous shared spaces, simple floor plates, and durable timeless finishes. From the crisp lines of the colonnaded brick facades, to the spacious reception, and exceptional views, the visitor is left in no doubt of the building's design pedigree. The design brief was to produce a highly sustainable building, which is healthy to occupy, rich in amenity, offering a resilient and future proof environment for business. The result is a building which transcends the brief, creating a place where it is simply a pleasure to spend time.



# KEY FEATURES

1.

## ROOFTOP AREAS

Dedicated occupier plant areas, and locations for satellite dish/fixed antenna.

2.

## FACADE

'Smart' facades in low maintenance brick and curtain walling, designed to minimize solar gain.

3.

## GLAZING

Extensive glazing and 3.15 metre office ceiling heights optimising natural light.

4.

## FLOORPLATES

Floorplates change to 20,000 sq ft, and subdivisible to 4000 sq ft

5.

## TRAM

Dedicated tram stop allowing effortless connection to city centre, stations and airport.

6.

## EVENTS SPACE

Fully equipped conference/event space with seating for 150 people in 1NPS, directly opposite.

7.

## RECEPTION AREA

Light and bright reception area, creating a blank canvas for gallery, art, break out space and café.

8.

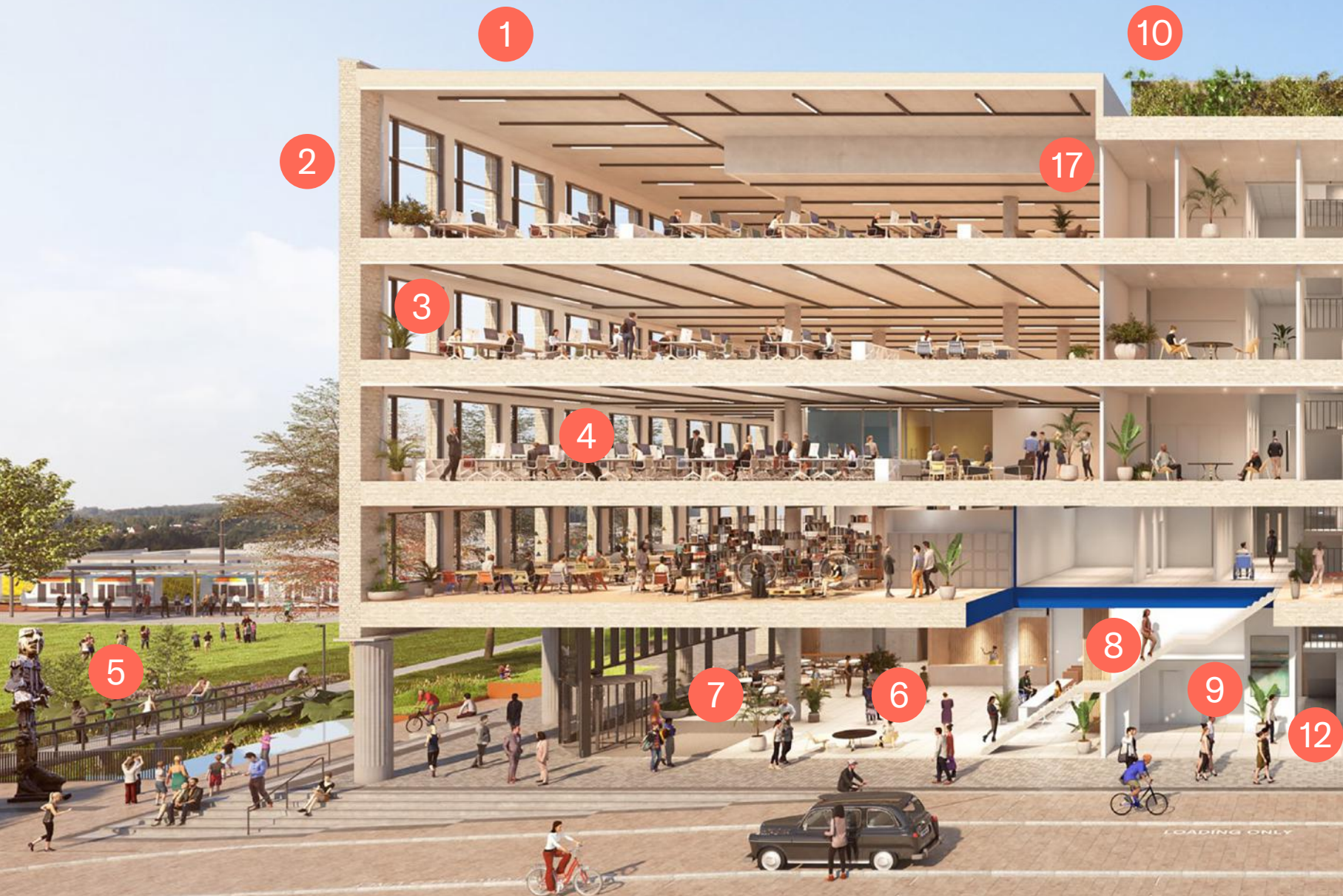
## UPS

Capacity has been provided to basement for UPS generator if required

9.

## GREEN ENERGY

All electric infrastructure using 100% green energy, supplemented by rooftop PV array.



10.  
**ROOF BLANKET**

Sedum roof blanket system with integrated water retention.

14.  
**LIGHTING**

Surface mounted lighting track with integrated PIR's and smoke detectors.

18.  
**CIVIC SPACE**

Lively civic square for events and relaxation.

11.  
**NATURAL VENTILATION**

100% fresh air VAV displacement air conditioning, with opening windows for natural ventilation.

15.  
**SPECTACULAR VIEW**

With large ceiling heights and window scale, the floors offer spectacular views, particularly given the buildings position, over the heart of New Park Square.

19.  
**FOOD COURT**

A beautiful food court providing a lively and informal place for everyone to meet over a diverse range of dishes.

12.  
**CONNECTIVITY**

Day one infrastructure with BT Openreach and Virgin, and connection speeds up to 10Gbps.

16.  
**SHADING**

Elevations which have been solar modelled incorporating brick reveals to ensure solar shading and minimising solar gain.

20.  
**FACILITIES**

Club standard changing areas with showers and lockers, with secure storage for 76 bikes.

13.  
**DENSITY**

Workplace density of up to 1 person to 8 sq m.

17.  
**COOLING**

Passive cooling using exposed concrete soffits as thermal mass.

21.  
**COMMS**

Dedicated comms room with diverse comms and power access routes.

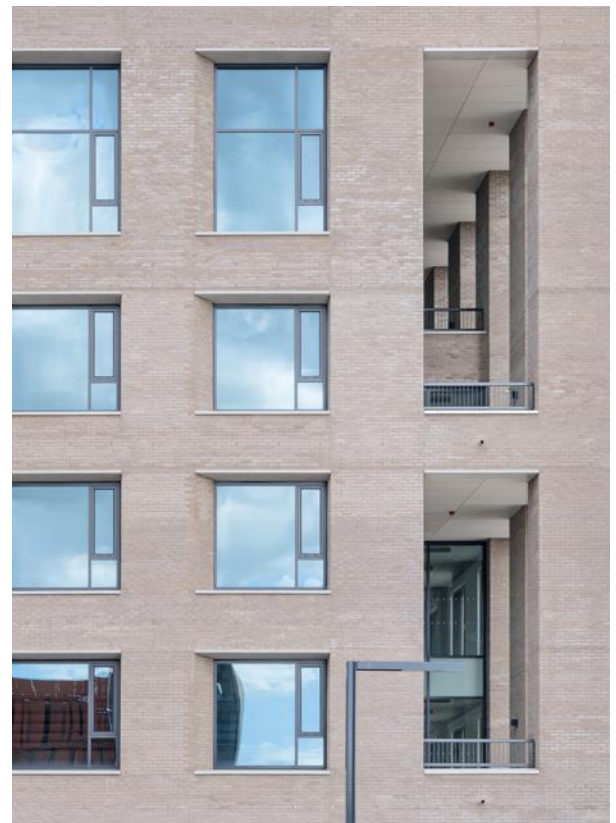




Designed to be 'lean, clean and green' the building's all-electric energy infrastructure supplies carbon-zero power to the building which is 100% renewable. This minimises energy consumption and keeps operating costs down, whilst ensuring a comfortable working environment.



# SUSTAINABLE





## Towards Net Zero

Parabola design approach already exceeds UKGBC Net Zero Targets for energy use and exceeds the Paris Proof 2035-2050 targets



## Reduced Embodied Carbon

1NPS comfortably met RIBA and LETi targets for Up Front and Whole Life Carbon, and we are now targeting further embodied savings of around 30% for 5NPS



## Efficient design

Facades energy modelled to minimise solar gain, with optimised u-values and air tightness to avoid heat loss and reduce energy consumption



## Lean, clean, green

BREEAM Excellent and an EPC A, achieved by following lean, clean and green design principles



## Carbon-zero power

All electric building powered by responsibly sourced 100% green energy, supplemented by energy from roof-mounted biosolar arrays, reducing operating cost



## Cost savings

Environmentally minded design offers significantly lower operating costs, estimated to use 31% lower energy than conventional offices



## Efficient operation

Low energy LED lighting and building systems, operated by a BMS which optimizes operating patterns through auto control routines



## Heating and cooling

Opening windows supplement cooling and ventilation, and the exposed concrete structure provides passive cooling and heating

## DEDICATED TRAM CONNECTION

Edinburgh Park and 2 New Park Square has its own tram stop allowing effortless access to the city and to the airport.

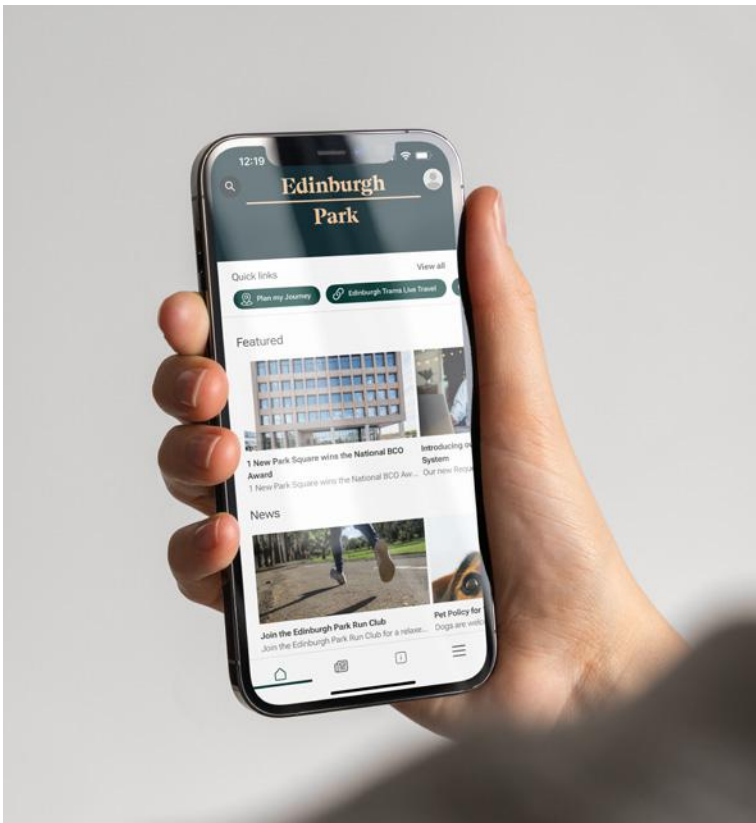




of  
shifting  
light  
of  
changing  
skies



# SMART



Designed to provide a smart and resilient solution for occupiers, with high speed connectivity and flexible systems which can be tailored for optimum occupational efficiency.



### Platinum WiredScore

Offering best in class connectivity at up to 10 Gbps



### Resilient communications

Diverse broadband and power routes into the building



### Easy connectivity

Wayleaves and cabling in place with Openreach and CityFibre, to allow quick and seamless installation



### Smart access

App based interaction, managing access to the building and to the park amenities



### Smart operation

'Open protocol' BMS using auto controls to identify and promote efficient operation



### Secure space

Managed reception area, with speed gates, monitored access, and external CCTV



LIVELY, FLEXIBLE &  
SUPPORT SPACES

A reception area with Café including an auditorium which can seat 150 theatre style, including alternative configurations.





# WELL



The building and the park provide a healthy environment, with the amenity and shared spaces to bring people together and make collaboration rewarding and fun.



## Inclusive

Designed to bring workers and the wider community together, to give everyone the same high quality experience



## Collaborative

High quality fully serviced conference, entertaining and breakout spaces, creating great areas to work and relax together



## Light & air

A healthy environment with 100% fresh air ventilation, south facing balconies, opening windows, high ceilings and excellent natural light



## Touchless

App enabled building access, security and circulation, minimising touch points



## Amenity

Café, bakery, gastro bar, performance areas, sports facilities on the door step and changing areas make anything possible



## Fun

The Customer Experience team provides a rolling programme of events, entertainment and community engagement

# 3m finished floor to ceiling heights delivering exceptional light and air quality.



## LIGHT AND AIRY

The building elevations have been informed by dynamic simulation energy modelling ensuring solar gains are minimised whilst allowing wonderful light quality to penetrate the floors on every level.





# FLEXIBLE

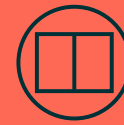


By creating attractive and fully serviced shared spaces, and very flexible floor plates, the building allows your company to flex and grow.



## Flexibility

Regular efficient floor plates with centralised plant and no suspended ceilings, make layout changes cost effective and simple



## Subdivision

Ability to subdivide each floor in to 3 suites from 4,060 sq ft, each with it's own double access door



## Occupation

Designed to allow a wide variety of occupancy density from 1 person to 8 sq m



## Shared areas

The generous reception area with cafe, and fully equipped meeting and conference spaces means no need to create your own



## Parking

Smart parking allows occupiers to monitor use, and ensure that this is optimised throughout the day. Providing 1 space per 500 sq ft. Further spaces can be arranged



## Services

Open protocol BMS allows seamless interface with the buildings' systems, optimising control and performance

2 New Park Square overlooks a new civic square, a bustling space which is enlivened by Patina the bar, bakery, Viennoiserie and performance space.





# **AREAS & FLOOR PLANS**

## Schedule of Areas

FLOOR		AREA (SQ M)*	AREA (SQ FT)*
<b>4</b>		1,925	20,721
<b>3</b>		1,990	21,420
<b>2</b>		1,990	21,420
<b>1</b>		1,990	21,420
<b>Ground</b>	<b>Office</b>	220	2,368
	<b>Retail</b>	566	6,092
	<b>Reception</b>	222	2,390
<b>Total Availability</b>		<b>9,125</b>	<b>95,831</b>

## Section

- Office
- Raised floor
- Reception
- Supermarket



\*Approx. NIA measured from architects' plans. Diagram dimensions in mm.

# Ground Floor Plan

## OFFICE

2,368 sq ft	220 sq m
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## RETAIL

6,092 sq ft	566 sq m
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## RECEPTION

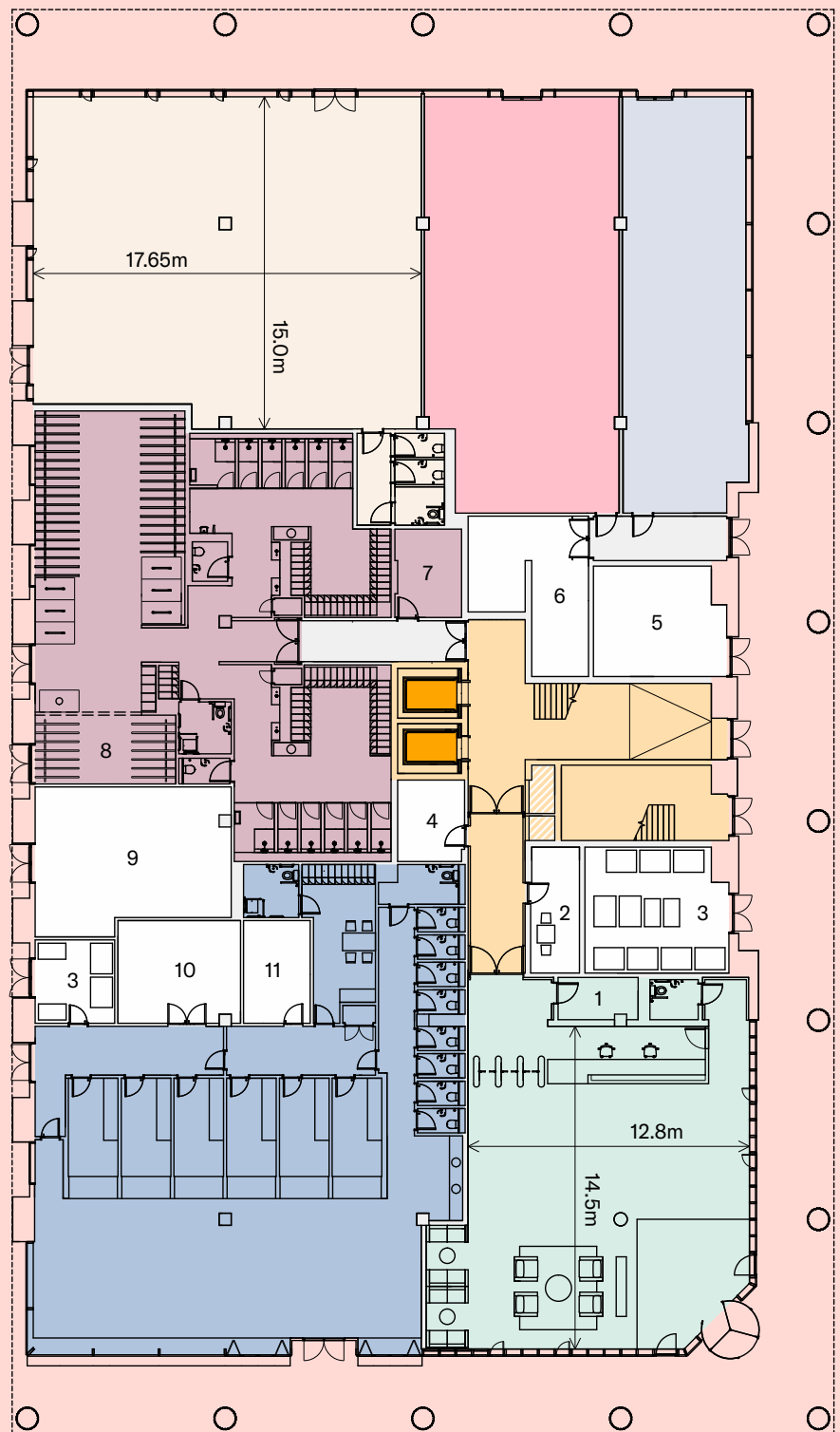
2,390 sq ft	222 sq m
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## AMENITIES

Cycle Spaces	76
Folding Bike Lockers	15
Cycle Showers	12
E Cycle Spaces	6
Bike Maintenance Station	
Drying Room	

- Office
- Core
- Lift
- Riser
- Reception
- Support space
- Food hall
- Cycles & showers
- Supermarket
- Retail

1. Post room
2. Staff welfare
3. Bin store
4. Security / Building manager
5. Substation
6. Switchroom
7. Drying room
8. Tenant generator room option
9. Mechanical plant room
10. Water storage
11. Telecoms



# 1st, 2nd & 3rd (Typical) Floor Plan

## FLOOR 1

21,420 sq ft      1,990 sq m

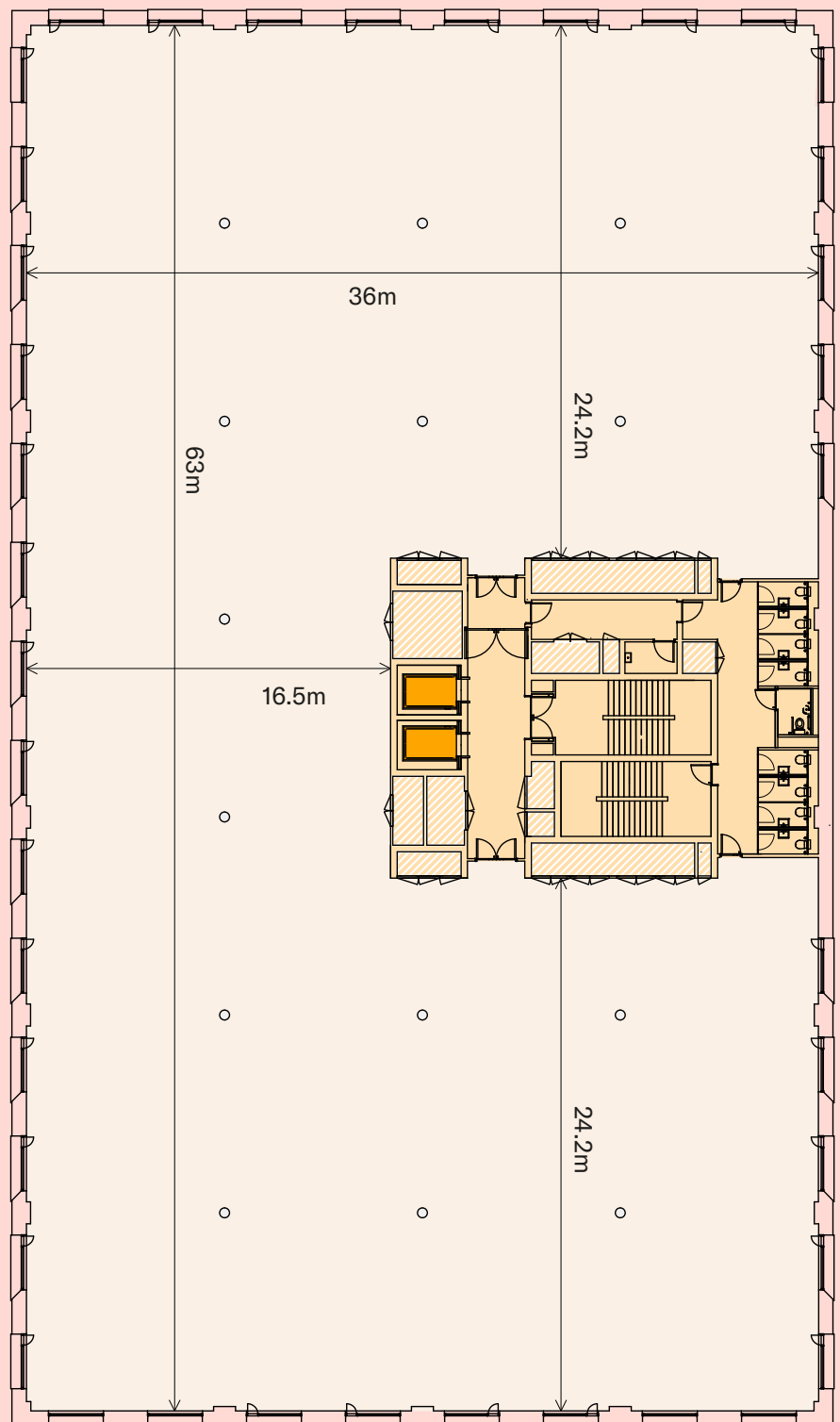
## FLOOR 2

21,420 sq ft      1,990 sq m

## FLOOR 3

21,420 sq ft      1,990 sq m

- Office
- Core
- Lifts
- Riser

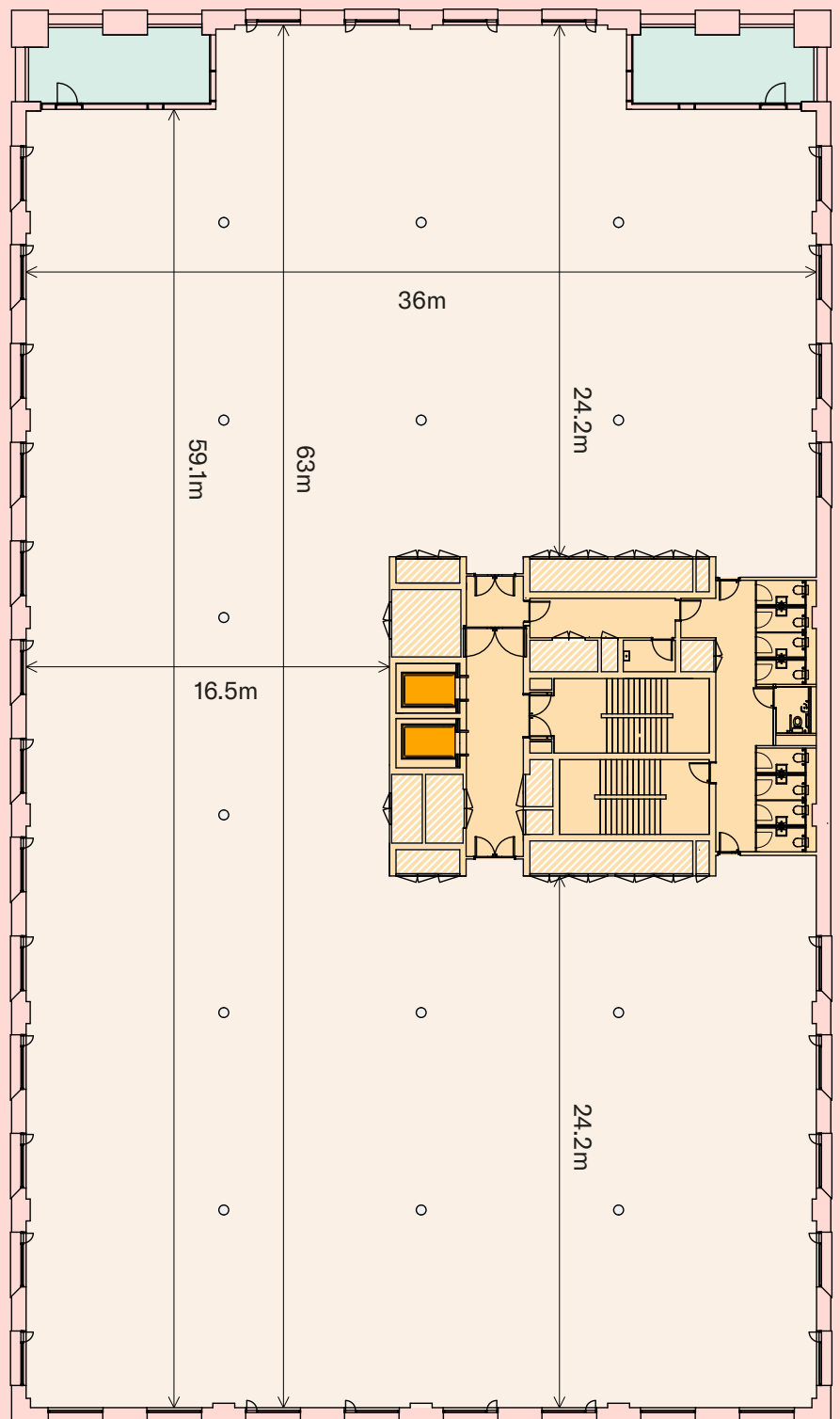


# Fourth Floor Plan

FLOOR 4

20,721 sqft

1,925 sq m

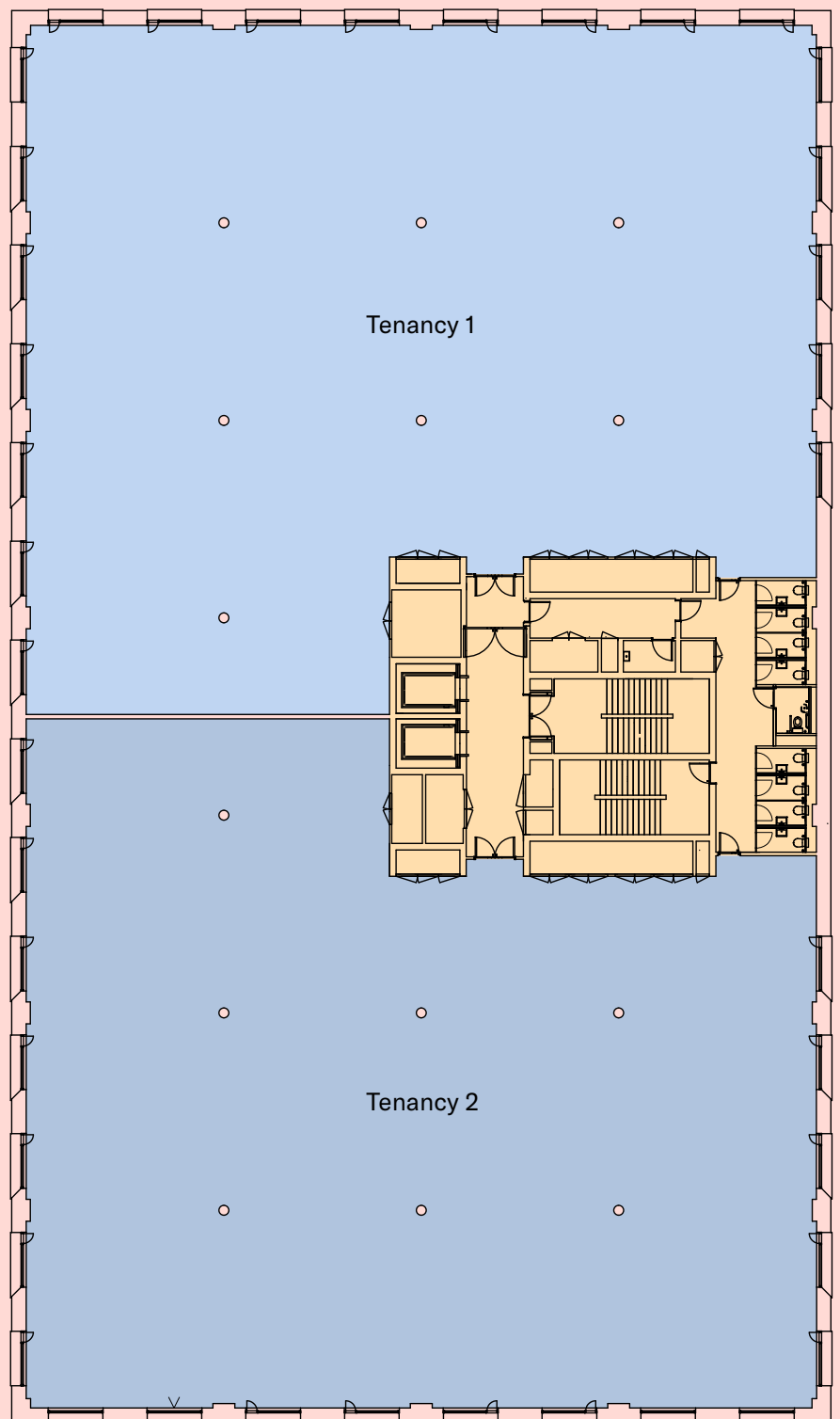


- Office
- Core
- Lifts
- Riser
- Terrace

# 1st, 2nd & 3rd (Typical) Floor Plan Two-Way Tenancy Split

TENANCY 1  
X sqft X sqm

TENANCY 2  
X sqft X sqm

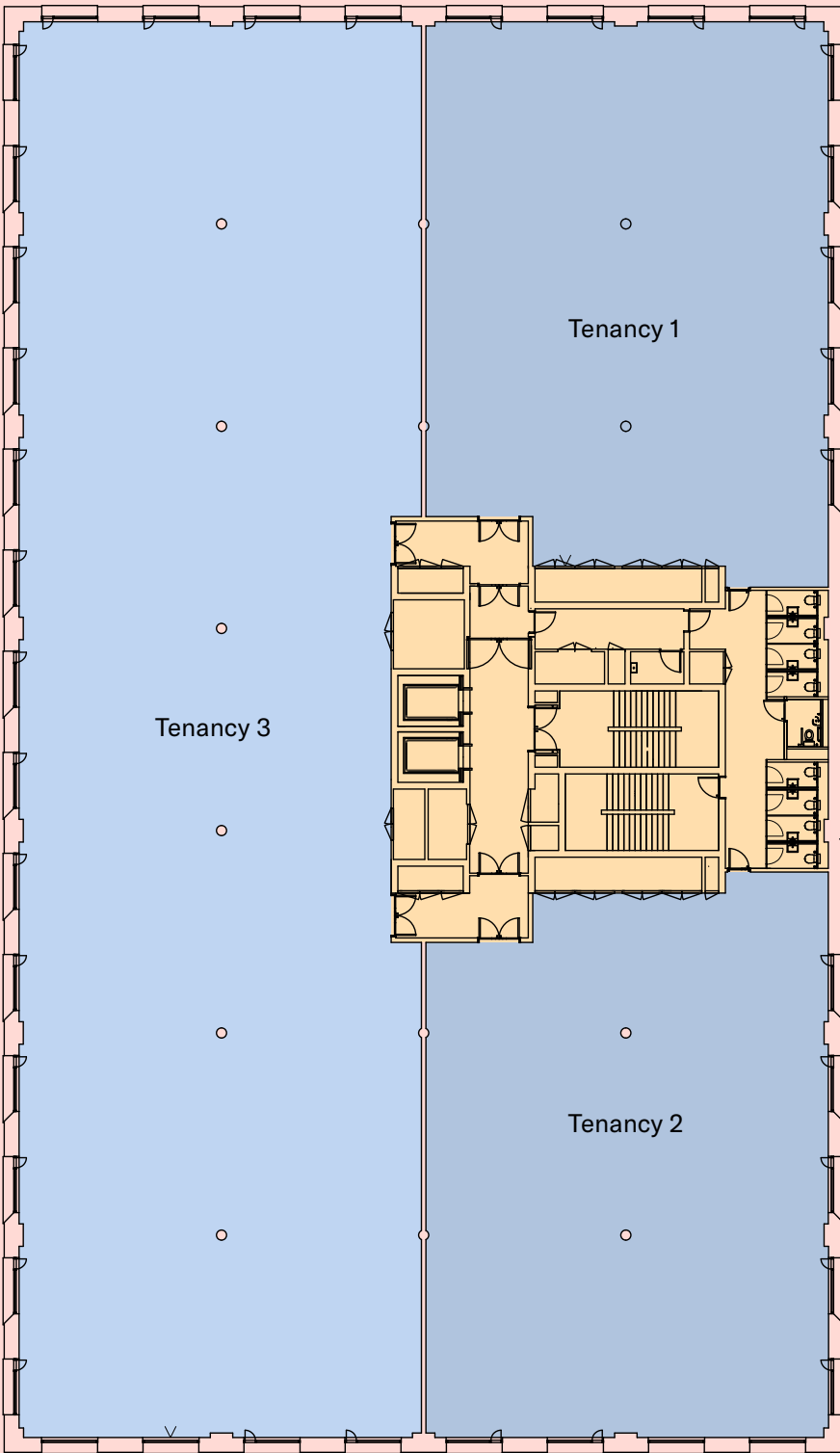


# 1st, 2nd & 3rd (Typical) Floor Plan Three-Way Tenancy Split

TENANCY 1  
X sqft X sq m

TENANCY 2  
X sqft X sq m

TENANCY 3  
X sqft X sq m



1 New Park Square

# ENERGY PERFORMANCE CERTIFICATE

One of the best office energy performance  
certificates recorded in Scotland  
and the whole of the UK

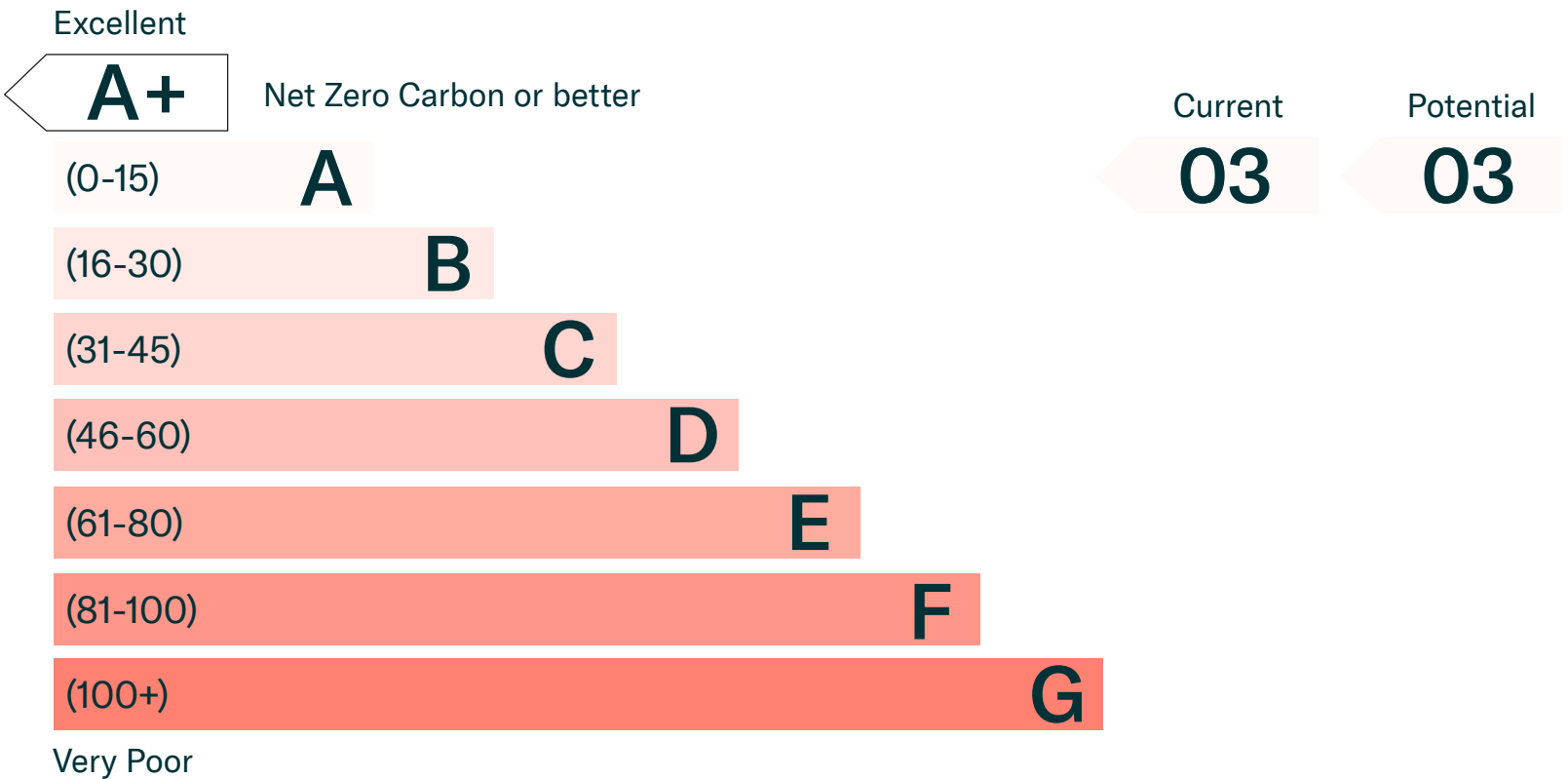


Energy Performance Certificate  
**Scotland**

Approximate Energy Use:  
23 kWh per m2 per year

Approximate Carbon Dioxide Emissions:  
2.65 kgCO2 per m2 per year

**03** **A**



1 Airborne Place, Edinburgh EH12 9GR

Date of assessment: 31 January 2024  
 Date of certificate: 31 January 2024  
 Total conditioned area: 10081.8m<sup>2</sup>  
 Primary energy indicator: 29 kWh/m<sup>2</sup>/yr

Reference Number: 0791-1259-3334-0920-3020  
 Building type: Office/Workshop  
 Assessment Software: EPCgen, v6.1.e.0  
 Approved Organisation: CIBSE Certification Ltd

# DETAILED SPECIFICATION

## ENVIRONMENTAL PERFORMANCE CHARACTERISTICS

- The thermal transmittance (U-value) for the individual elements of the cladding systems has been specified to provide an average U-value for the facade that meets or exceeds section 6 of the Scottish Building Regulations 2015 (non-domestic).
- Glazed areas have been specified to achieve performance characteristics that provide a balance between allowing daylight in perimeter zones and restricting solar heat loads in line with the recommendations from the Scottish Building Regulations.

## STRUCTURAL FRAME

- The superstructure comprises a reinforced concrete frame, utilising 'flat' 240mm thick post-tensioned concrete slabs supported on a 9m x 9m column grid and a reinforced concrete central core.

### Imposed floor loading

- Floor slabs are designed to accommodate all typical office loadings, whilst not over-designing due to the large climate change impact this can have in accordance with best structural practice. Vertical structure and foundations are provided with sufficient capacity for vertical extension, and local areas of the floor have been designed to take an enhanced live load of 7.5kN/m<sup>2</sup>:

• Live load	2.5 kN/sq m
• Partitions	1.0 kN/sq m
• Raised floor, ceiling & services	0.85 kN/sq m
• Total	4.35 kN/sq m

## EXTERNAL ELEVATIONS

- The office cladding generally comprises punched window openings. The central portion of the southern elevation facing the garden has a metal frame facade treatment.
- Low-carbon, red tone UK Size bricks made

from high recycled content to upper levels with a pre cast concrete stringer course creating horizontal bands. Lime mortar is used to maximise circular economy benefits and carbon savings.

- Plant rooms, substation, switch room, toilets etc to have PPC louvred panels integrated into curtain walling system.

## WINDOWS

- High-performance low iron double glazing, g-value composite timber aluminium window system with slim aluminium frame. Fixed and manually operated (inward opening) casement windows providing natural ventilation to the office floor plates.
- Dark grey matt PC frame finish to compliment the brick colour. Brushed stainless steel ironmongery.

## ROOF

- Sedum roof blanket system with integrated water retention and filter layer by Bauder or equivalent over inverted roof with sedum roof compatible waterproof membrane. XPS insulation to be used above waterproofing membrane.
- Appropriately sized parapet to facilitate safe inspection and maintenance of sedum roofs and gulleys. Site wide access and maintenance strategy using MEWPs and mini cranes for other access.

## GROUND FLOOR INTERIORS

### Reception area

- Bespoke manually operated glazed revolving doors with solid stainless steel top.
- Doors to be 2.4m tall with full height stainless steel handles and integrated matt well to match internally. Design integrated within curtain walling system.
- Fully automatic glazed pass doors connected to bespoke stainless steel external and internal totem and linked to

reception desk.

- The floor finish to the ground floor reception area, passenger lift lobby and break-out areas is provided with a circular economy terrazzo tiled finish made from recycled bricks.
- Intraform drainable aluminium entrance matting anodised to standard RAL colour.
- Exposed concrete and timber soffit with exposed pre cast concrete columns.
- Bespoke tenant signage board with a high quality finish.
- Feature LED lighting on tracks face fixed to concrete soffit. Track to incorporate photocells for daylight lighting and smoke detection.
- Bespoke design reception desk and custom fabrication. Concealed low level LED lighting behind recessed plinth.
- Electrical supply and containment to be provided in the floor for future installation of security gates.

### Office space from 1st to 4th floor

#### Cat A fit-out

- Remanufactured raised access floor system on a 600x600 module, providing large embodied carbon savings without compromising on performance.
- Trench heaters with aluminium grilles.
- Cat 'A' contribution towards carpet and floor boxes.
- White painted clay board to walls and window reveals. Surface mounted 80mm high MDF painted skirting boards. Painted MDF sill board with 10mm shadow gap detail throughout.
- Exposed concrete columns and soffits.
- Surface mounted lighting track with integrated PIRs and smoke detectors.
- Lighting designed to provide an Average Maintained Illuminance of 300 lux.

## GROUND TO 5TH FLOOR INTERIORS

### Lift lobbies

- Circular economy terrazzo tiled finish on a calcium sulphate raised floor system.
- Painted plasterboard walls, surface mounted skirting and architraves.
- Lift core walls and reveals to be exposed concrete with cast in recess for lift control panels.
- Metal riser doors flush with plasterboard wall.
- Timber doors to office floors with glazed vision panels and full height pull handles.
- Solid ply faced doors to the core to be painted to match lobby walls with concealed door closers.
- Exposed concrete soffit.
- Service tray mounted light fittings.

#### Lift cars

- Four × 21 passenger lifts are provided for vertical circulation travelling at a contract speed of 1.6 metres per second. The passenger lifts are 'machine room less'.
- One dedicated service lift with associated lobby to each floor and direct access to loading bay at ground floor level.
- The passenger lifts have been designed to achieve an average interval time of 30 seconds with a five-minute handling capacity based on a population density of one person per 10m<sup>2</sup> net and assuming an allowance of 20% approximately for absenteeism etc and 50% of 1st-floor occupation will use stairs.
- One passenger lift is designed to meet the requirements of an evacuation lift.
- Internally 2.7m-high lift cars.
- Lift doors to be centre opening and stainless steel.
- Circular economy terrazzo tiled finish laid on engineered backing board.

#### Stairs

- Concrete stairs and landing.
- Exposed concrete sealed walls with KEIM Ecotec.
- Surface mounted stair lighting.
- Solid fire doors on electromagnetic 'hold opens' connected to fire alarm and pocketed into wall lining.

#### WCs

- High quality gendered WCs, with the option of switching to gender neutral cubicles, maximising comfort and pandemic proof. Ratio of male to female gendered cubicles is adjustable to suit the building demographic. Accessible WCs at all levels, handed at each level. Finishes to match lift lobbies and reception with exposed services and concrete soffit.

#### Shower rooms

- 12 health club quality self contained shower and changing units located between cycle store and reception

including accessible showers as an integrated arrival experience

- 254 health club style lockers provided within shower/changing areas, with further visitor lockers provided adjacent to reception.

#### Cycle store

- External doors providing secure, easy access to the bike store.
- Two tier galvanised bike racks to provide 254 cycle spaces.

#### FM FACILITIES

- The FM staff facilities are located at ground floor, adjacent to the reception space and comprises a security / meeting room & staff room.
- BMS system which will be an "Open Protocol" system conforming at all levels of network communication with the BACnet standard.
- The Building Management System (BMS) has been designed to facilitate sub-metering of all heating circuits. These will be monitored and recorded in kWh by the BMS allowing tantalisation and individual energy bills to be prepared for each tenant alongside an energy portal which will allow tenants to compare their energy to peers and industry benchmarks.
- CCTV and security systems equipment control.

#### NOISE LEVELS

- The base building is designed to achieve the following maximum noise levels from building services installations, subject to completion of the fit-out in accordance with the Category A specification and in accordance with BCO 2014 Clause 8.5:
 

• Cellular offices:	NR35
• Speculative offices	NR38
• Open-plan offices:	NR40
• Entrance lobbies:	NR40
• Circulation spaces:	NR40
• Toilets:	NR45
- All noise levels applicable when base building plant is running under normal operation with carpets and furnishings.

#### Provisions for occupiers

- Provision to service office tenancy tea bar facilities with valved and capped domestic water connections at tenant riser locations, ground floor cafe, etc
- Drain stacks are provided to serve the tenant tea bar provision on each level, capped for future connection by tenants during fit-out.
- Dedicated area for tenant plant on the roof and space for a tenant generator on the ground floor.

#### M&E

##### Cooling

- All areas within the office building are comfort cooled and heated using a high efficiency heat recovery variable-volume displacement ventilation system. This comprises exposed roof mounted full fresh air supply and return air AHU plant, with air ducted to control zone (slaved quarter floor plate) VAV boxes within raised access floor voids.

##### Heating

- The building heat source will be a combination of air source heat pumps and e-boilers. This heat pump plant will generate Low Temperature Hot Water (55°C flow/35°C return) to serve the building perimeter trench heating, ground floor underfloor heating, radiator and domestic water systems. The heating system is designed in line with the LETI Heat Decision Tree.
- Heating to office areas is via recessed LTHW trench heating around the perimeter of the floor plates with each active section incorporating a TRV located within the trench to suit anticipated cellular office sub-division.
  - Small power
  - Lighting 10 W/sq m
  - Small power 25 W/sq m

##### Telecoms

- There is a dedicated telecoms room on ground floor. Incoming telecoms duct will enter building at this point from diverse locations externally. There is allowance for two sets of eight 100mm diameter incoming telecommunications ducts.

##### Cable distribution

- A network of cable tray links ground floor telecoms room to tenant risers.

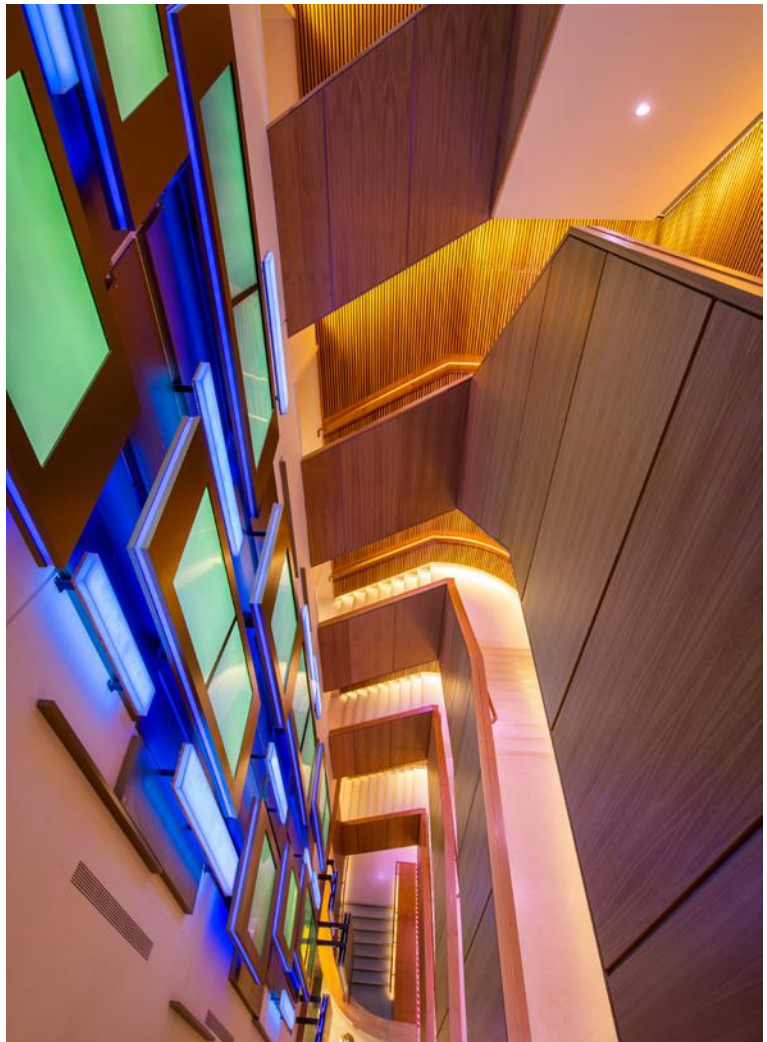
#### ZERO-CARBON ENERGY & OFFSETS

- All energy supplied is zero-carbon from on site renewables and power purchase agreements in accordance with the UKGBC's Renewables and Offsets guidance and the up front carbon relating to construction up to practical completion has been offset in line with this guidance.

# PARABOLA

Parabola is a privately owned real estate development and investment group boasting over 35 years' experience. The company has created high-quality buildings including the much lauded Princes Street property, home of the Johnnie Walker experience, in Edinburgh as well as the highly influential office buildings at Central Square in Newcastle and Kings Place in London. All are award-winning schemes with King's Place awarded "Best Commercial Workplace", "Best Corporate Workplace" and "Best of the Best" by the British Council of Offices.





The company aims to create exciting places that are commercially viable and designed to deliver a positive commercial and social impact.

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## PARABOLA

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