

1 New Park Square

Edinburgh Park



76% LET



9,000–20,079

Available sq ft

AWARD WINNING, STUNNING NEW OFFICE BUILDING

Lean, Clean & Green

Estimated to use 31% less energy
than conventional offices.

Amenity Rich

Offering sport, leisure and
conference facilities

EPC

One of the best rated office buildings
in Scotland at “A (03)”

Occupational Efficiency

Reducing overall footprint
& occupancy cost

Connected

Sitting at a multimodal
transport hub

Patina

Bakery, Viennoiserie, Bar
and Performance Space



HOME TO

Sainsbury's Bank

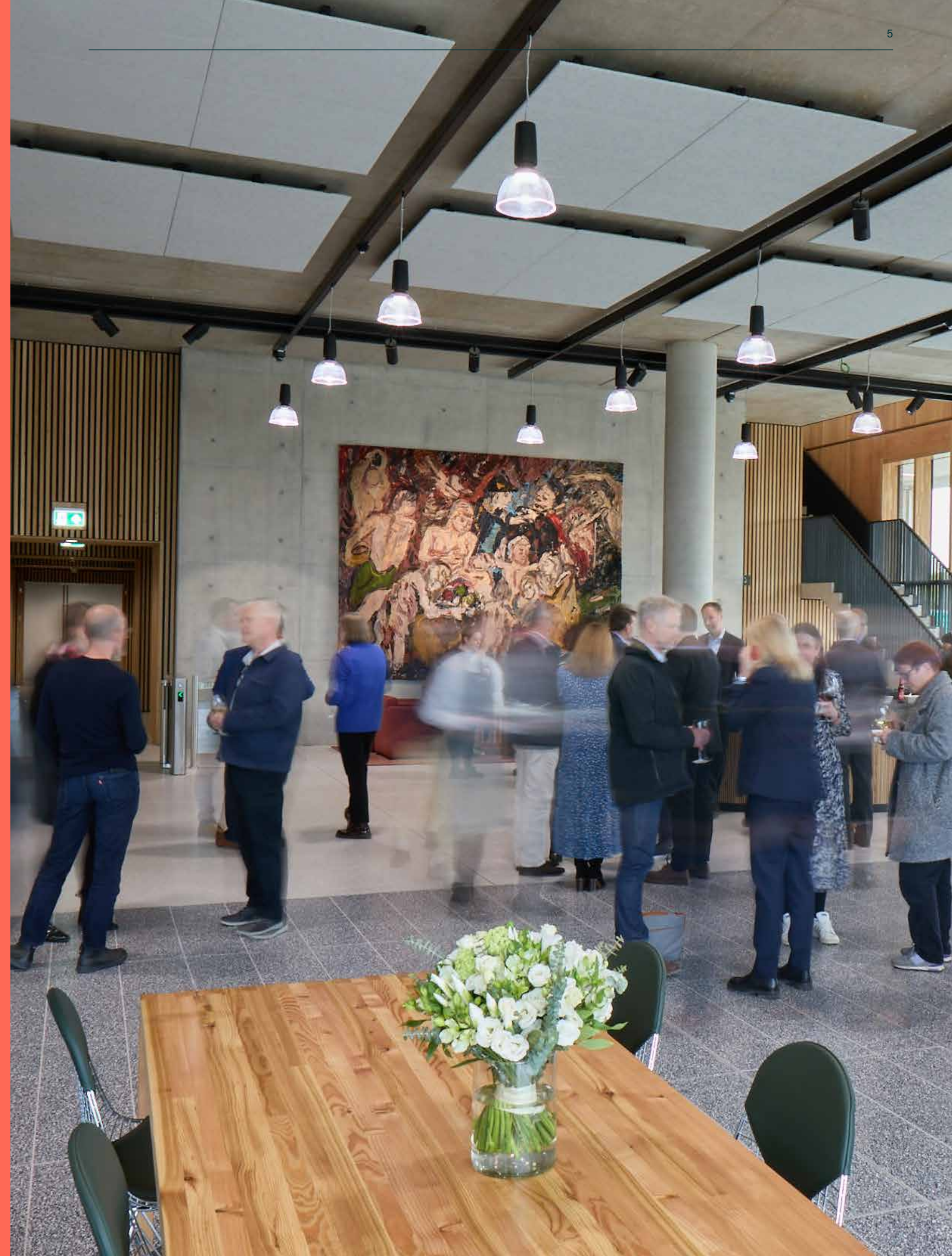
 Marsh McLennan

 element

 GE VERNOVA

Patina

Schneider
Electric



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



A BUILDING DESIGNED TO MAKE YOU SMILE

20,079 sq ft (1,865.4 sq m) of sustainable offices delivering an exceptional experience.



AN EXCEPTIONAL EXPERIENCE

SUSTAINABLE

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



HEALTHY

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



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.

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

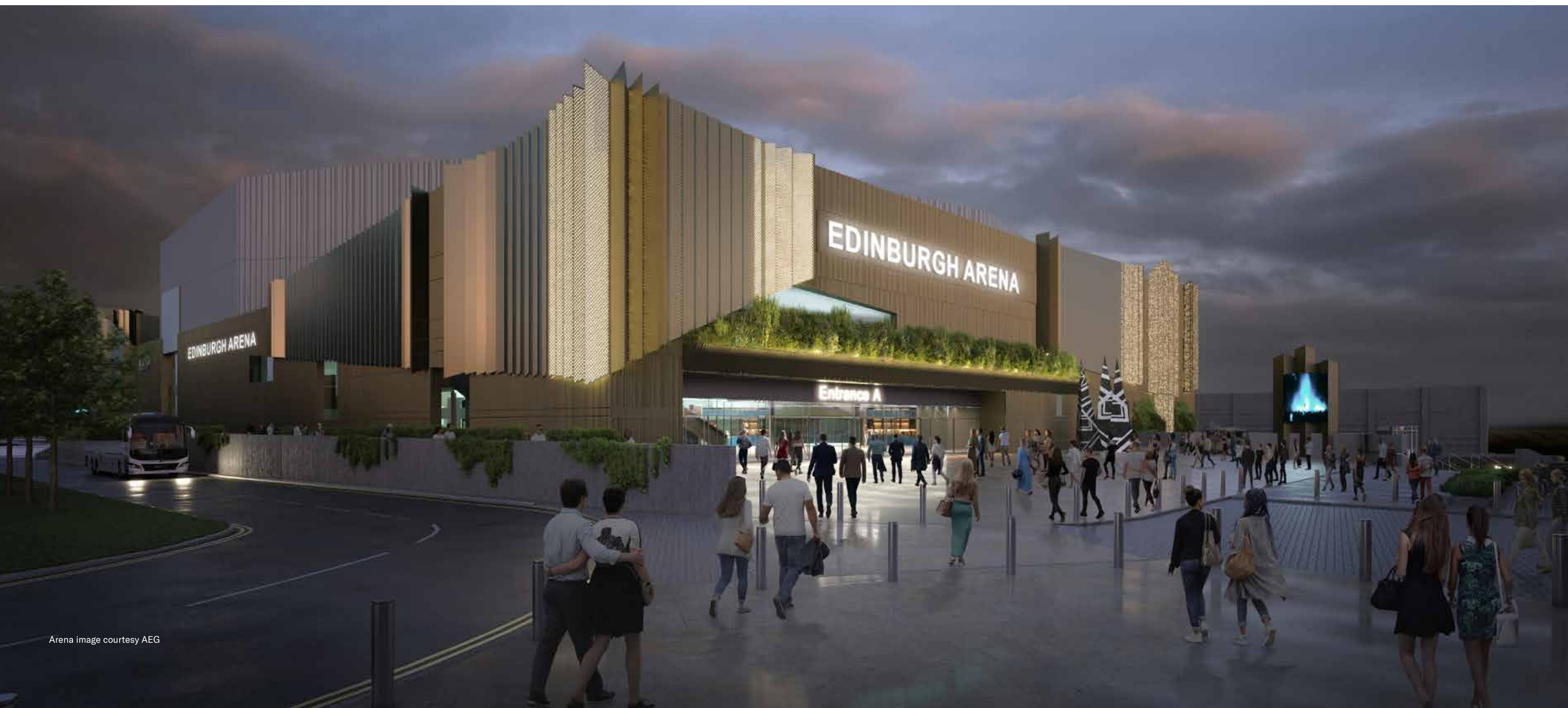
Rich in amenities for exercise, collaboration, relaxation, and enjoying good company, creating a compelling and inclusive environment to make work a pleasure.



EDINBURGH ARENA

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

GYLE CENTRE TRAM STOP

EDINBURGH GATEWAY STATION & TRAM STOP

1 New Park Square

EDINBURGH PARK CENTRAL TRAM STOP

< STIRLING (M9) / PERTH (M90)

< GLASGOW (M8) / STIRLING (M9)

S1 Residential Development

400 HOMES

KEY

1. RSPB
Galliford Try
Morrison Construction
Miller Developments
VIAVI
2. ibis Hotel
3. JP Morgan
4. ScotArt
5. Scottish Prison Service
6. Lumascron / Pulsant
7. Vacant
8. Ooni
9. Pure Offices
10. Park Centre Amenities
11. Diageo
12. Busy Bee Nursery
13. Business Stream
14. Aegon
15. Gyle Shopping Centre
16. M&G Prudential
17. Lloyds Banking Group
18. Premier Inn
19. Novotel
20. Hermiston Gait Retail Park
21. Sainsbury's Bank
Marsh McLennan
Element
GE Vernova
Schneider Electric
Patina

City bypass

AEG Arena

DUE 2027

EDINBURGH PARK STATION TRAM STOP

EDINBURGH PARK STATION

20

16

15

17

13

14

1

2

3

4

5

6

7

8

9

10

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12

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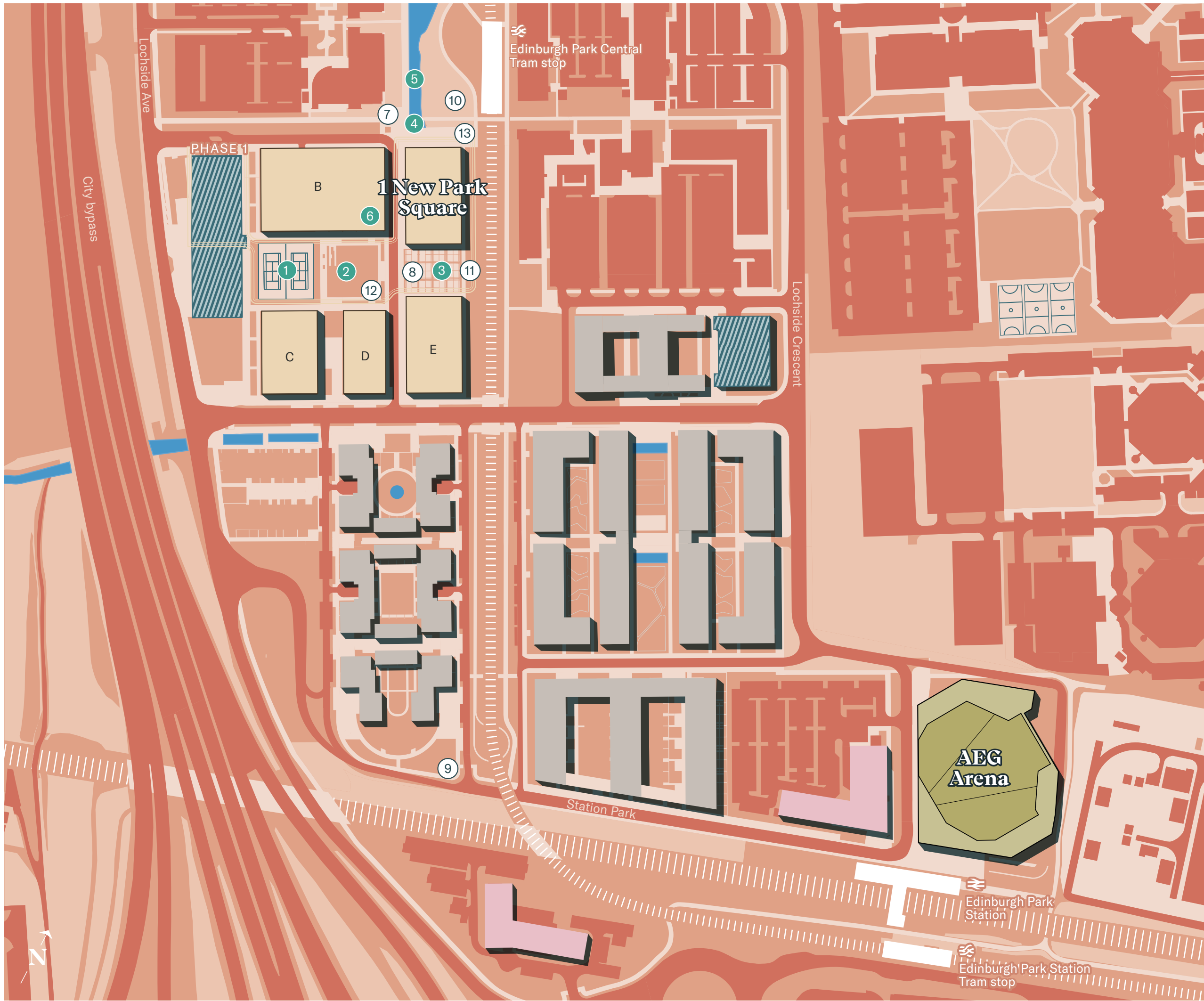
17

18

19

20

21



THE MASTER PLAN

Office		sq m	sq ft
1 New Park Square		7,844	84,443
Office B	PRE-LET OPPORTUNITY	17,669	188,000
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
Total	PRE-LET OPPORTUNITY	44,465	476,443

480 car park spaces in the first-phase car park, with provision for 50% electric charging points

BUILDING TYPE

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

AMENITIES

- Multi-court recreation area (Football, Tennis, Basketball, Pickleball)
- Landscaped sunken square
- New Park Civic Square (Café, Bakery, Bar)
- Water cascade
- Loch Ross
- Padel Courts

ART TRAIL

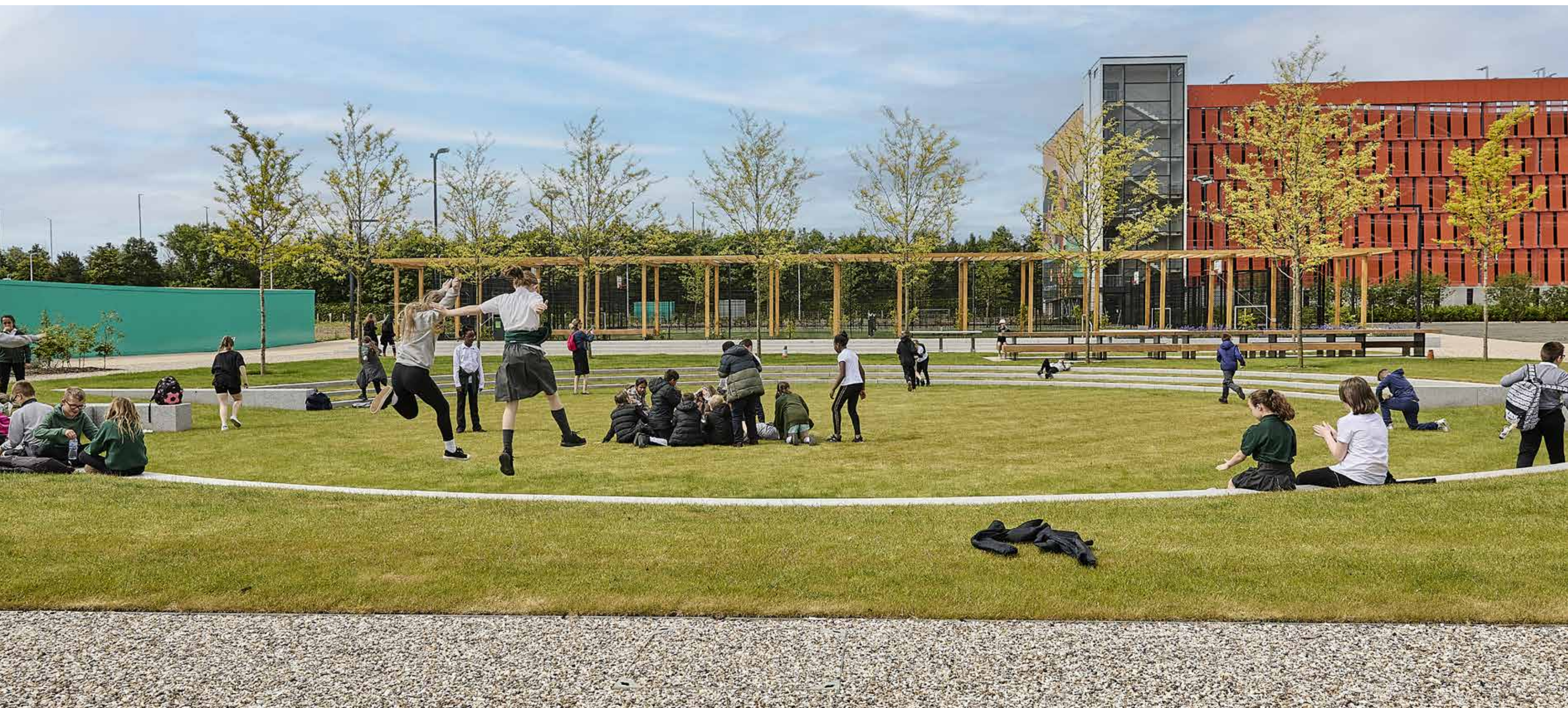
- 'Vulcan' — Sir Eduardo Paolozzi
- 'Dancer after Degas II' — William Tucker
- 'Reach for the Stars' — Kenneth Armitage
- Orangery urns and ceramic parrots — Andrew Burton
- 'Amarylla Guerrilla' — Louise Plant
- 'Advocate' — Bruce Beasley
- 'Square Line' — Ann Christopher

EVERYONE WELCOME

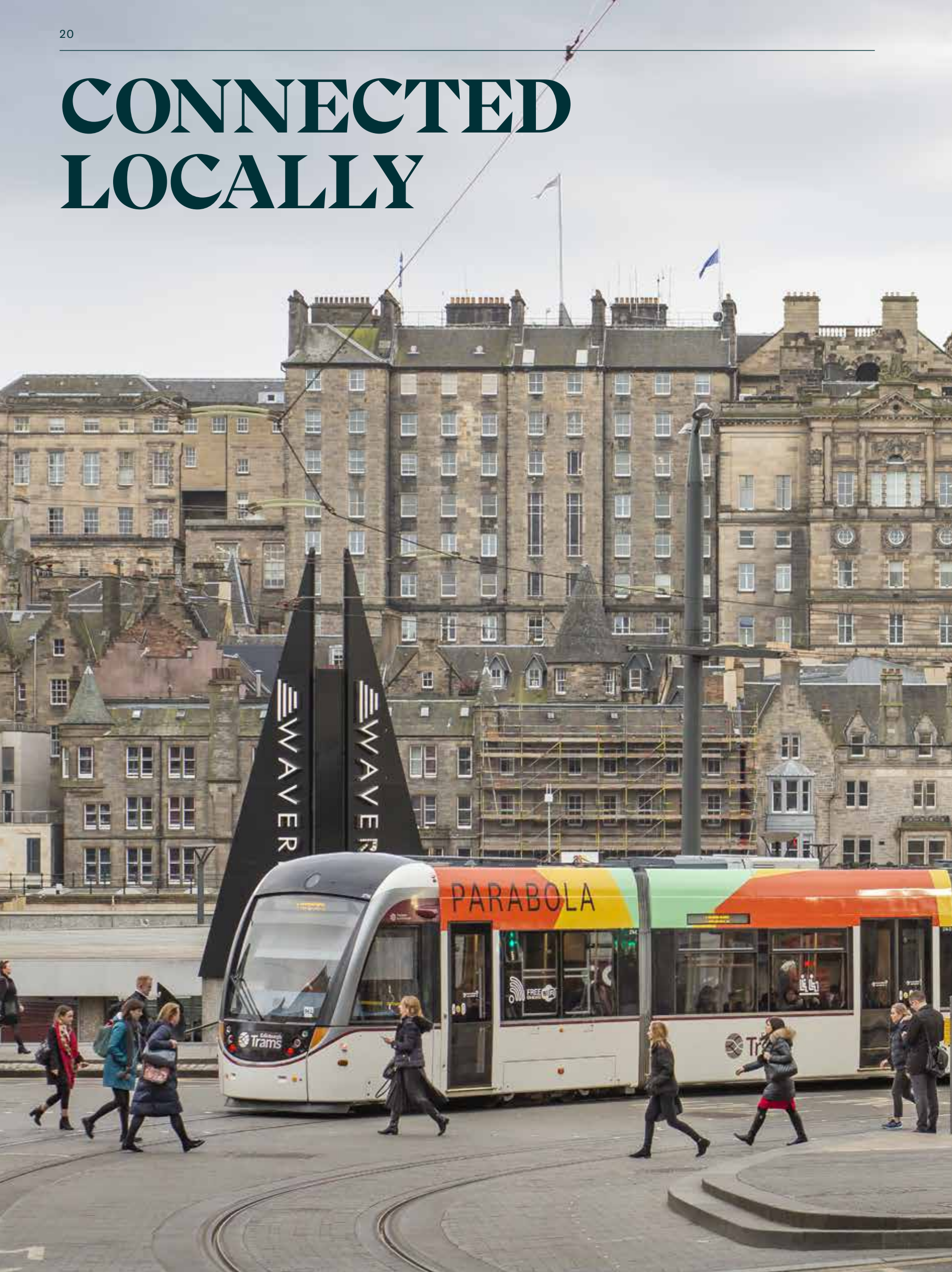
Parabola's ambition is to ensure that Edinburgh Park creates a positive impact on society. By engaging with surrounding communities, local schools and the existing business community on the Park, Edinburgh Park will create a seamless and inclusive environment.

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 Café, Bakery and Bar. 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.

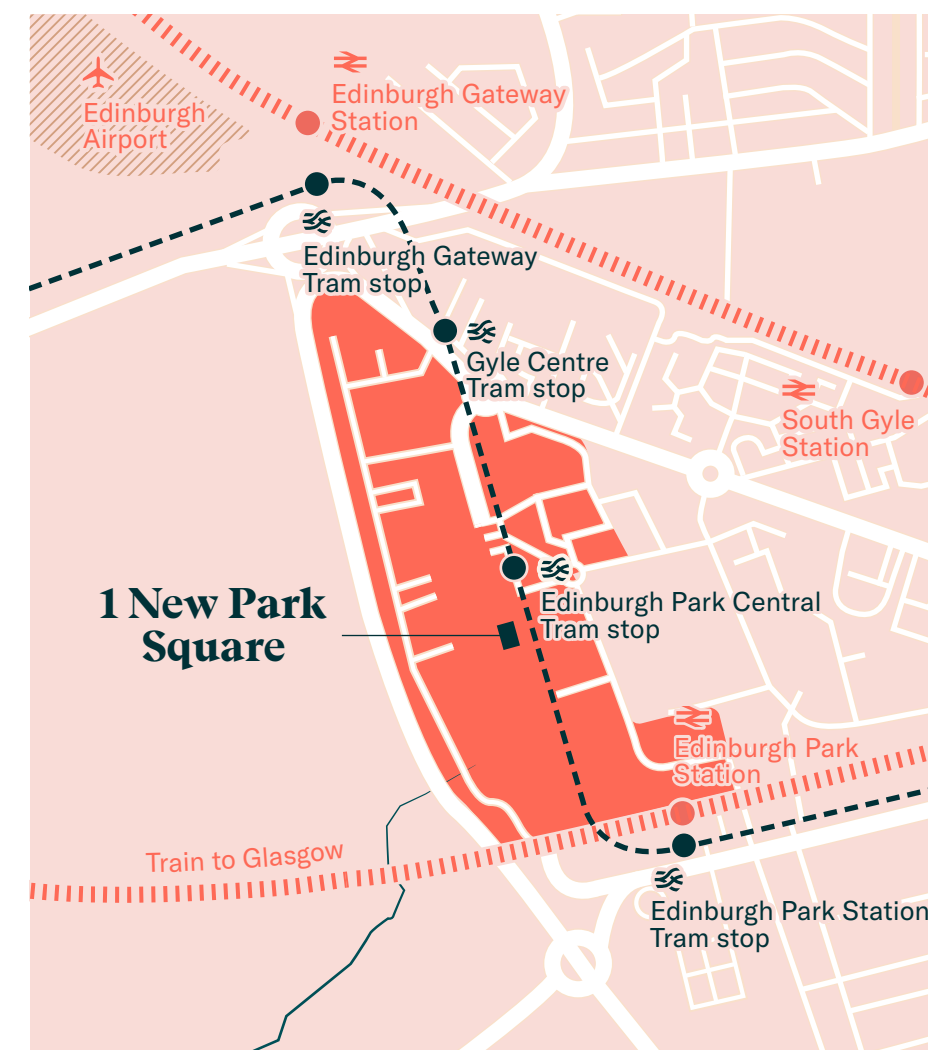


CONNECTED LOCALLY



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

10 mins	✈️ Edinburgh International Airport
9 mins	● Ingliston Park & Ride
6 mins	● Gogarburn
3 mins	🚆 Edinburgh Gateway
2 mins	● Gyle Centre
	○ Edinburgh Park Central
1 mins	🚆 Edinburgh Park Station
4 mins	● Bankhead
6 mins	● Saughton
9 mins	● Balgreen
11 mins	● Murrayfield
15 mins	🚆 Haymarket
20 mins	● Princes Street
23 mins	🚆 St Andrew Square (for Waverley)
26 mins	● Piccadilly Place
28 mins	● McDonald Road
31 mins	● Balfour Street
34 mins	● Foot of the Walk
36 mins	● The Shore
38 mins	● Port of Leith
40 mins	● Ocean Terminal
43 mins	● Newhaven

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

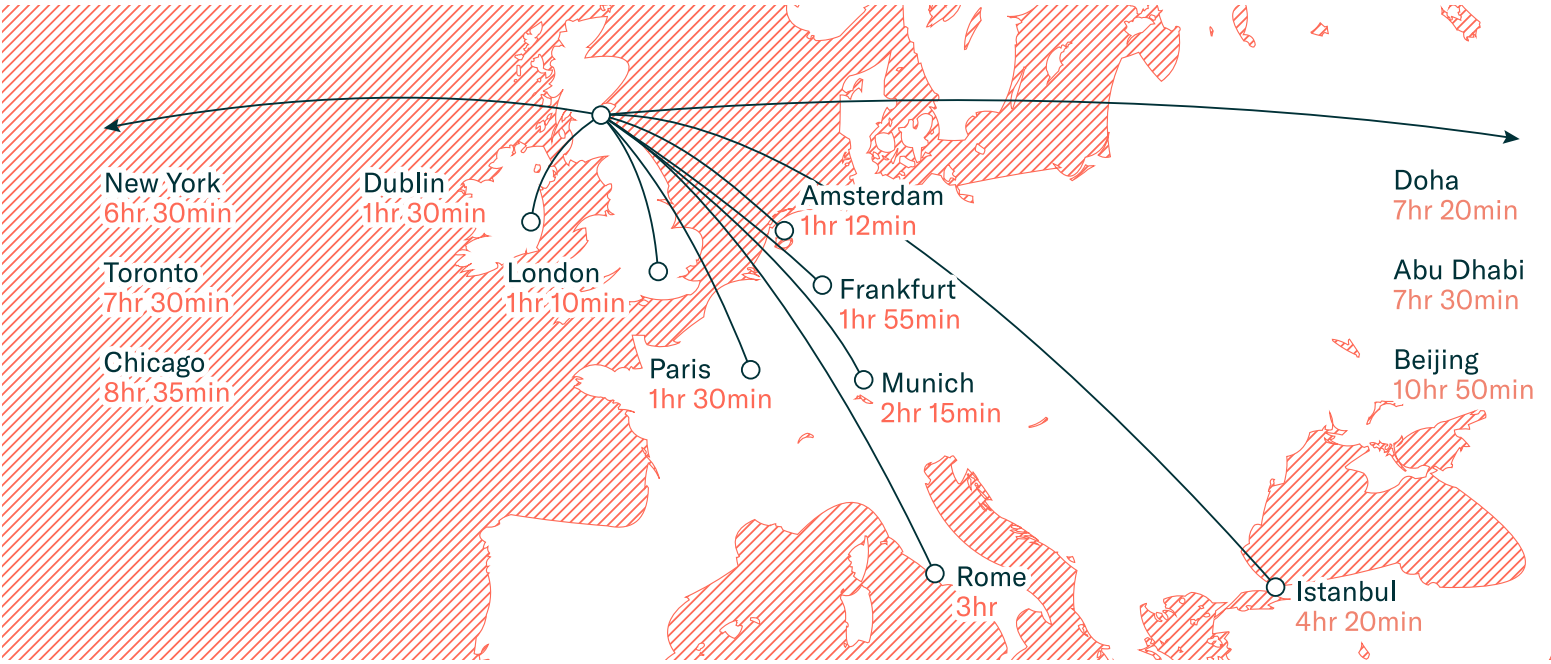
NATIONAL TRAIN TIMES

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



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

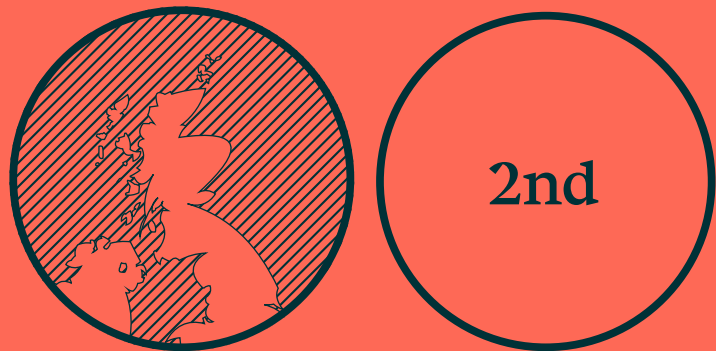
1st

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.

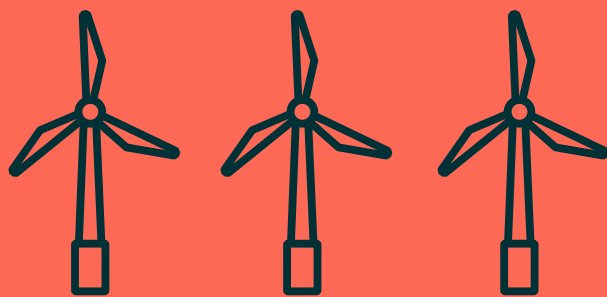
Fringe Festival

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.

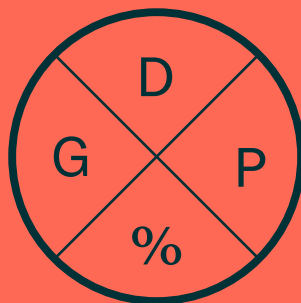
£3.3 billion

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



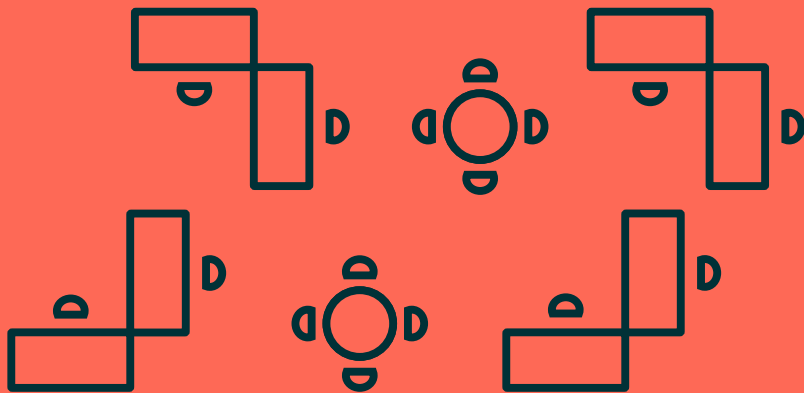
£37.5m

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. 1 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 Redheughs Village. This stunning setting will empower occupiers to live healthy lives against the backdrop of the Pentland Hills.



PLAY

Health and wellbeing are central to Edinburgh Park's approach, and fundamental to those living and working on the park. As an integral part of the development, the mixed use games area offers tennis, 5-a-side football, basketball, and 4 Pickleball courts. There are also 2 covered padel tennis courts. This is in addition to informal facilities, for table tennis, walking, running, and cycling. As the park evolves, additional facilities and more informal exercise areas will be added.

PLEASE
STEP
ON THE
GRASS




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.





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

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.



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 is dedicated to supporting poets and poetry. Edinburgh Park's Poet in Residence, Janette Ayachi, has named the streets for the new development. In addition to crafting poetry inspired by art, she also oversees and produces the bi-annual zine, Polaris.

FOOD FOR THOUGHT







PATINA

A romantic Art Deco bar and space,
unlike any other venue in the city.



SPACE TO BREATHE AND GROW

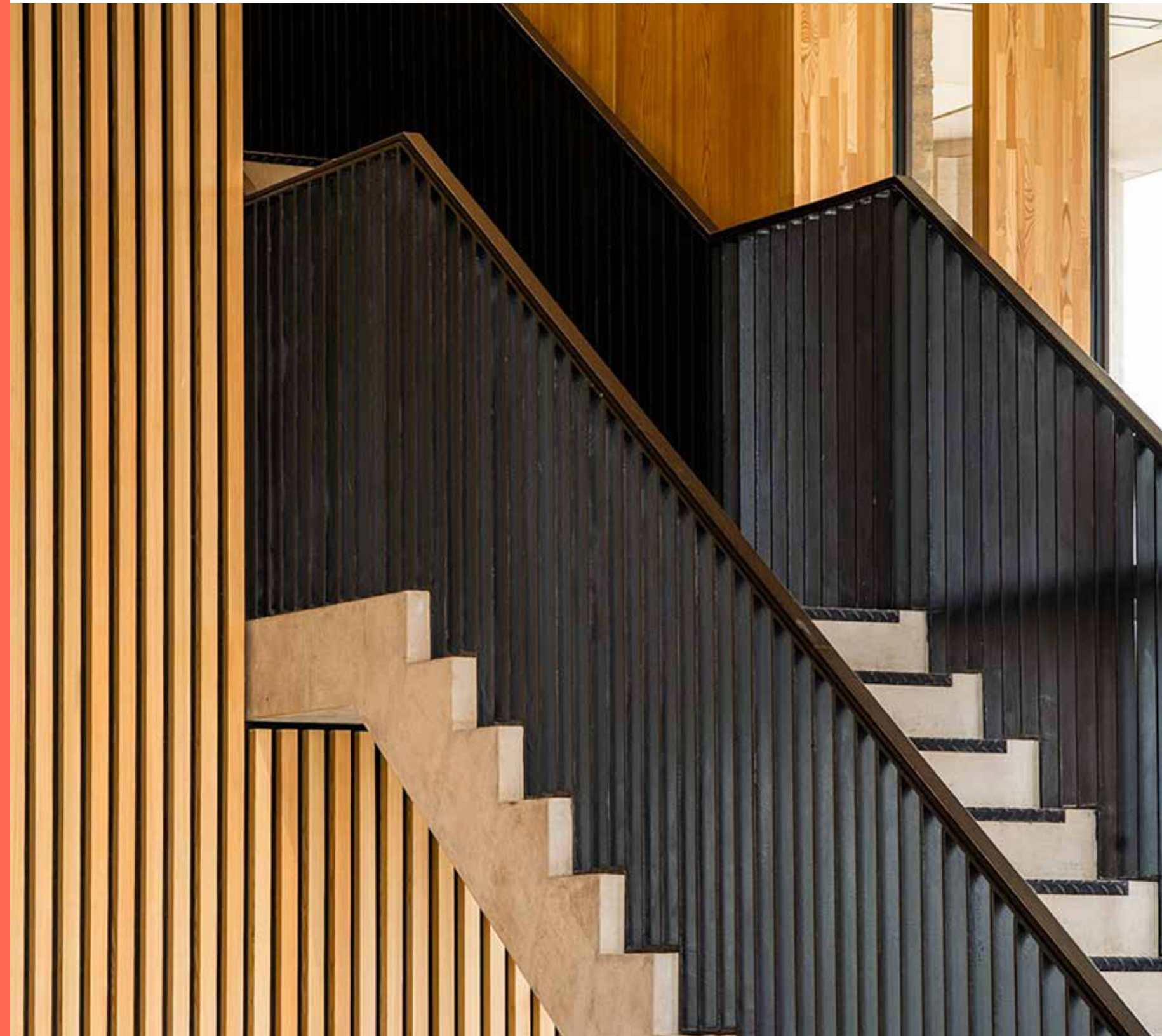
The Edinburgh Park vision is a new urban quarter which is not only a great place to live and work but also a cultural destination and creative canvas for Edinburgh. Detailed planning consent is in place for nearly 1,000,000 sq ft of office, allowing businesses the flexibility to grow and flourish in 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, 1 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, and with inclusive shared amenities, 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 3.1 metre office ceiling heights optimising natural light.

4.
FLOORPLATES
Efficient floorplates from 19,332 sq ft, subdivisible to 4,060 sq ft.

5.
TRAM
Dedicated tram stop allowing effortless connection to city centre, stations and airport.

6.
EVENTS SPACE
Fully equipped conference/event space seating 150 people with breakout and catering

7.
RECEPTION AREA
Light and bright double height reception area, with artworks, break out space and cafe.

8.
STAIRWAY
Direct stairway to first floor, offering a self-contained reception area option.

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.

11.
NATURAL VENTILATION
100% fresh air VAV displacement air conditioning, with opening windows for natural ventilation.

12.
CONNECTIVITY
Day one infrastructure with BT Openreach and Virgin, and connection speeds up to 10Gbps.

13.
DENSITY
Workplace density of up to 1 person to 8 sq m.

14.
LIGHTING
Surface mounted lighting track with integrated PIR's and smoke detectors.

15.
SPECTACULAR VIEW
Double height 4th floor office perimeter zone, for spectacular views and meeting spaces.

16.
SHADING
South facing balconies, for amenity and solar shading.

17.
COOLING
Passive cooling using exposed concrete soffits as thermal mass.

18.
CIVIC SPACE
Lively civic square for events and relaxation.

19.
PATINA
Bakery, Viennoiserie, Bar and Performance Space.

20.
FACILITIES
Club standard changing areas with showers and lockers, with secure storage for 76 bikes.

21.
COMMS
Dedicated comms room with diverse comms and power access routes.





SUSTAINABLE



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.



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.

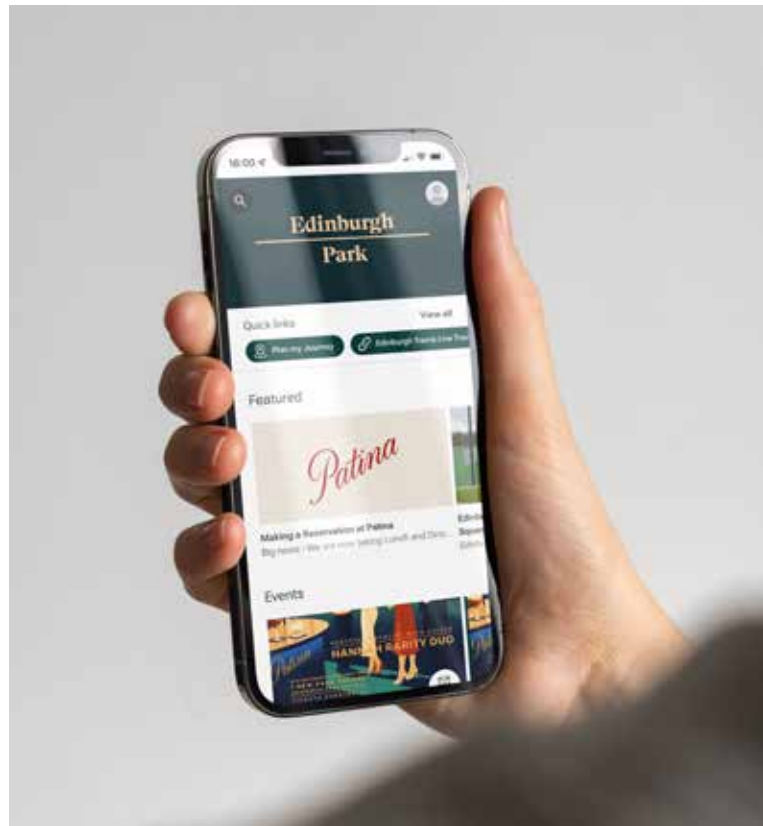
DEDICATED TRAM CONNECTION

Edinburgh Park and 1 New Park Square has its own tram stop allowing effortless access to the city and to the airport.





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, perfectly supported by Patina bakery.



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, viennoiserie, performance areas, sports facilities and changing areas make anything possible



Fun

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



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 companies 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.



Services

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

1 New Park Square overlooks a new civic square, a bustling space which is enlivened by a bar bakery and restaurant. It's the perfect place for visitors and occupiers to meet for conversation, or enjoy a quiet moment.



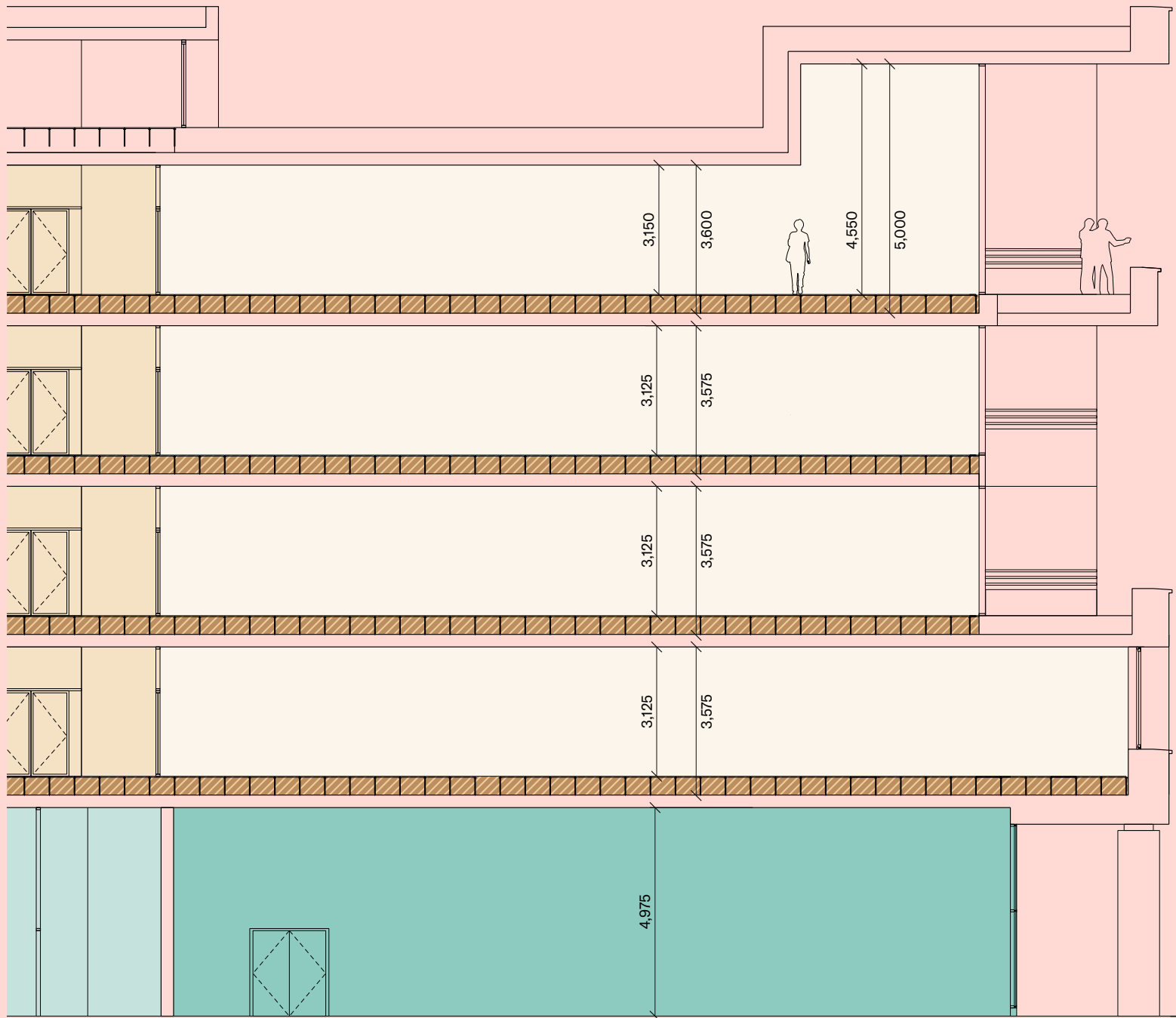
AREAS & FLOOR PLANS

Schedule of areas

FLOOR	AVAILABILITY	HOME TO	AREA (SQ M)*	AREA (SQ FT)*
4	Occupied	Sainsbury's Bank		
3	Available		1,865.4	20,079
2	Occupied	Element		
	Occupied	Schneider Electric		
1	Occupied	GE Vernova		
		Marsh McLennan		
	Total availability		1,865.4	20,079
Reception			318	3,423
Auditorium	150 seat theatre style or workshop, lecture, dine options		156	1,679

Section

- Office
- Core
- Service zone
- Reception
- Restaurant / Bar / Cafe

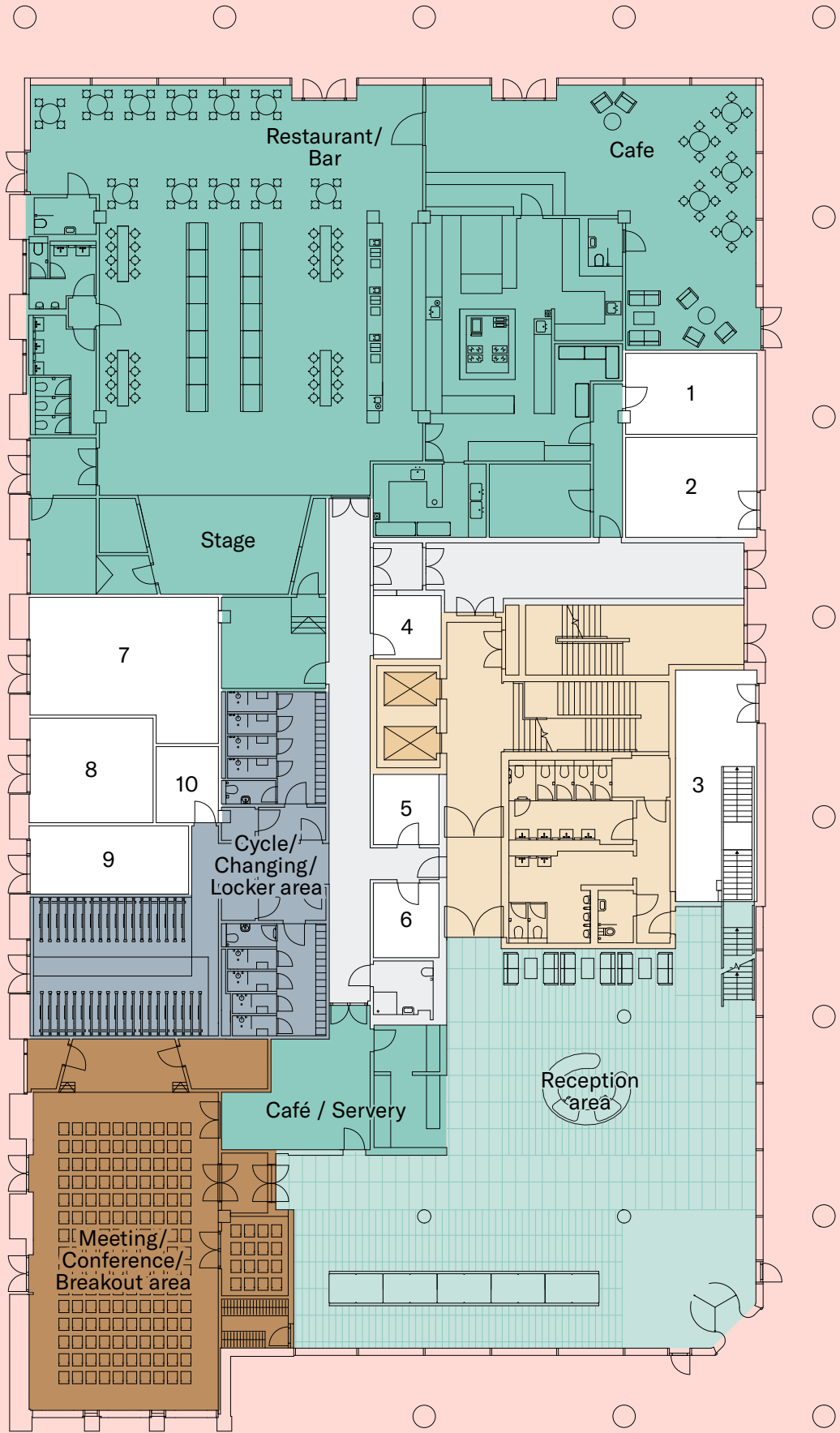


*Approx. NIA measured from architects' plans. Diagram dimensions in mm.

Ground floor

RECEPTION	
3,423 sq ft	318 sq m
150-SEAT AUDITORIUM	
1,679 sq ft	156 sq m
AMENITIES	
Cycle spaces & lockers	76
Showers & changing	
Reception cafe	
Cafe on the square	
Restaurant / Bar	
Parcel delivery service	

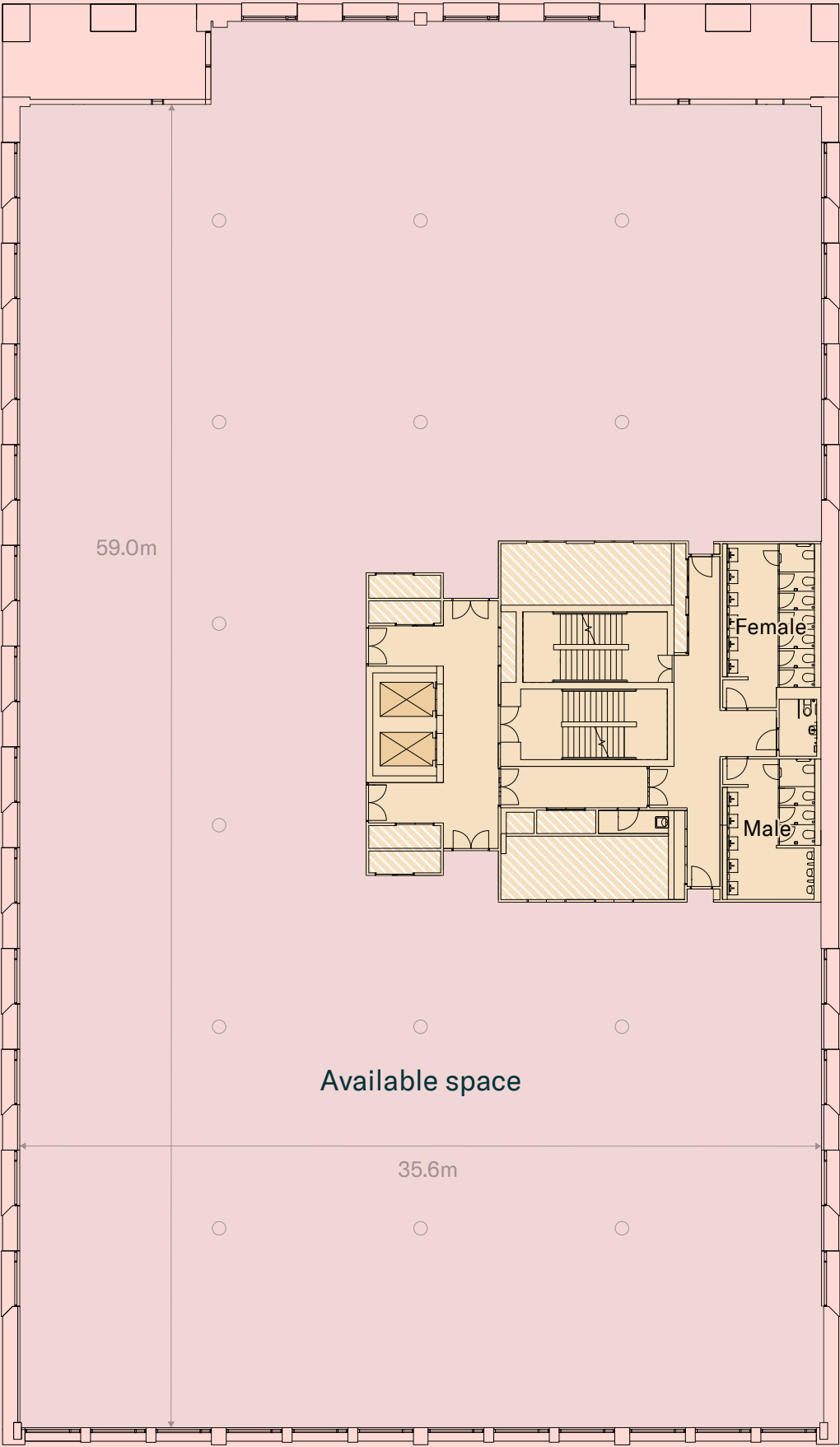
- Reception
 - Meeting / Conference
 - Restaurant / Bar / Cafe
 - Support space
 - Bike store / Shower / Change
 - Core
 - Lifts
1. Switchroom
 2. Substation
 3. Bin store
 4. Security
 5. Building management
 6. Building management
 7. Heating and cooling station
 8. Water storage
 9. Tenant plant
 10. Telecoms



Floor 3

FLOOR 3
20,079 sq ft 1,865.4 sq m

- Office
- Core
- Lifts
- Risers
- Available Space

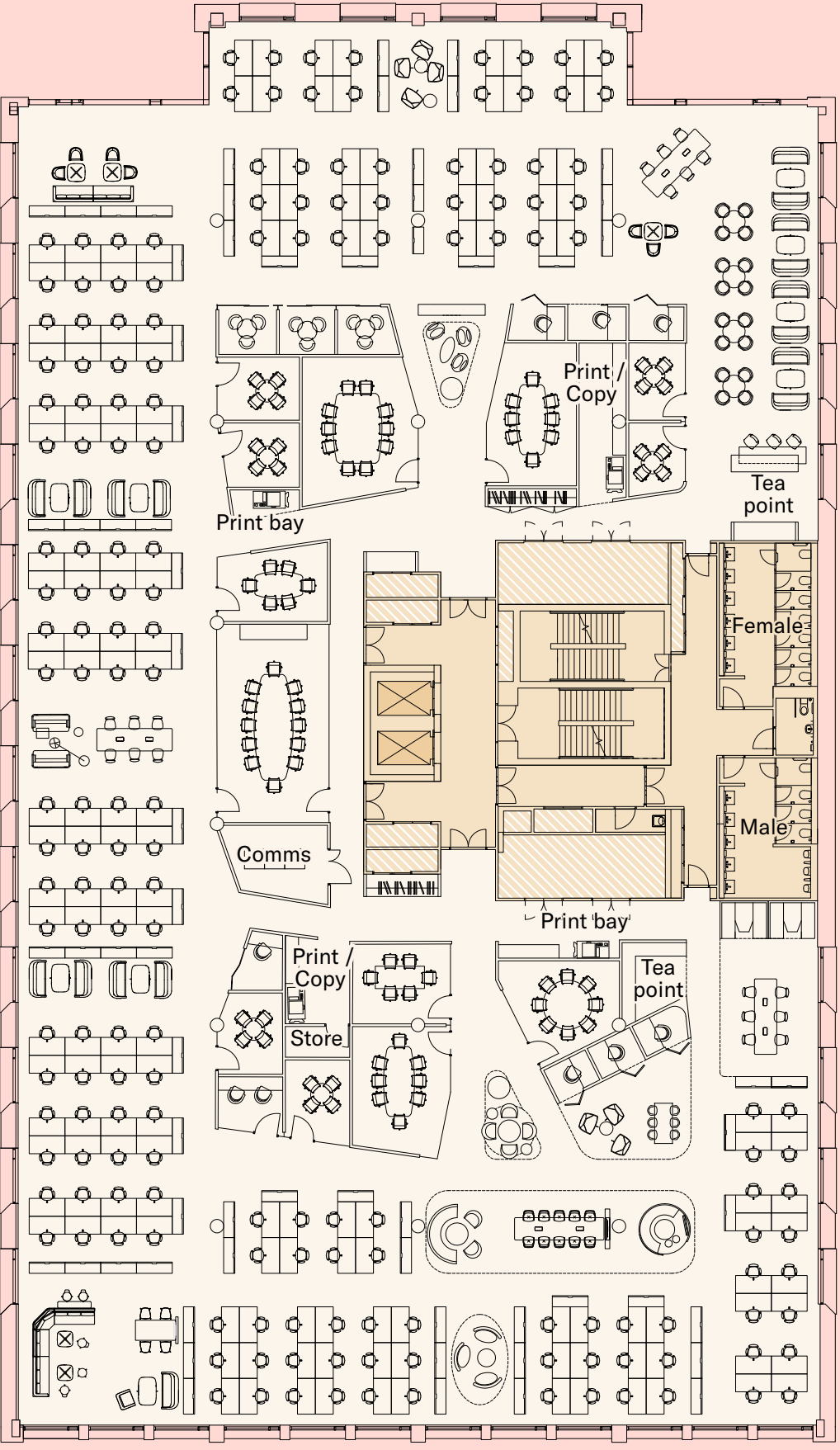


Open plan
Multi-floor occupancy – 1:8 density

OFFICE	
Open-plan workstations	242
Total workstations	242

MEETING ROOMS	
1-person quiet room×9	9
3-seater meeting room×5	15
4-seater meeting room×4	16
6-seater meeting room×1	6
8-seater meeting room×4	32
12-seater meeting room×1	12
Total meeting room seats	90

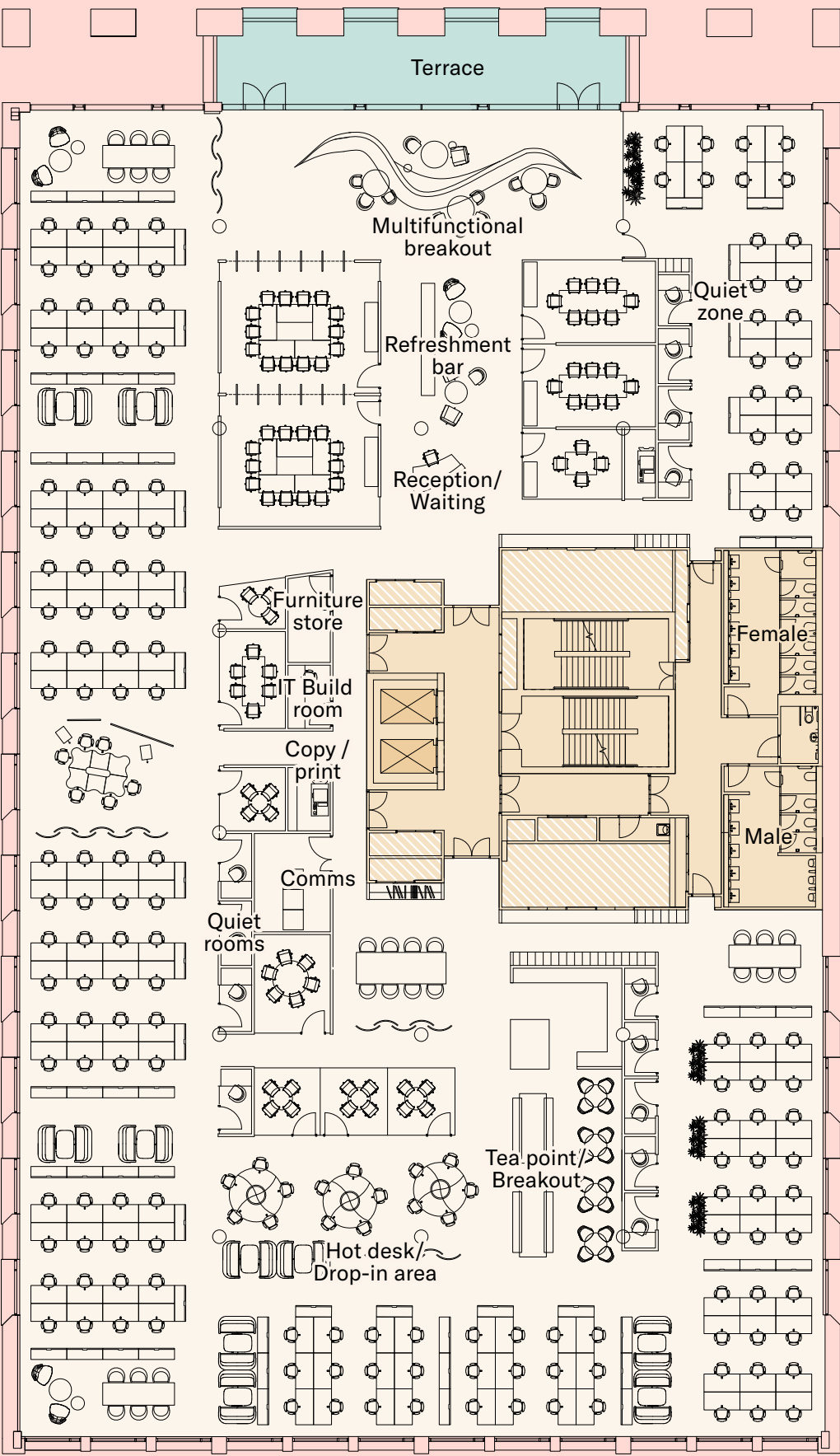
- Office
- Core
- Lifts
- Terrace
- Risers



Open plan Agile
Single-floor occupancy – 1:10 density

OFFICE	
Open-plan workstations	173
Receptionists	1
Total workstations	
	174
MEETING ROOMS	
4-seater meeting room × 1	4
8-seater meeting room × 2	16
14-seater multifunction room × 2	28
Total meeting room seats	
	48

- Office
- Core
- Lifts
- Terrace
- Risers



ENERGY PERFORMANCE CERTIFICATE

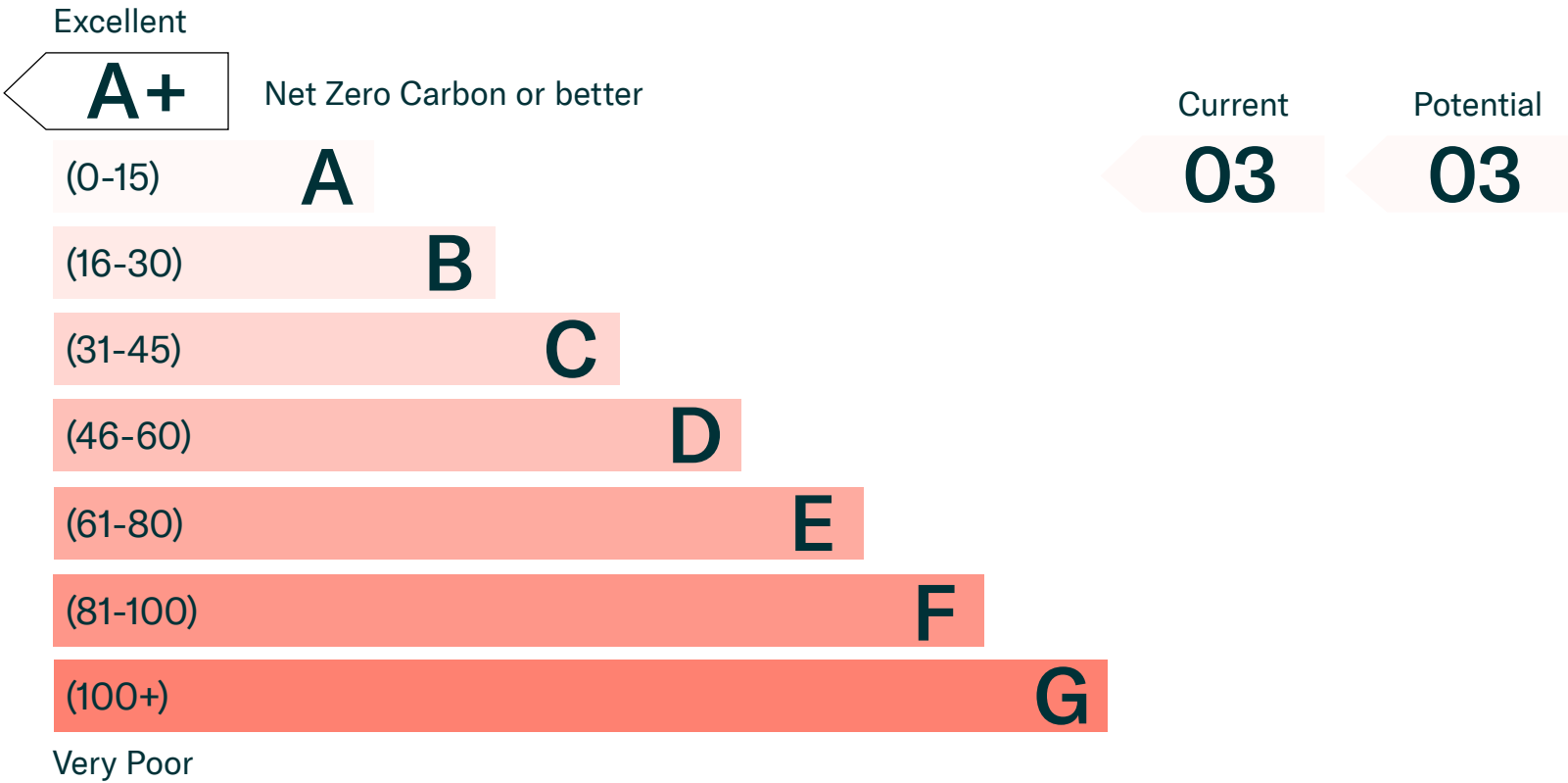
One of the best office energy performance
certificates recorded in Scotland
and the whole of the UK

EPC

Energy Performance Certificate
Scotland

Approximate Energy Use:
23 kWh per m2 per year

Approximate Carbon Dioxide Emissions:
2.65 kgCO2 per m2 per year



1 Airborne Place, Edinburgh EH12 9GR

Date of assessment:	31 January 2024	Reference Number:	0791-1259-3334-0920-3020
Date of certificate:	31 January 2024	Building type:	Office/Workshop
Total conditioned area:	10081.8m ²	Assessment Software:	EPCgen, v6.1.e.0
Primary energy indicator:	29 kWh/m ² /yr	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.

CONCRETE FRAME

The superstructure comprises a reinforced concrete frame, utilising ‘flat’ concrete slabs 325mm thick supported on a 9m x 9m column grid and a reinforced concrete central core.

Imposed floor loading

The office floor slabs are designed to accommodate the following uniform imposed load:

Live load	4.00 kN/sq m
Partitions	1.00 kN/sq m
Raised floor, ceiling & services	0.35 kN/sq m
Total	5.35 kN/sq m

Local areas on the floors adjacent to cores and part of the ground floor have been designed to take an enhanced live load of 7.5kN/m2.

EXTERNAL ELEVATIONS

The office cladding generally comprises punched window openings within the brickwork skin with deep brick reveals to reduce solar gains. The Southern elevation features a large area of glazed curtain walling set back from the building’s edge, providing external balconies, accessible from the office floorplate.

The extent of window to brick varies on the North, South & East / West elevations and relates to the solar orientation of the building: — The North elevation (facing Loch Ross) has a larger expanse of glazing, with slim brick piers and recessed brick spandrels below sill level.

- The South elevation (facing a new public square) has a setback glazed facade tailored to minimising the solar gains whilst providing accessible balconies on 1st, 3rd & 4th floors.
- The East and West elevations have large 2.4 x 2.4m double-glazed windows set within deeper brick reveals, with one side chamfered.

Brickwork, UK manufactured standard size, light grey brick, through colour, with light grey cement-based mortar.

Curtain walling to ground floor: high performance double-glazed composite aluminium / timber stick system. External frame finish: dark grey metallic PPC finish to match with high-level windows.

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

WINDOWS

High-performance aluminium window system with low-iron double glazing and slim aluminium frames. G-value to comply with energy model.

Dark grey metallic PPC frame finish to match with ground floor curtain walling.

Brushed stainless steel ironmongery.

BALCONIES

Paving: 600 x 600 x 50mm concrete pavers on adjustable pedestals.

Lighting: Up / down wall washers mounted to the back face of the brick piers.

Parapets: Brickwork with precast concrete sill.

ROOF

Sedum roof blanket system with integrated water retention and filter layer by Bauder or equivalent.

Inverted roof with sedum roof-compatible waterproof membrane. XPS insulation to be used above waterproofing membrane.

Fall-arrest safety system for upper roof level to facilitate inspection and

maintenance of sedum roofs and gulleys. Roped access and abseil points for window cleaning and for gulley and sedum roof inspection / maintenance.

GROUND FLOOR INTERIORS

Reception area:

Bespoke manually operated glazed revolving doors with double curved external walls and solid stainless steel top.

2.4m high doors with full-height stainless steel handles and integrated mattwell to match internally. Design-integrated within curtain walling system.

Fully automatic glazed pass door(s) 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 terrazzo-tiled finish with underfloor heating.

Intraform drainable aluminium entrance matting anodised to standard RAL colour.

Wall finishes to lift lobby slatted timber cladding battens with acoustic lining behind.

In-situ exposed concrete feature wall behind reception desk.

Reception doors (to be) panelled in the same timber cladding to achieve a ‘concealed effect’ on electromagnetic hold opens linked to fire alarm.

Bespoke tenant signage board with a high-quality finish.

Exposed concrete soffit and columns.

Large LED ‘high bay’ feature pendants on tracks face fixed to concrete soffit. Track incorporates smoke detection and photocells to control lighting.

Bespoke design reception desk and custom fabrication.

App controlled security gates with wide pass gate.

OFFICE SPACE FROM 1ST TO 4TH FLOOR CAT A FIT-OUT:

Encapsulated steel raised access floor system on a 600 x 600mm module. Trench heaters with stainless steel grilles.

White painted plasterboard 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 blade columns.

Exposed concrete columns and soffits.

Surface-mounted lighting track with integrated PIRs and smoke detectors.

Painted timber doors to lift lobbies with vision panels and full-height pull handles. Proprietary stainless steel ironmongery.

GROUND TO 5TH FLOOR INTERIORS

Lift lobbies:

Terrazzo floor tiles.

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.

Painted timber face riser doors flush with plasterboard wall.

Painted 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 Zumtobel PANOS Evolution light fittings.

Lift cars:

Two 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’.

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 10m2 net and assuming an allowance of 20% approximately for absenteeism etc and 50% of 1st-floor occupation will use stairs.

Internally 2.7m-high lift cars.

Lift doors to be centre opening and stainless steel.

Terrazzo tiles laid on engineered backing board.

Bespoke back-painted glass walls with integrated buttons, laser-cut lettering, mirrors with stainless steel handles to meet DDA requirements.

Standard stainless steel framed ceiling with integrated lighting.

Stairs:

Concrete stairs and landing.

Exposed concrete sealed walls with KEIM Ecotec.

Zumtobel ONDARIA stair lighting.

Solid fire doors on electromagnetic ‘hold opens’ connected to fire alarm and pocketed into wall lining.

WCs:

High-quality male, female and accessible WCs on all levels. Finishes will include dark grey porcelain floor tiles and glazed ceramic wall tiles with contrasting colour grout.

Shower rooms:

Health-club quality male, female and accessible showers easily accessible and adjacent to the cycle store.

Cycle store:

External doors providing secure, easy access to the bike store.

Two-tier galvanised bike racks to provide 76 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.

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 and ground floor food and beverage areas, kitchens 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 two exposed side-by-side-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.

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.

ZERO-CARBON ENERGY

All energy supplied is 100% renewable from REGO backed UK sources.

DESIGN OCCUPANCY DENSITY

Ventilation designed for 8m2/pers (1 NPS is designed on the basis of 12 l/s/pers (based on 1pers/8m2 occupancy), but note this supply can go up to 16 litres. (These flow rates are based on full fresh air (rather than mixed/ recirculated) plus we have openable windows).

Fire Escape designed for 6m2/ pers (in accordance with the prescriptive recommendations given in Section 2 of the Non-Domestic Technical Handbook (NDTH), which define an occupancy load factor of 6m2/p for office accommodation).

WC calcs designed for 10m1/ pers with 60:60 M:F split, and 80% utilisation factor. (Based on BCO Guidelines).

MEET THE TEAM

Parabola are developers with a passion for delivering exciting places through innovative architecture and good design, but also environmental awareness, ensured sustainability, social value and wellbeing. Meet our brilliant delivery team for Edinburgh Park.

DELIVERY TEAM



DEVELOPER
Parabola

With over 20 years’ experience, the team has extensive experience within Edinburgh itself as well as highly influential schemes including Central Square, Central Square South in Newcastle and Kings Place in London Kings Cross. All are award-winning schemes with Kings Place awarded “best corporate workplace workspace” and “best of the best” by the British Council of Offices.



COMMERCIAL ARCHITECTS
Allford Hall Monaghan Morris

Established in 1989 with offices in London, Bristol and Oklahoma City, Allford Hall Monaghan Morris makes buildings that are satisfying and enjoyable to use, beautiful to look at and easy to understand. The practice designs very different buildings for very different people to use in very different ways, making places as well as buildings that work over time and have lasting qualities intrinsic to their architecture.

WIDER TEAM

PROJECT MANAGER,
QUANTITY SURVEYOR
Gardiner & Theobald

MECHANICAL & ELECTRICAL
ENGINEER
Hulley & Kirkwood

STRUCTURES & CIVIL ENGINEER
Woolgar Hunter

TRANSPORT CONSULTANT
WYG

MOBILITY MANAGEMENT
SPECIALISTS
Ansons Consulting Ltd

PLANNING CONSULTANT
Montagu Evans
Pritchett Planning Consultancy

FIRE ENGINEER
Jensen Hughes

ACOUSTIC CONSULTANT
Sandy Brown



LANDSCAPE ARCHITECTS
GROSS.MAX

GROSS.MAX has been widely regarded as one of the UK’s few key exponents of a new generation of contemporary European landscape architecture. The practice has won numerous competitions and awards for public spaces and has an international portfolio of exciting projects.



MASTERPLANNERS
Dixon Jones

Dixon Jones architects and masterplanners has worked successfully with Parabola for over a decade, perhaps most notably on Kings Place in central London.

Dixon Jones has a reputation for tackling high-profile projects in the arts and commercial sectors as well as large-scale masterplans, bespoke projects and mixed-use buildings.

URBANISM CONSULTANT
Publica

ARTS CONSULTANT
Matthew Jarratt

CONSULTATION/
COMMUNICATIONS CONSULTANT
DCL

COMMERCIAL ADVISORS
Cushman & Wakefield
JLL

CGIS
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PHOTOGRAPHY
Laurence Winram
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BAR / INTERIOR DESIGN
Raskl

BRAND CONSULTANTS
Founded
DNCO

PARABOLA

Parabola is a privately owned real estate development and investment group boasting over 30 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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