

1 NEW PARK SQUARE

Effortless Connections





Unrivalled Transport Connectivity

The travel choices made by your talent have far-reaching effects on their health, wellbeing and productivity and can have a huge impact on their individual carbon emissions. Put these altogether and it has an impact on your ability to meet your ESG targets, and to recruit and retain talent in your workplace. In recognition of this, Edinburgh Park has been designed with the sustainable movement of people in mind and this is central to 1 New Park Square being a great place to work and visit with happy, content staff.

Edinburgh Park's carefully crafted public realm will encourage people to walk and cycle around the site, and other key Edinburgh destinations can be easily reached using the city's extensive pedestrian, cycling and public transport options. Edinburgh Park also offers convenient access to high-quality, frequent bus, tram and rail services, with Scotland's motorway network and Edinburgh Airport close at hand.

It is crucial for businesses to consider how mobility and access influence their ability to recruit and retain the best employees. Difficult journeys to work can limit the availability of new talent and cause frustrated commuters to consider other employment options. Poor connectivity can also lead businesses to become overly reliant on less sustainable forms of transport, thereby making the journey to net-zero emissions even more challenging.

The solutions offered by Edinburgh Park include:

Excellent access to and for Scotland's talent pool

Great access for pedestrians and cyclists

Unrivalled transport options and connectivity for commuters, visitors and business travellers

High-frequency public transport services that give travellers confidence and so reduce stress

A unique, sought-after mix of sustainable, low carbon travel choices

Substantial capacity across different transport modes to accommodate business growth

Easy access to a wealth of on-site and nearby amenities

An active management team which will ensure Edinburgh Park leads the way with new initiatives designed to facilitate commuter and business travel and will help 'future-proof' the park

Flexible travel options to accommodate potential transport disruption, including those caused by COVID

1 New Park Square

As the first of seven new office buildings at Edinburgh Park, 1 New Park Square will lead the expansion of this well-established business community which will ultimately grow from 10,000 workers to around 20,000. Coupled with the development of a new, sustainable residential neighbourhood on the site, 1 New Park Square will be at the heart of vibrant, successful, mixed-use community.

1 New Park Square is superbly connected to the wider transport network and has its own unique features which help make travel easy and convenient:

Dedicated entrance to a secure storage facility for 72 bikes.

Health-club standard male, female, and accessible showers and changing areas.

A high-frequency tram-stop immediately adjacent, giving fast access to Edinburgh's city centre and airport as well as many destinations in-between.

A short walk or tram-ride to two mainline train stations, giving access to destinations across Scotland

Easy access to bus services connecting key Edinburgh, West Lothian and Midlothian locations.



480 car park spaces in the first-phase car park (total provision will be 1,248 spaces), with provision for 50% electric charging points, powered by 100% green energy.

A bustling urban realm enlivened by a café and restaurant/bar with outside seating.

Beautiful landscapes, appealing destinations and well-connected walking and cycling routes to support health and happiness.

A parcel delivery service, to facilitate the efficient movement of goods.

Gyle Shopping Centre and Hermiston Gait Retail Park are just a short walk or one tram-stop away.

1 New Park Square has everything your talent could need right on the doorstep, with even more planned for the future:

For those wanting to stay active, Phase 1 includes a multi-court recreation area for tennis, football, basketball and other activities, and also two covered Padel Tennis courts. There are also informal opportunities, including walking/jogging trail and exercise areas, as well as existing on-site facilities in the Park Centre.

There are plans in forthcoming phases for a bicycle repair workshop as well as brilliant sports and leisure facilities on site, including a gym, lido swimming pool, and Pilates studio.

Entertainment needs are also well catered for, with Phase 1 including the 'Patina' bar/restaurant and café offering Mediterranean inspired dining and fresh baking.



Up to 2,000 people will be taking up residence in new homes across Edinburgh Park (along with many nearby new residential developments), which will give employees a new lifestyle choice to live locally, thereby cutting the time and cost of commuting.

The on-site Customer Experience team will be curating a wide range of activities, including exercise, entertainment, and community engagement. There will be an app, allowing customers to be aware of and participate in this, and also to coordinate their public transport journeys.

Access

to

talent





Access to Talent

40% of Scotland's economically active working age population live within 60 minutes travel of Edinburgh Park, and 68% within 90 minutes.

Edinburgh Park offers unparalleled access to and for, a significant share of Scotland's overall talent pool¹.

Edinburgh's talent pool has some of the highest qualification levels of any comparable UK city².

	City of Edinburgh	Glasgow City	Leeds	Birmingham	Manchester	Bristol
% with NVQ Level 4+ Degree and above	65	52	47	37	48	52
% with NVQ Level 3+ A-Level and above	75	63	67	58	64	70
% with NVQ Level 2+ GCSE (grades A*-C)	85	76	80	75	75	84
% with NVQ Level 1+ GCSE (grades D-G)	88	80	90	86	85	92
% with No/Other Quals	12	20	10	15	15	8

Edinburgh and the Lothians are home to a high proportion of Scotland's highly skilled, high-value talent from a variety of key industries.

Occupation by industry	Information and Communication	Financial and Insurance	Professional, Technical and Administration	Public Sector	Retail Trade	Other
No. people from Edinburgh and the Lothians	29,300	38,350	85,100	141,250	59,500	130,665
% of Scottish total	29.6	43.6	18.3	17.9	16.7	21.5

¹ Level 1: 0 Grade, Standard Grade, Access 3 Cluster, Intermediate 1 or 2, GCSE, CSE, Senior Certification or equivalent; GSVQ Foundation or Intermediate, SVQ level 1 or 2, SCOTVEC Module, City and Guilds Craft or equivalent.

Level 2: SCE Higher Grade, Higher, Advanced Higher, CSYS, A Level, AS Level, Advanced Senior Certificate or equivalent; GSVQ Advanced, SVQ level 3, ONC, OND, SCOTVEC National Diploma, City and Guilds Advanced Craft or equivalent.

Level 3: HNC, HND, SVQ level 4 or equivalent; Other post-school but pre-Higher Education qualifications not already mentioned.

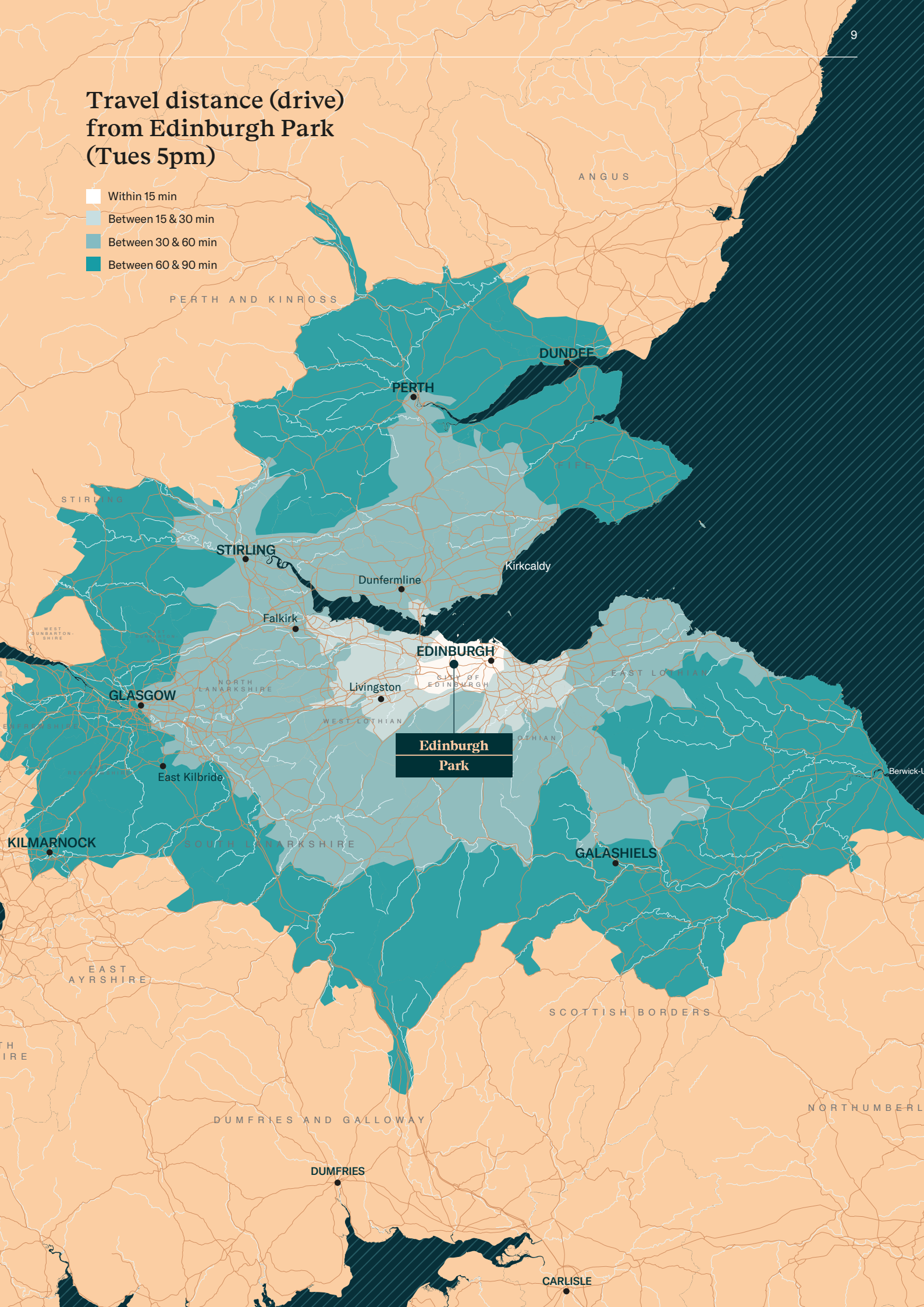
Level 4 and above: Degree, Postgraduate qualifications, Masters, PhD, SVQ level 5 or equivalent; Professional qualifications (for example, teaching, nursing, accountancy); Other Higher Education qualifications not already mentioned.

"Other" includes Manufacturing, Construction, Utilities, Transport, Accommodation and Food, and the Arts

² Based on a composite qualification profile of the working-age population.

Travel distance (drive) from Edinburgh Park (Tues 5pm)

- Within 15 min
- Between 15 & 30 min
- Between 30 & 60 min
- Between 60 & 90 min



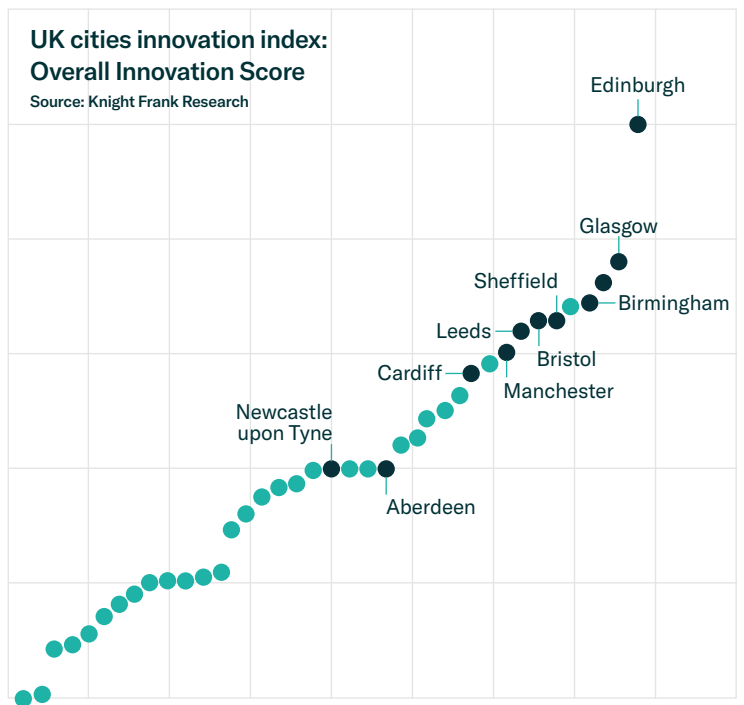
**Edinburgh
Park**

Access to Talent

Overall, Edinburgh tops the UK cities innovation index by a considerable margin, thanks to its innovation infrastructure providing excellent academic foundations.

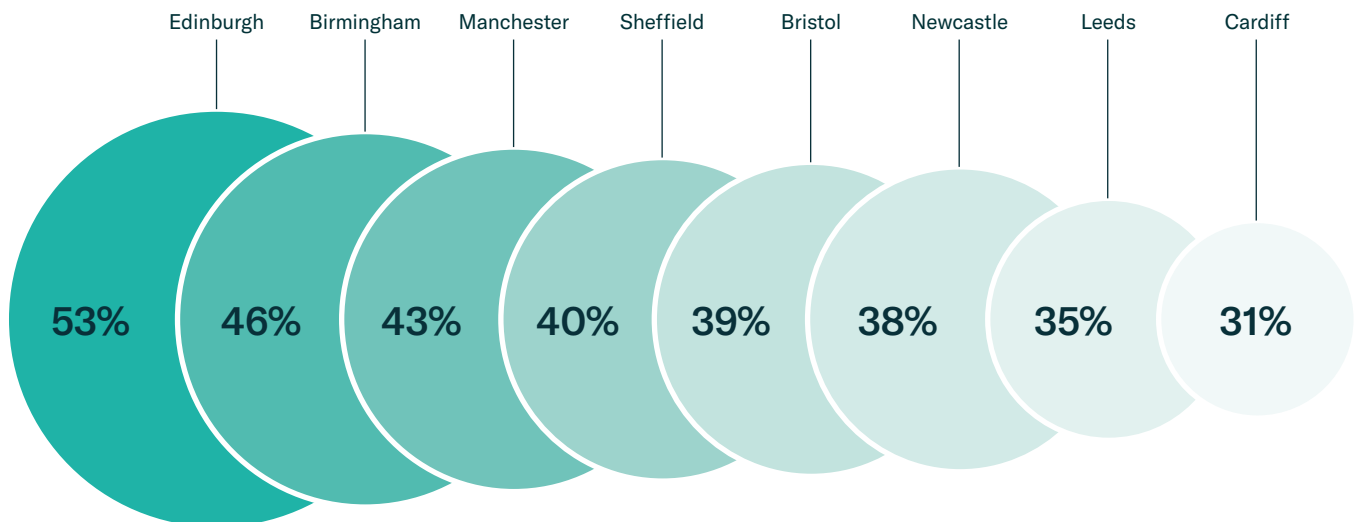
Edinburgh has 4 universities (Edinburgh, Heriot Watt, Napier, Queen Margaret), and the two most eminent are the University of Edinburgh and Heriot Watt benchmarked as having a high level of patent generation, spin off company formation and high research income from industry. Alongside this, it has a high number of research institutions and biomedical funding bodies such as Wellcome Trust Centre for Cell Biology and Royal College of Physicians, attracting significant investment (ca. \$3bn since 2015).

Glasgow ranked 2nd, again with excellent innovation infrastructure with three universities benchmarked against global standards (Glasgow Caledonian, University of Strathclyde and University of Glasgow). It also possesses a strong start-up community, ranking highly across national rankings of entrepreneurial ecosystem. Edinburgh Park has excellent access to both of these cities. Edinburgh also has the highest rate of student retention post graduation of major UK regional cities.



% of students indicating they will stay in the city post-graduation

Source: Knight Frank Research





Make

new

connections





Edinburgh Park Connectivity

Edinburgh Park is located at one of Scotland's best connected transport hubs, offering a commuter catchment that covers Scotland's entire Central Belt. The quality and depth of Edinburgh Park's transport offer provides unrivalled access to, from and around the site.

Exceptionally well connected

Edinburgh Park is served by high-frequency tram, train and bus services that link the site to a wide range of locations across the Central Belt and further afield, offering travellers excellent flexibility and choice.

A wide range of high quality travel choices means that business growth isn't limited by the size of the car park.

Outstanding transport links support recruitment and retention of employees from an extensive and varied talent-pool, with varied options to allow commuters to abandon their cars.

Edinburgh Park's convenient, edge of city location avoids the perils of city centre traffic congestion, with a diversity of pragmatic travel options for commuters and business travellers to choose from.

The excellent digital connectivity on site future-proofs digital access for virtual meetings and more.

Not only does this make it easier to link with local, national and international destinations, it also makes Edinburgh Park a coveted location which is as accessible as many city centre locations and resilient to transport disruption.

Net zero mobility - the new norm

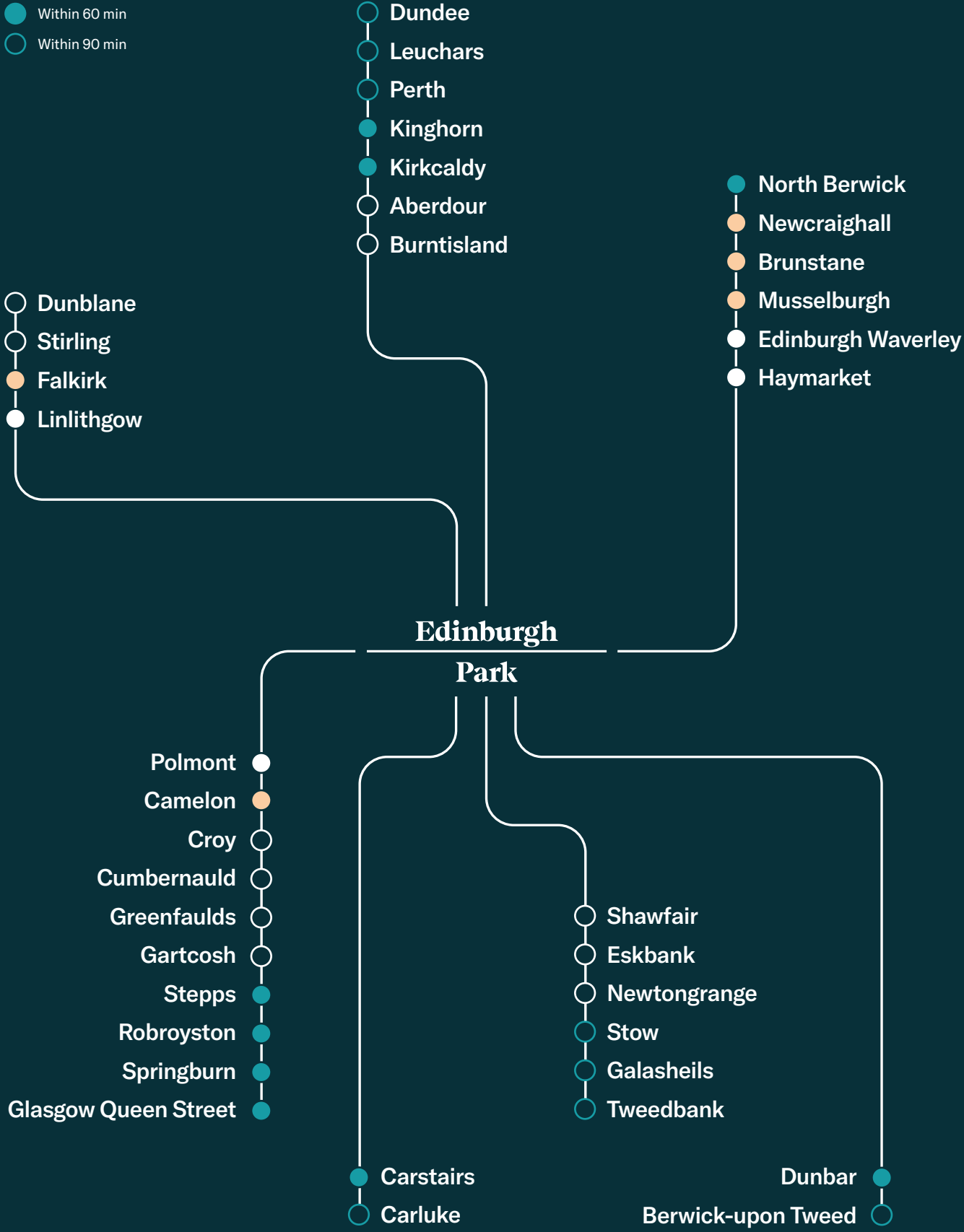
Access to high quality walking and cycling infrastructure creates a vibrant place to live, work and play and supports low carbon travel choices and a more sustainable, healthier future.

Unrivalled public transport connections, with bus, tram and rail options help people make sustainable, low carbon travel choices.

Electric cars and e-bikes will be welcomed and supported by the infrastructure at Edinburgh Park, with charging points and secure bike storage provision.

Train travel distance from Edinburgh Park

- Within 15 min
- Within 30 min
- Within 45 min
- Within 60 min
- Within 90 min







Rail

Edinburgh Park employees have superb access to Scotland's rail network, with up to 29 trains per hour operating every weekday from the 2 adjacent rail stations.

The total peak-time frequency of trains stopping at two of these stations - Edinburgh Park and Edinburgh Gateway - is higher than for the cities of Dundee, Perth and Stirling combined.

Edinburgh Park Station is connected to Edinburgh's city centre by more than 80 trains per day, taking as little 4 minutes to get to Haymarket station and 9 minutes to get to Waverley station.

With nearly 90 trains per day connecting Edinburgh Park Station to Glasgow and a weekday journey time of just over an hour, Edinburgh Park provides superb rail connections to Scotland's largest city.

Train connections to other Scottish cities are also exceptional, with around 40 trains per day connecting Edinburgh Park Station to Stirling, 46 to Perth and 23 to Aberdeen.

Edinburgh's Waverley Station is a hub for national rail.

Trains from Edinburgh Waverley*

Destination	Aberdeen	Birmingham	Glasgow**	Leeds	London	Manchester	Newcastle
Trains per day	21	30	198	33	46	26	52
Direct trains per day	17	20	127	14	43	9	52
Journey time (fastest)	2 ^h 20 ^m	4 ^h 15 ^m	45 ^m	3 ^h	4 ^h 16 ^m	3 ^h 15 ^m	1 ^h 22 ^m

* It may be more convenient to board trains to some of these destinations at Haymarket, which is one stop before Edinburgh Waverley when coming from Edinburgh Park.

** Additionally, 40 direct trains per day operate between Glasgow and Edinburgh Park.



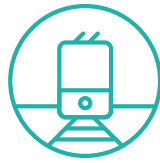
Bus

High quality bus services operated by one of the UKs most successful bus operators providing easy access to Edinburgh City Centre in just over 40 minutes.

9 direct bus routes providing up to 18 buses per hour, providing reliable links to destinations across Edinburgh and into West Lothian.

Dedicated Skylink services provide direct services to the airport.

Unlimited journeys in the city zone for just £4.80 per day.



Tram

Served by 3 tram stops, with a 7-minute frequency throughout the day, whisking passengers to the airport in 13 minutes and city centre in 30.

Excellent tram – train interchange at both Edinburgh Park and Edinburgh Gateway stations, as well as Haymarket and Waverley station in the city centre.

Just one tram stop away from retail outlets and amenities at Hermiston Gait retail park and the Gyle Shopping Centre.

Direct trams to Newhaven in 45 minutes, providing an efficient travel option to north Edinburgh residents.

Great value with travel between the tram stops within Edinburgh Park for just £0.50.



ARTS AND
SCULPTURE.

PICTURE PERFECT.

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Walking

As 23% of Edinburgh employees usually walk to work, supporting and encouraging this is a key objective.

An extensive on-site footpath network supports walking for ‘last-mile’ connections from public transport hubs and the surrounding area.

1 New Park Square has excellent ‘end of trip’ facilities, including high quality, accessible showers and changing spaces.

Future opportunities for staff to live within comfortable walking distance of their workplace.



Walking distance from Edinburgh Park

- Within 15 min
- Within 30 min
- Within 60 min



EDINBURGH

Edinburgh Park

1 New Park Square

1,800 homes proposed

Garden District residential development (1,350 homes consented, planned for 6,000 homes)

Moda/Osbourne proposal for 1,000 homes

Train to Glasgow

Glasgow

To Edinburgh City Centre

Heriot-Watt University

Wester Hailes

Hermiton Gait Retail Park

Edinburgh Park Station & Tram stop

Bankhead Tram stop

Bankhead Drive

S Gyle Broadway

Glasgow Road

Maybury Road

Union Canal

Calder Road

Edinburgh City Bypass

A20

M8

Calder Road

Hermiton Junction

Glasgow



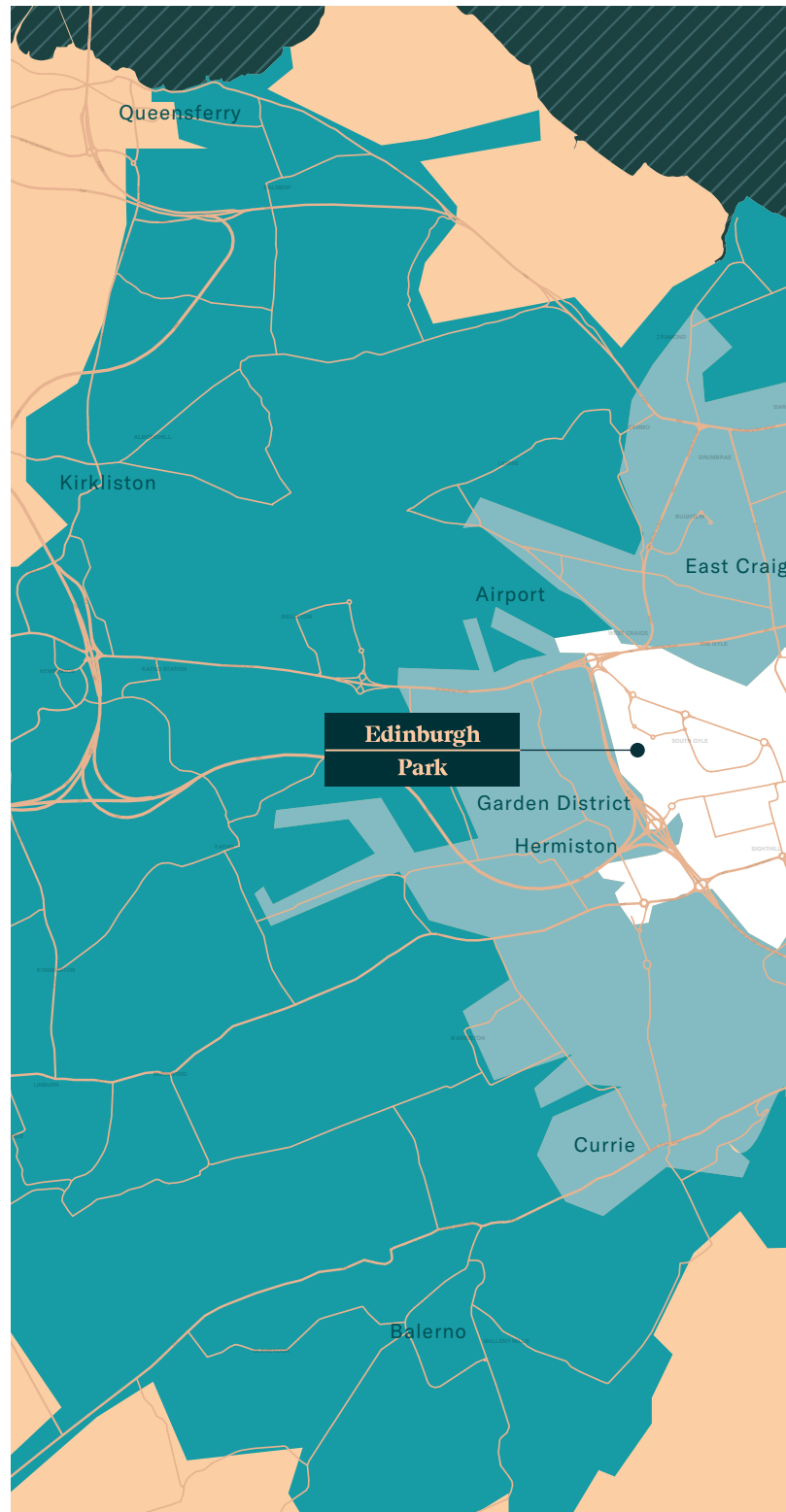
Cycling

The cycle route network within the Edinburgh Park site is well integrated into Edinburgh's wider network.

In 2023, 48% of Edinburgh households had access to a bike, and 19.1% of employees cycled to work regularly.

Edinburgh has 110 miles of traffic-free cycle routes away from the road, which is roughly the distance between Edinburgh and Newcastle, and an additional 20 miles of signposted cycle routes on quieter streets.

In 2019, Edinburgh residents were collectively cycling 9 times around the world every day.







Car

For those needing to travel by road, the motorway network is within easy reach; the M9 and M90 are within a 10-minute drive, and the M8 and City Bypass are immediately adjacent to Edinburgh Park.

Edinburgh Park's 'smart' multi story car park will allow occupiers to manage their spaces, getting the most out of their use every day.

Edinburgh Park's management will encourage and support car sharing.

Hermiston and Ingliston Park and Ride facilities offer drivers the opportunity to reduce their carbon footprints, save money and help ease congestion via convenient bus or tram connections to Edinburgh Park.

At just 39%, Edinburgh has by far the lowest percentage of journeys to work undertaken by car or taxi, when compared to other Scottish cities.



Air

Just a short tram-ride away, Edinburgh Airport is a hub for international air travel, providing access to over 150 destinations worldwide, ranging from Dublin (in just over 1 hour) to New York (in less than 8 hours).

Direct flights to London, Dublin, Paris, Amsterdam, Frankfurt, Munich, Rome, Istanbul, Doha and New York.





The Future of Mobility

Of course, the journey doesn't stop here. The future of mobility starts today, and we aim to continue setting the standard for excellence.

The future is better. Edinburgh Park's current mobility system is flexible, resilient, efficient, sustainable and equitable, offering commuter and business travellers a myriad of excellent travel choices. Efforts to enhance these choices are ongoing, to ensure future mobility remains effortless.

The future is smart. Digital technology and data have the power to transform how and why we travel. The Edinburgh Park app will draw on this smart revolution to deliver essential transport information to the Edinburgh Park community.

The future is efficient. The availability of hundreds of new, appealing homes at Edinburgh Park and in the surrounding area will create new opportunities for employees to live close to where they work, thereby cutting time spent commuting.

The future is autonomous. In a ground-breaking trial, the UK's first full-sized autonomous buses are operating every half an hour between Fife and Edinburgh Park station, cutting journey times to less than 30 minutes.

The future is flexible. There is evidence to suggest fewer millennials, and their younger Gen Z counterparts, aspire to own or use cars than their baby-boomer parents, instead showing a preference for multimodal transport, urban life, and emerging technologies. Edinburgh Park already offers travellers a diverse and interconnected array of transport choices that help to future-proof the site and provide unrivalled flexibility and choice and excellent access.

The future is shared. 2+ ride-sharing and shared taxis will help make travel more sustainable, sociable, fun and affordable.

The future is electric. Car parking spaces across Edinburgh Park have been designed with the need to charge electric cars in mind, and e-bikes will be welcomed.

The future is unfolding. With an eye to the future, we will continue to monitor and evaluate how emerging forms of technology and transport, such as "on demand" buses, e-scooter sharing, and 'Mobility as a Service' could benefit the Edinburgh Park community.

Help is at hand

Moving to Edinburgh Park is a significant step that brings with it a new set of opportunities and challenges. We are here to help your organisation make the most of Edinburgh Park's excellent, multi-modal transport connectivity. As part of our welcome to your new corporate home at 1 New Park Square, we can work with you to help:

Make the relocation process as seamless and pain-free as possible.

Reduce the costs and carbon emissions associated with your business travel policies and practices.

Maintain and improve corporate performance in these areas over time.

We are on-hand to provide general mobility advice, as well as more focussed support, including:

Relocation Insights: Containing evidence-based guidance and advice about the impact of the relocation on employee commuter travel patterns and choices. For example, we can compare current commute travel times to an existing site with travel times to Edinburgh Park. Alternatively, in cases where new staff will be recruited, we can do bespoke analysis that shows how many people from certain social demographic profiles live within a commutable distance of Edinburgh Park.

Personalised Travel Advice: Offering tailored travel advice, information and journey planning services to individual employees, to help them understand and make the most of their travel choices. Advice can be tailored to promote low carbon travel choices, where it makes sense to do so, and to inform car drivers about efficient and effective way for them to reduce their carbon footprint.

Travel Plans: Containing carefully researched recommendations on how your organisation can promote and support sustainable commuter travel patterns into the future. For instance, this could include introducing a Cycle to Work Scheme, raising awareness about car parking policy or ensuring staff are aware of different public transport ticketing options.

Car-Park Management Plans: Helping ensure car park access and utilisation is optimised. Typically, this would involve developing a needs-based parking policy, whereby people with the greatest need for a parking space are prioritised.

Advice about 2+ Ride-Sharing: Informing decisions on how and when to encourage employees to share their commuter journeys with others, to help cut the cost and environmental impact of travel and reduce demand for car parking spaces.

Business Travel Strategies: Incorporating advice on how to reduce the cost and environmental impacts associated with travel for work. This would typically involve work to help your organisation measure the cost and carbon emissions from business travel and then develop a robust management plan, designed to reduce these impacts.

Car Club Advice: Exploring if / how your organisation could benefit from access to a fleet of low-carbon car club vehicles, for use on business trips.

Employee Engagement: Engaging employees in training, events and campaigns designed to support and promote active and sustainable travel choices.

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