

# 1 New Park Square Edinburgh Park









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





# A BUILDING DESIGNED TO MAKE YOU SMILE

84,443 sqft of sustainable  
offices delivering an  
exceptional experience.





# AN EXCEPTIONAL EXPERIENCE

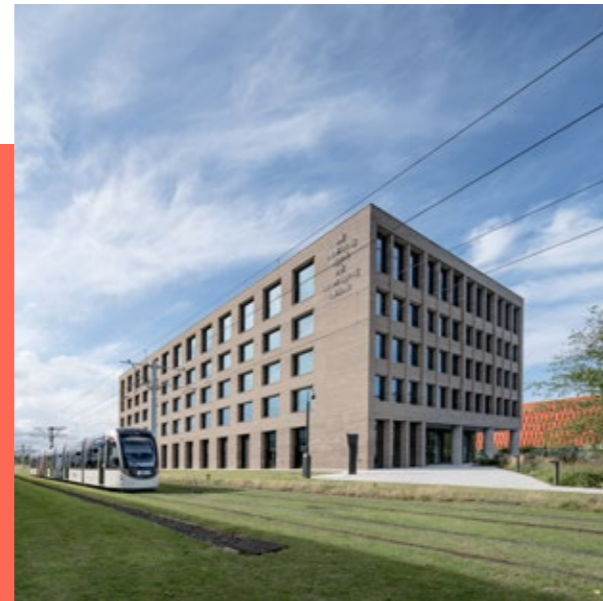
## SUSTAINABLE

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.



\*According to CRREM model analysis



# A NEW URBAN QUARTER

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.

1 New Park Square is at the heart of Edinburgh Park, setting the standard for a business community powered by zero-carbon energy. It is the first office building which, along with high quality homes, hotels, retail, leisure and sporting amenities are creating a buzzing '24/7' environment. Edinburgh Park is redefining what it means to live and work in the city.





# 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.

< STIRLING (M9) / PERTH (M90)

< GLASGOW (M8) / STIRLING (M9)

### KEY

- 1. ibis Hotel
- 2. JP Morgan
- 3. BT
- 4. Scottish Prison Service
- 5. John Menzies
- 6. Sainsbury's Bank
- 7. HSBC
- 8. Marsh
- 9. Lloyds Banking Group
- 10. Ooni
- 11. Pure Offices
- 12. Park Centre Amenities
- 13. Diageo
- 14. Busy Bee Nursery
- 15. Aegon Asset Management
- 16. Aegon
- 17. Gyle Shopping Centre
- 18. M&G Prudential
- 19. Premier Inn
- 20. Novotel
- 21. Hermiston Gait Retail Park

City bypass

EDINBURGH AIRPORT

NATWEST HEADQUARTERS

## 1 New Park Square

EDINBURGH PARK CENTRAL TRAM STOP

GYLE CENTRE TRAM STOP

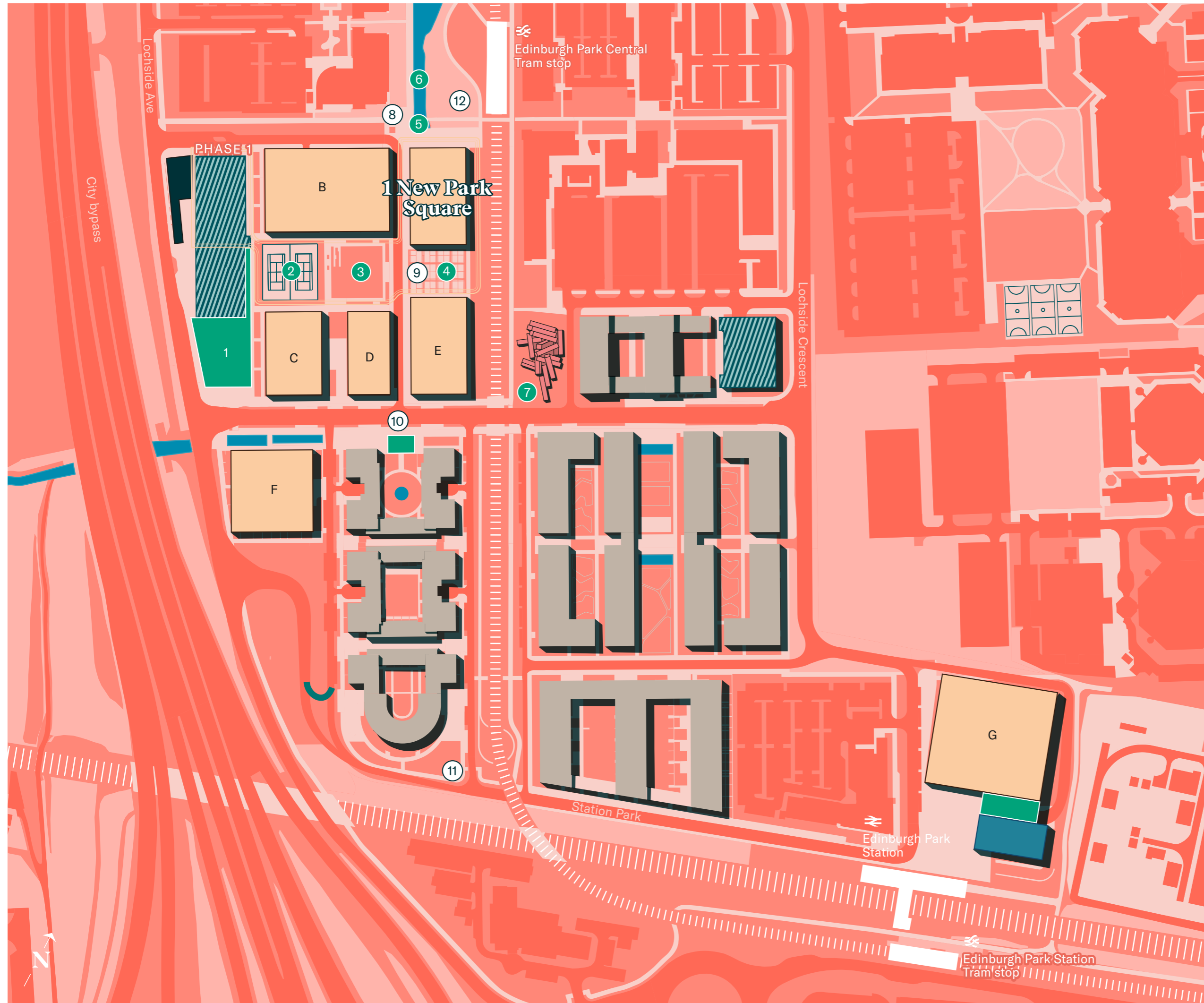
EDINBURGH GATEWAY STATION & TRAM STOP

EDINBURGH PARK STATION TRAM STOP

EDINBURGH PARK STATION







# THE MASTER PLAN

Office	sq m	sq ft
1 New Park Square	7,844	84,443
Office B	17,669	188,000
Office C	6,132	66,000
Office D	5,110	55,000
Office E	7,710	83,000
Office F	11,520	124,000
Office G	22,761	245,000
<b>Total</b>	<b>78,746</b>	<b>845,443</b>

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

#### BUILDING TYPE

- Commercial
- Residential
- Amenities
- Aparthotel
- Multi-storey car park

#### AMENITIES

1. Lido swimming pool & gym
2. Multi-court recreation area
3. Landscaped sunken square
4. New Park Square (Cafe / Bar / Restaurant)
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

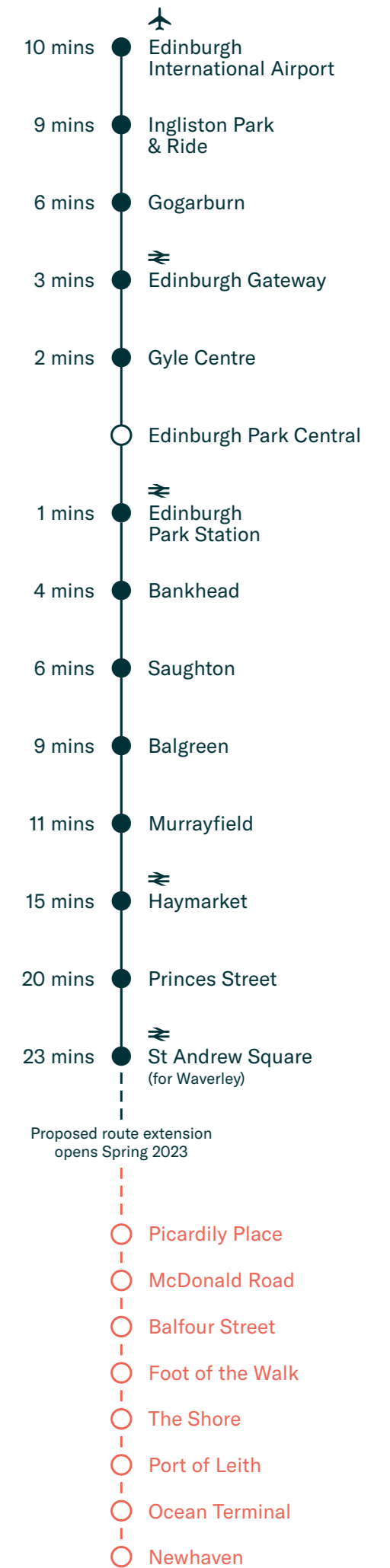


Edinburgh Park is a fully integrated transport hub, perfectly placed to access destinations locally and across the city. It's combination of tram, rail, bus and cycle infrastructure creates an outstanding flexible and resilient low carbon mix.

- 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

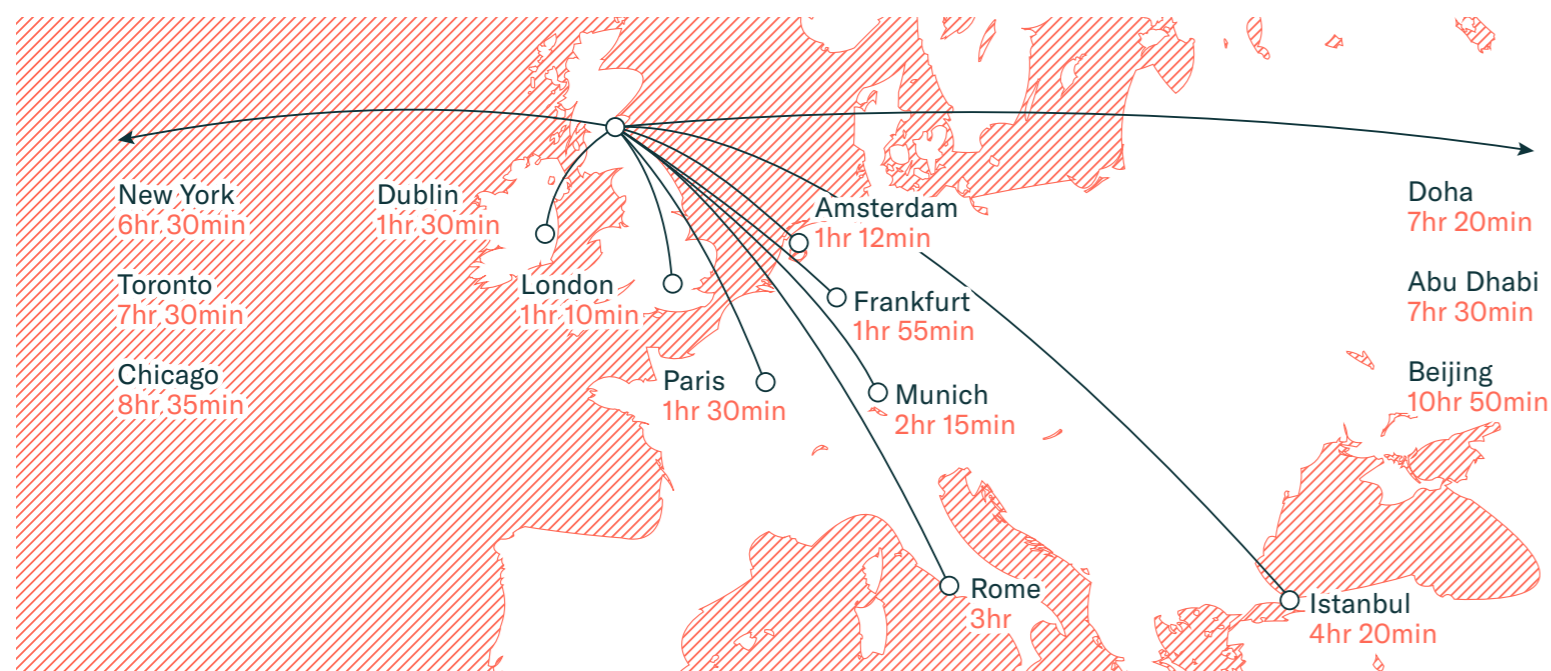
NATIONAL TRAIN TIMES

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



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

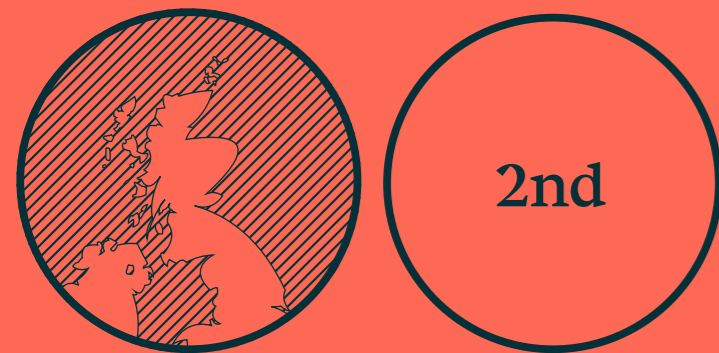
## 1st

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



## 548,000

Scotland's second largest city - Population 548,000.



## 1st

Edinburgh has the most trees per head of population in the entire UK, the capital is home to 112 parks.

## £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.

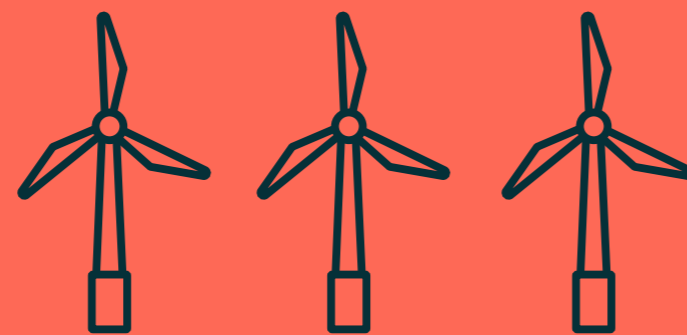
## Fringe Festival

European cultural hub with the famous Fringe festival, the largest art festival in the world.



## 50,000

Hosting over 50,000 companies and over 230 renewable energy companies.



## 4

4 Universities with 80,000 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.

## £1.87 billion

19.2 million visitor nights were recorded in 2019 with a total spending of £1.87 billion.



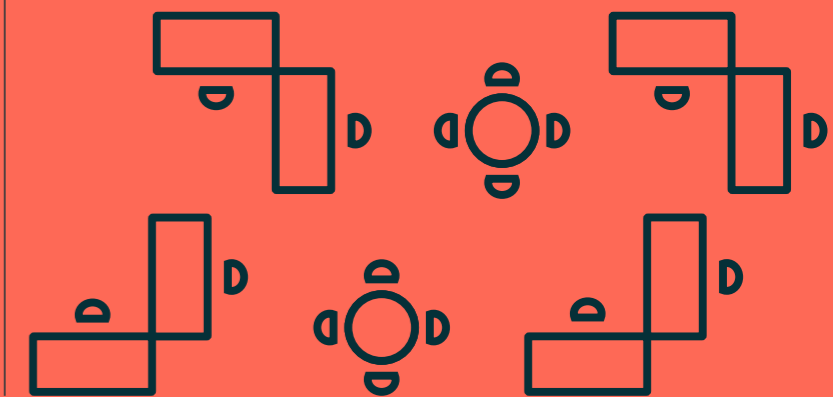
## £37.5m

Edinburgh generates £37.5m or 1/4 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 1,800 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.





# 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 and basketball, along with covered padel tennis courts and fitness studio. This is in addition to informal facilities, for table tennis, walking, running, and cycling. As the park evolves, additional facilities will include a lido swimming pool and gym, along with more informal exercise areas.

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. Rich and Geffen are the inspiration behind the bakery and viennoiserie, including the bar and the restaurant. The bakery serves fresh bread, delicious pastries and perfect coffee. In addition, they offer a sophisticated gastro bar, with Middle Eastern and Mediterranean inspired food, cool bar, and live performance space. They offer live music, cultural events, and exceptional catering for businesses on the park, in a relaxed setting overlooking New Park Square.

## 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 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











#### PATINA

A romantic Art Deco bar and space, unlike any other venue in the city. From a table for two or to a corporate event, delivering menus lovingly created by food and beverage professionals.

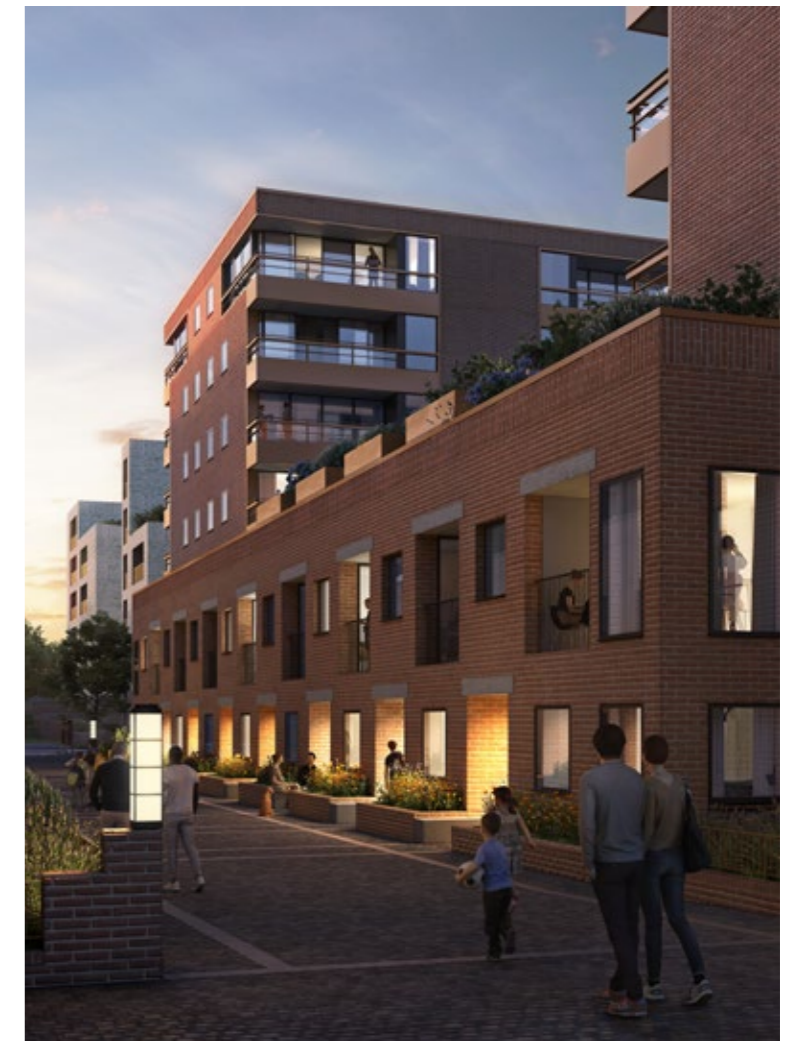






# SPACE TO BREATHE AND GROW

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 sqft 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 1,800 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.

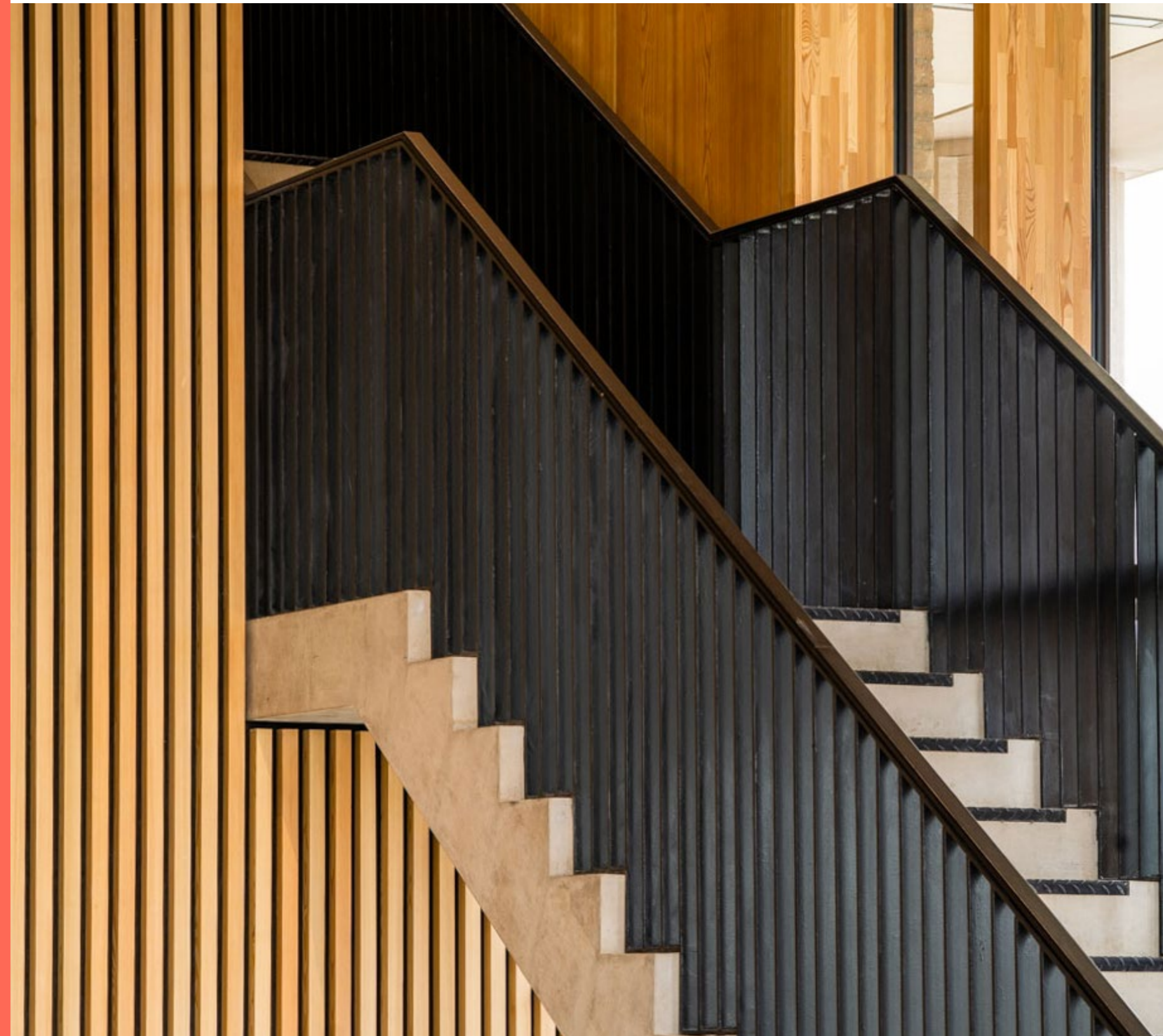


Many homes will have private terraces and balconies. Designed to offer every convenience of modern life among a beautiful landscape of gardens and courtyards.



# 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 sqft, subdivisible to 4,060 sqft.

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 sqm.

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**  
Gastro bar, café and bakery, with live performance space, spilling out on to the square.

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



## 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.

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.

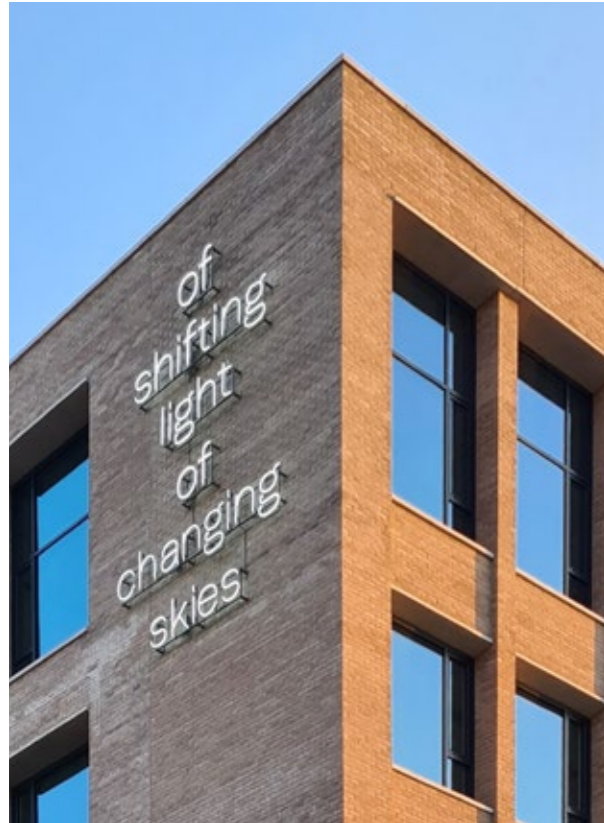


#### DEDICATED TRAM CONNECTION

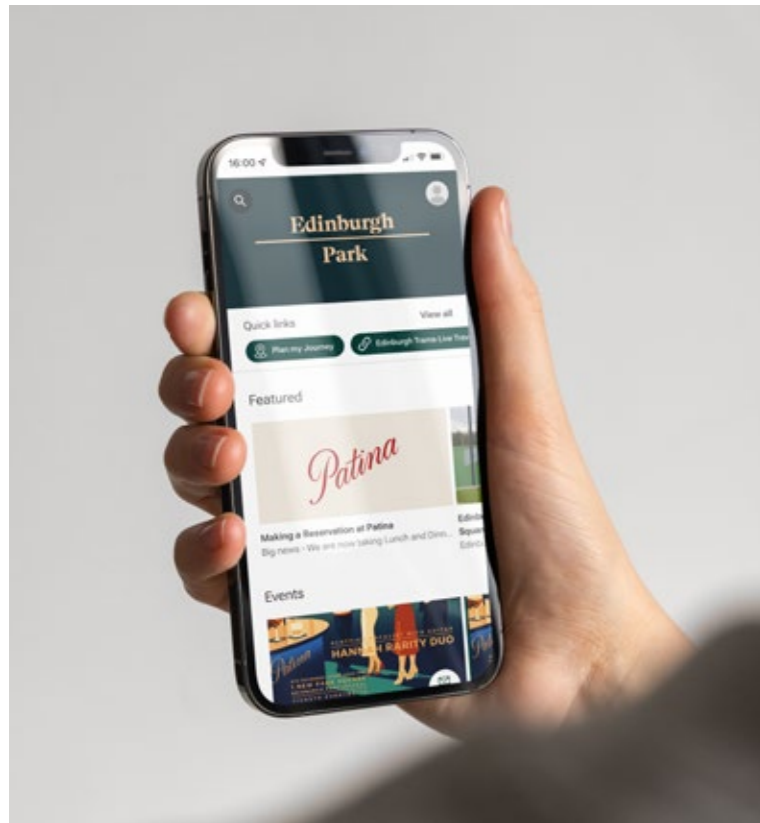
Edinburgh Park and 1 New Park Square has its own tram stop allowing effortless access to the city and to the airport.







# 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, Virgin, 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, our bar, restaurant and 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, gastrobar, 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

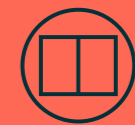


By creating attractive and fully serviced shared spaces, and very flexible floor plates, the building allows companies to flex and grow.



## 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 sqft, each with it's own double access door.



## Occupation

Designed to allow a wide variety of occupancy density from 1 person to 8 sqm.



## 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 sqft.



## 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.



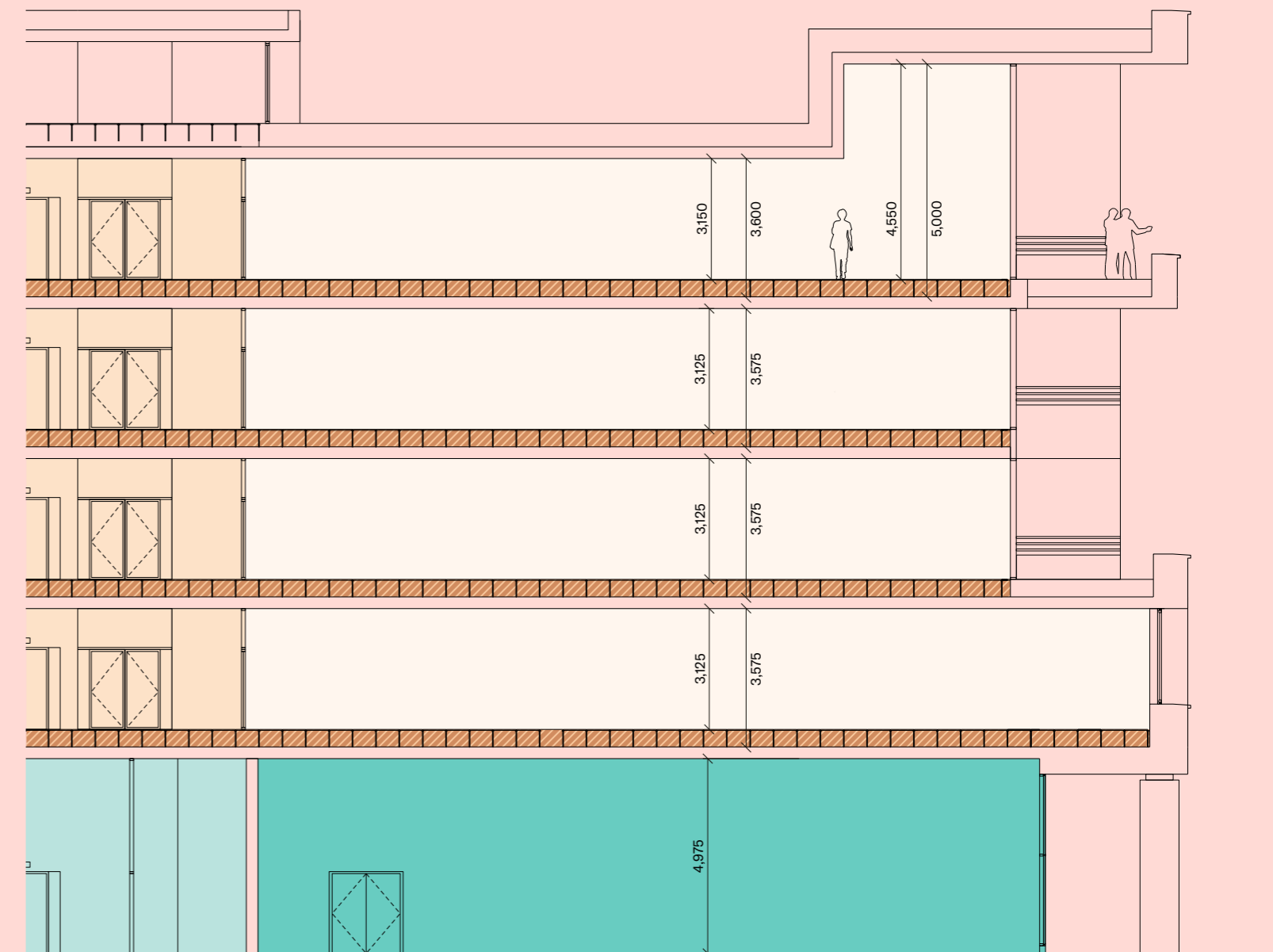


# AREAS & FLOOR PLANS

## Schedule of areas

Floor	Area (sq m)*	Area (sq ft)*
4	1,796	19,332
3	1,865.4	20,079
2	1,865.4	20,079
1	1,844.2	19,851
Reception	318	3,423
Auditorium	156	1,679
<b>Total</b>	<b>7,844.76</b>	<b>84,443</b>

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



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



# Ground floor

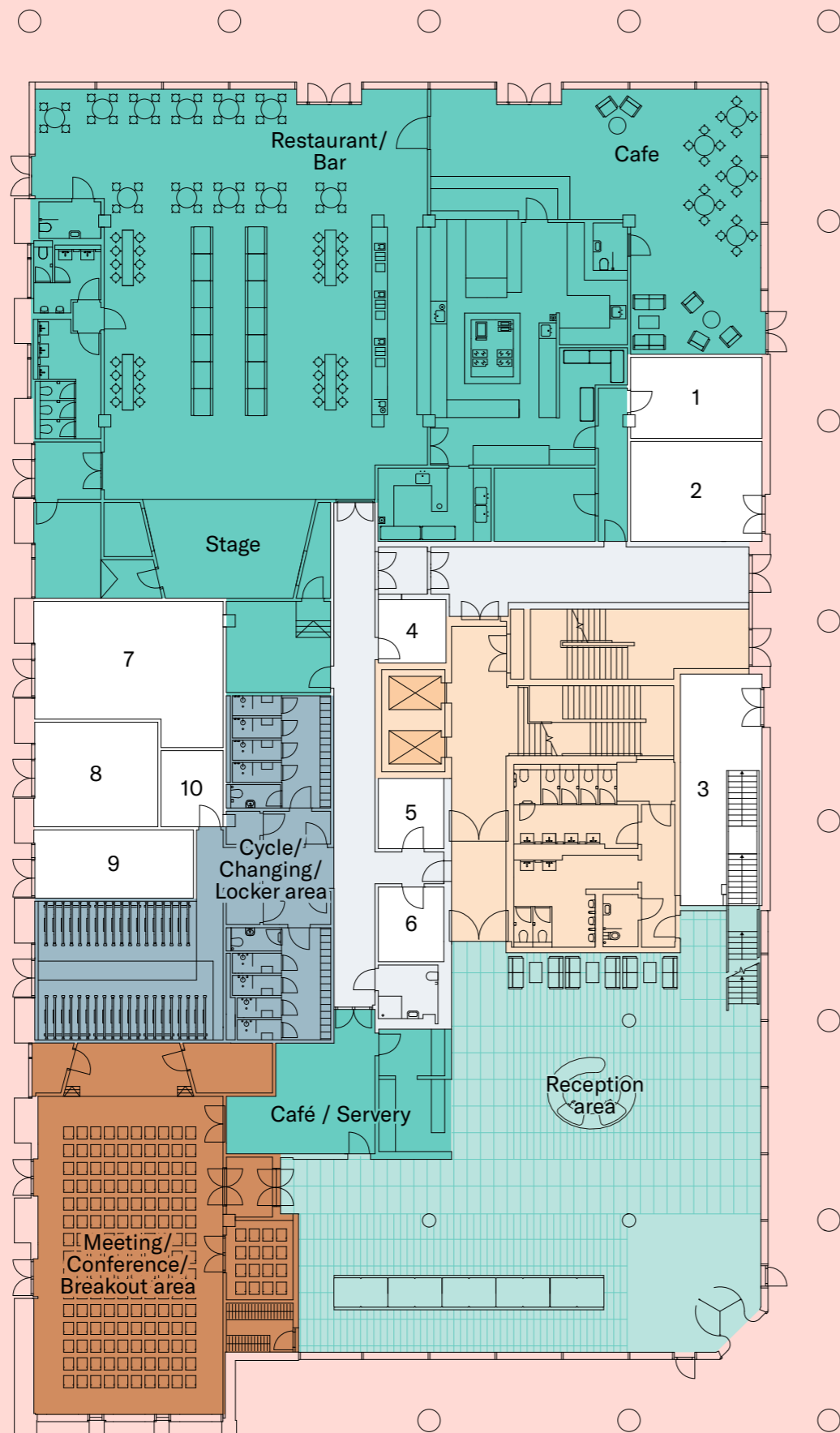
RECEPTION  
3,423 sq ft 318 sq m

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

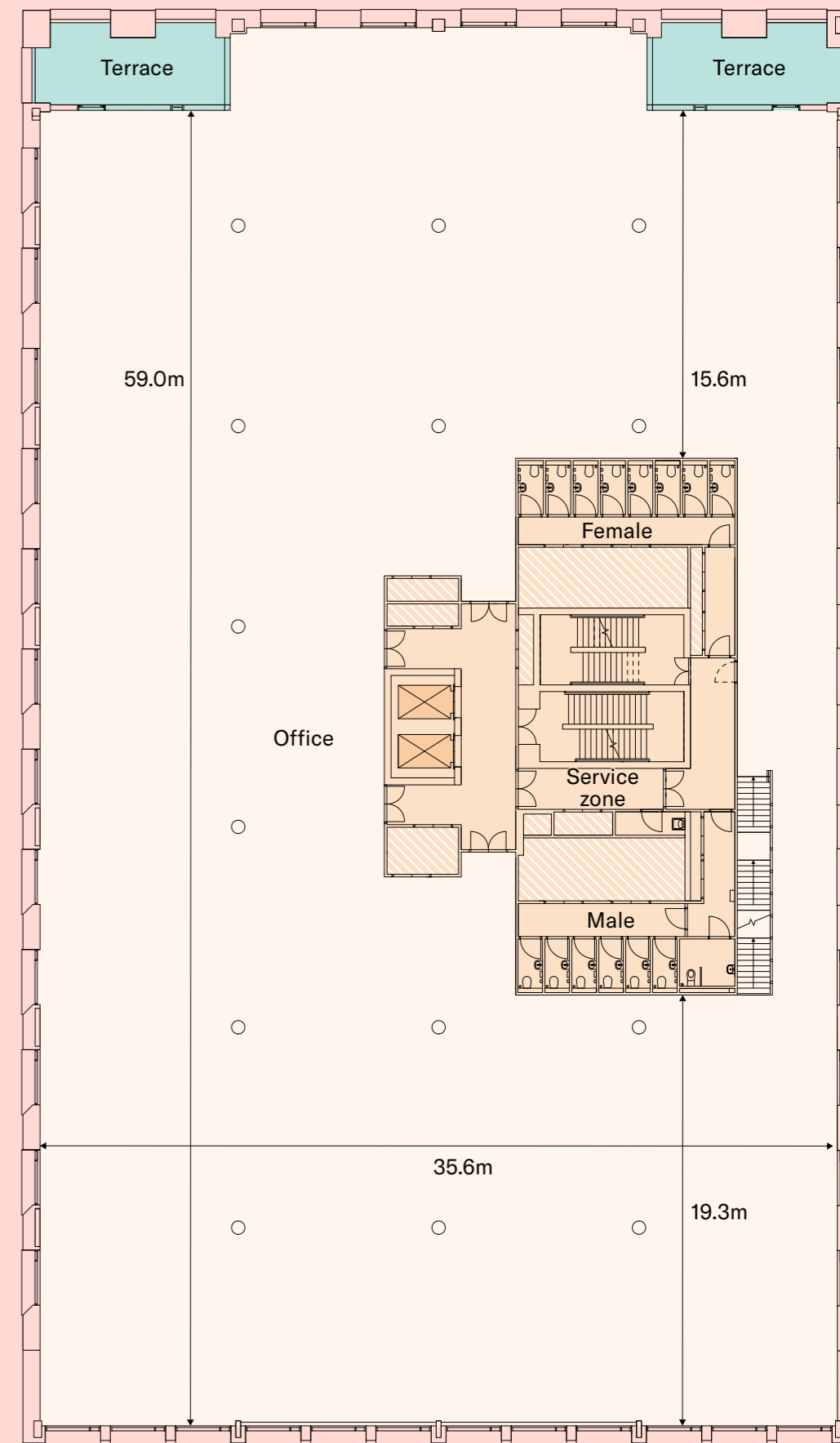
1. Switchroom
2. Substation
3. Bin store
4. Security
5. Building management
6. Building management
7. Heating and cooling station
8. Water storage
9. Tenant plant
10. Telecoms



# Floor 1

FLOOR 1  
19,851 sq ft 1,844.2 sq m

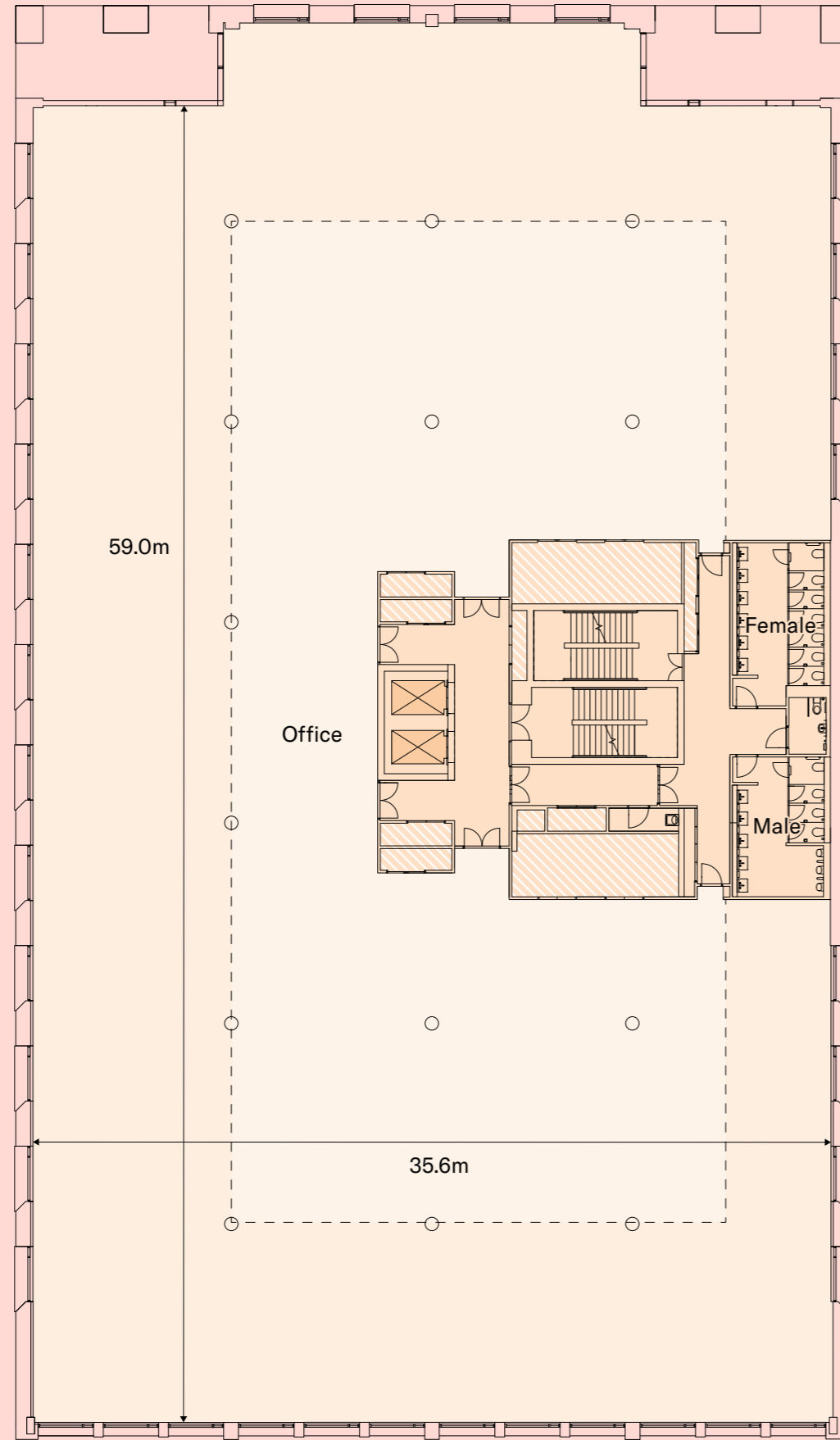
- Office
- Core
- Lifts
- Terrace
- Risers





### Typical floor Floor 2-4

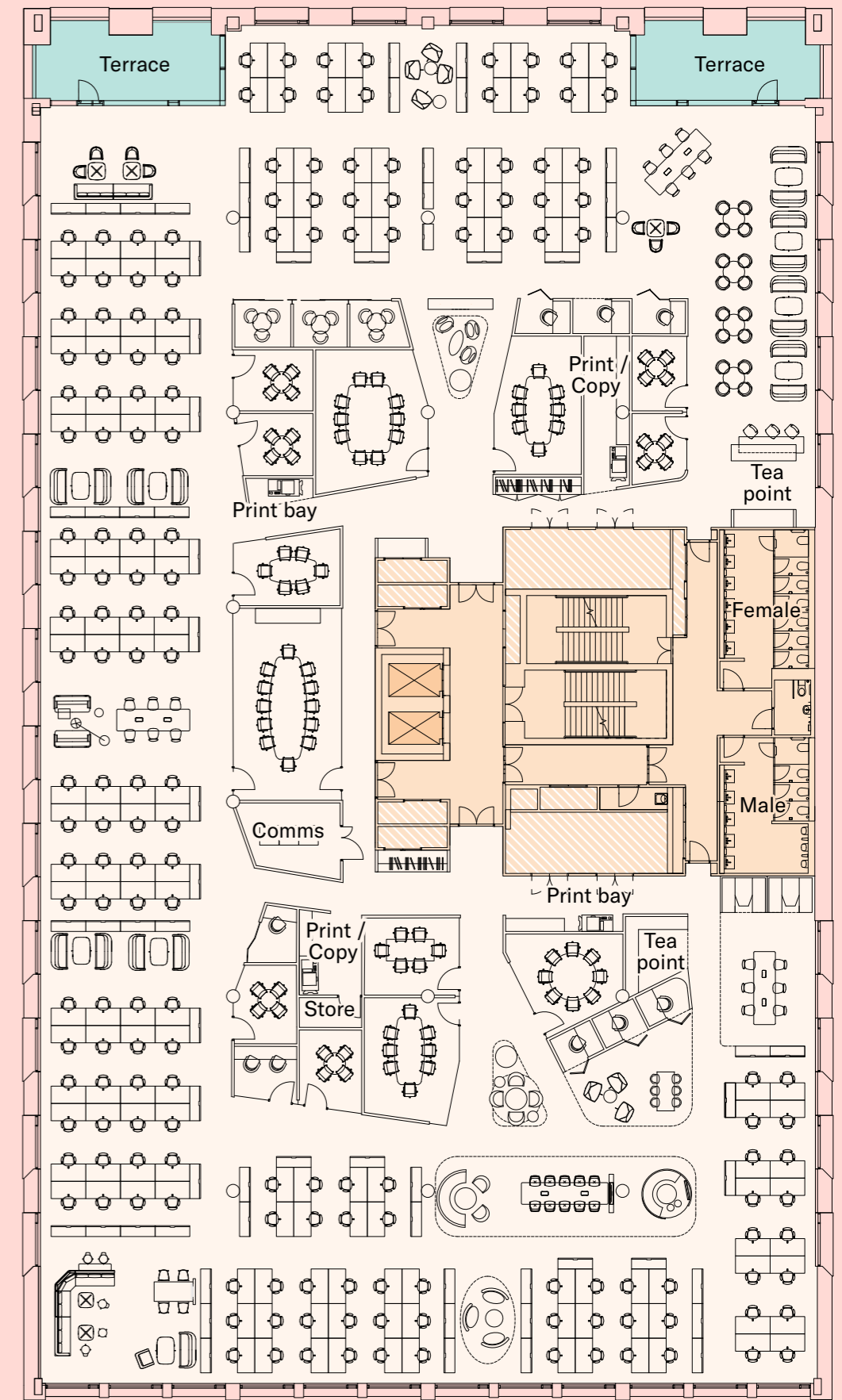
FLOOR 2-3	20,079 sqft	1,865.4 sq m
FLOOR 4	19,332 sqft	1,796 sq m



- Office
- Core
- Lifts
- Risers

### Open plan Multi-floor occupancy – 1:8 density

<b>OFFICE</b>	
Open-plan workstations	242
<b>Total workstations</b>	<b>242</b>
<b>MEETING ROOMS</b>	
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
<b>Total meeting room seats</b>	<b>90</b>



- Office
- Core
- Lifts
- Terrace
- Risers

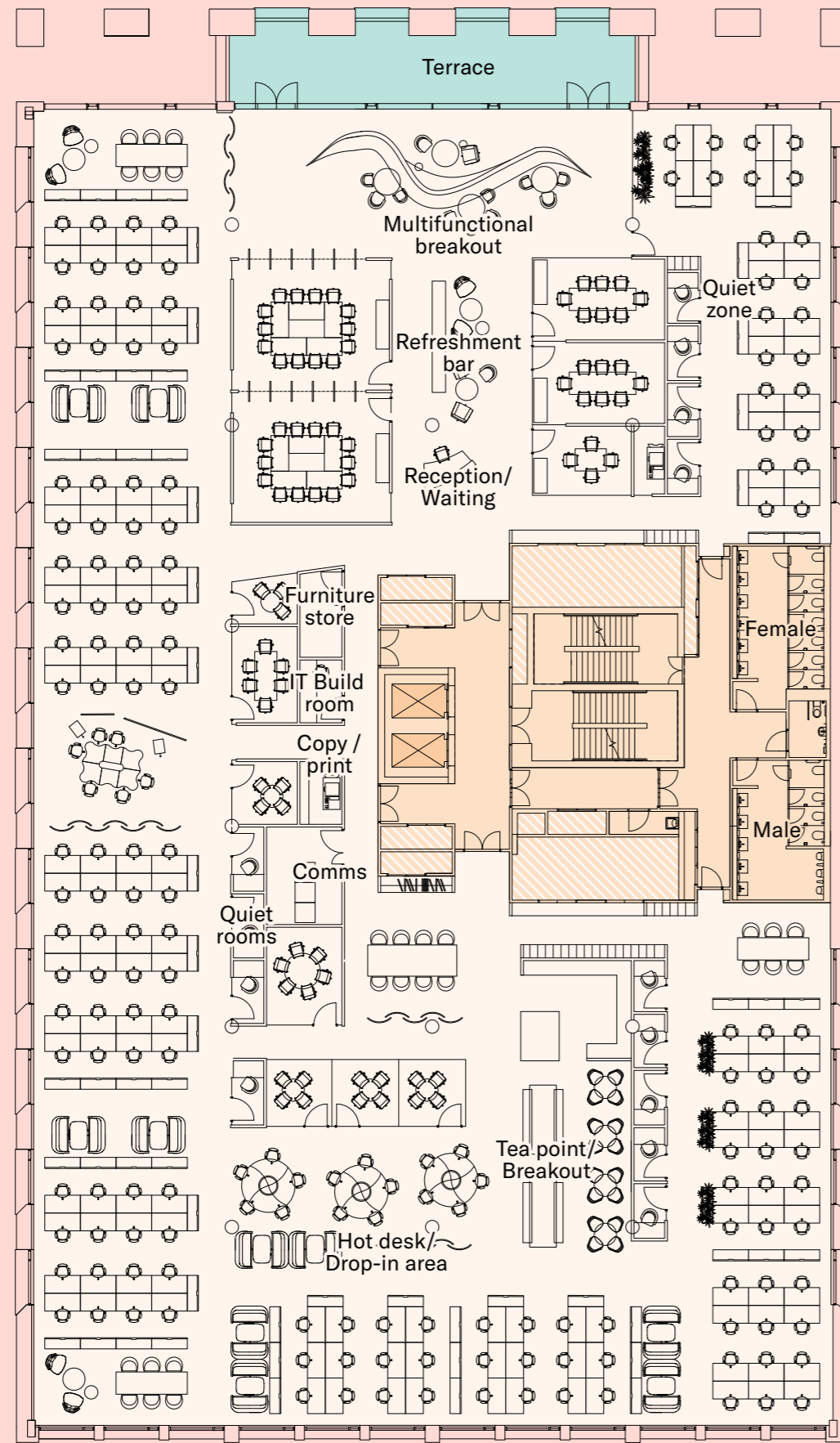


## Open plan Agile Single-floor occupancy – 1:10 density

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

## Split tenancy Part single-floor occupancy – 1:10 density

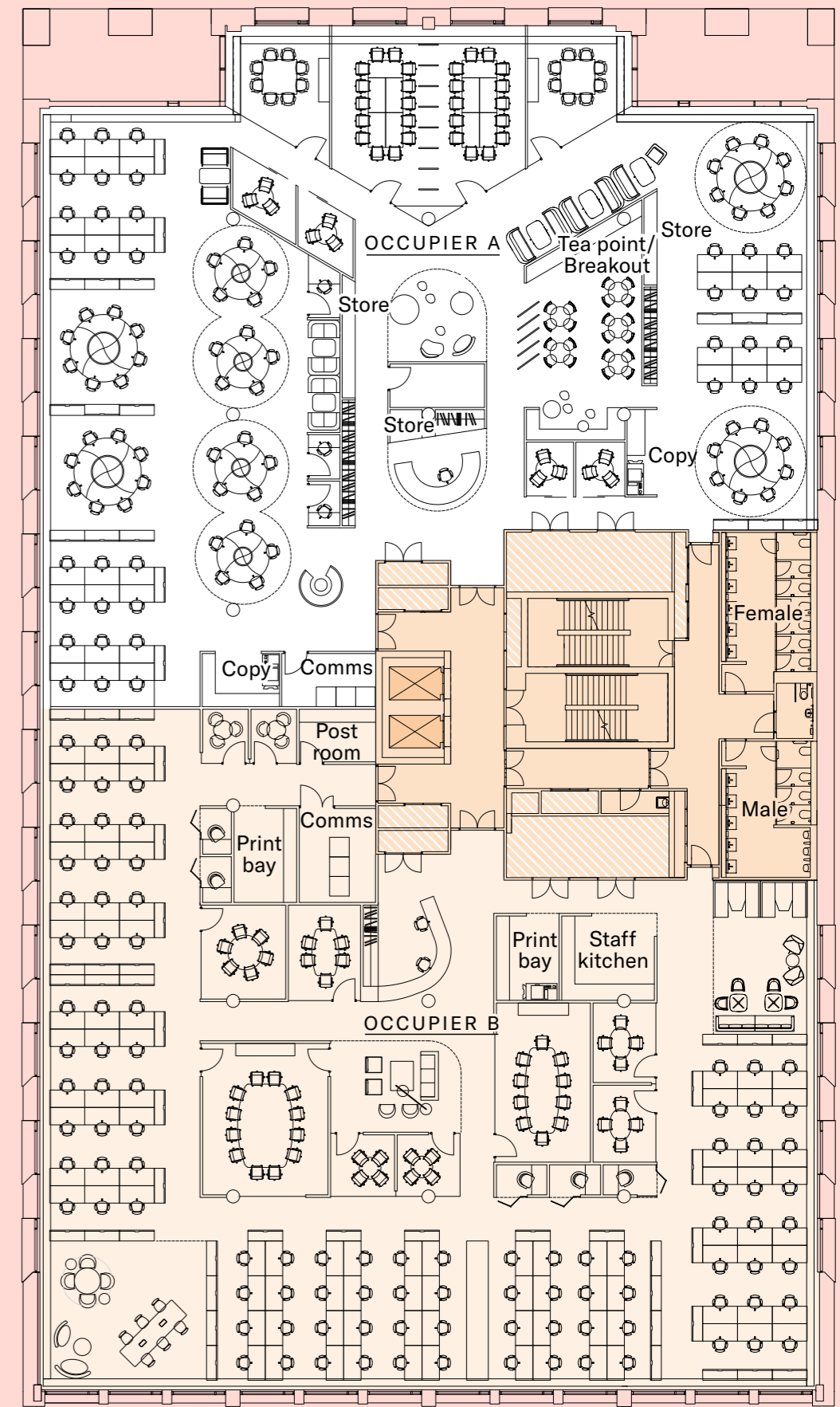
OCCUPIER A	
OFFICE	
Open-plan workstations	88
Receptionist	1
Total workstations 89	

MEETING ROOMS	
1-person quiet room × 3	3
3-seater meeting room × 4	12
8-seater meeting room × 2	16
14-seater meeting room × 2	28
Total meeting room seats 59	

OCCUPIER B	
OFFICE	
Open-plan workstations	100
Receptionist	2
Total workstations 102	

MEETING ROOMS	
1-person quiet room × 5	5
3-seater meeting room × 2	6
4-seater meeting room × 4	16
6-seater meeting room × 2	12
10-seater meeting room × 1	10
14-seater meeting room × 1	14
Total meeting room seats 63	

- Office
- Core
- Lifts
- Risers





# 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/m<sup>2</sup>.

## 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-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-louved 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 gully 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 lobbies slatted timber cladding battens or planks 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. Concealed low-level LED lighting behind recessed plinth.

App controlled security gates with wide pass gate.

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

Kingspan 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.

Doors to lift lobbies timber 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 with perimeter shadow gap detail.

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 10m<sup>2</sup> 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 painted metal.

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.

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.

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.

Cable distribution:

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

## ZERO-CARBON ENERGY

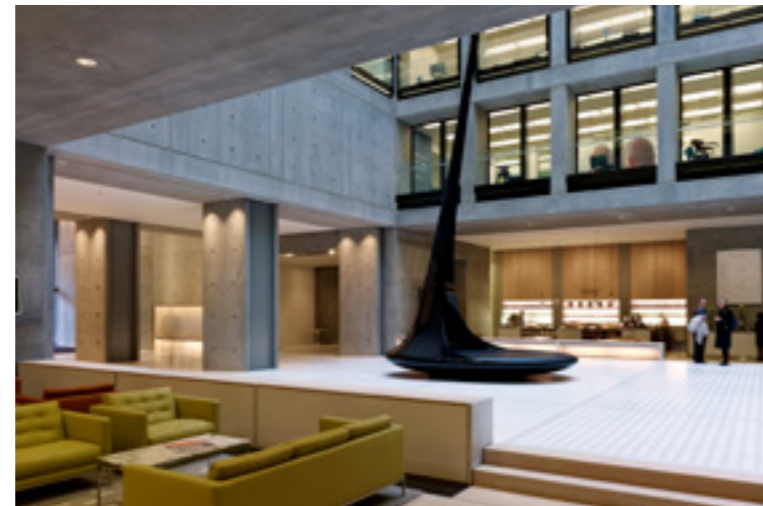
All energy supplied is zero-carbon, however occupiers will be able to choose an alternative supplier if they wish..



# 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.



### 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.

## 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**

URBANISM CONSULTANT  
**Publica**

ARTS CONSULTANT  
**Matthew Jarratt**

CONSULTATION/  
COMMUNICATIONS CONSULTANT  
**DCL**

COMMERCIAL ADVISORS  
**Cushman & Wakefield**  
**JLL**

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**Assembly Studios**

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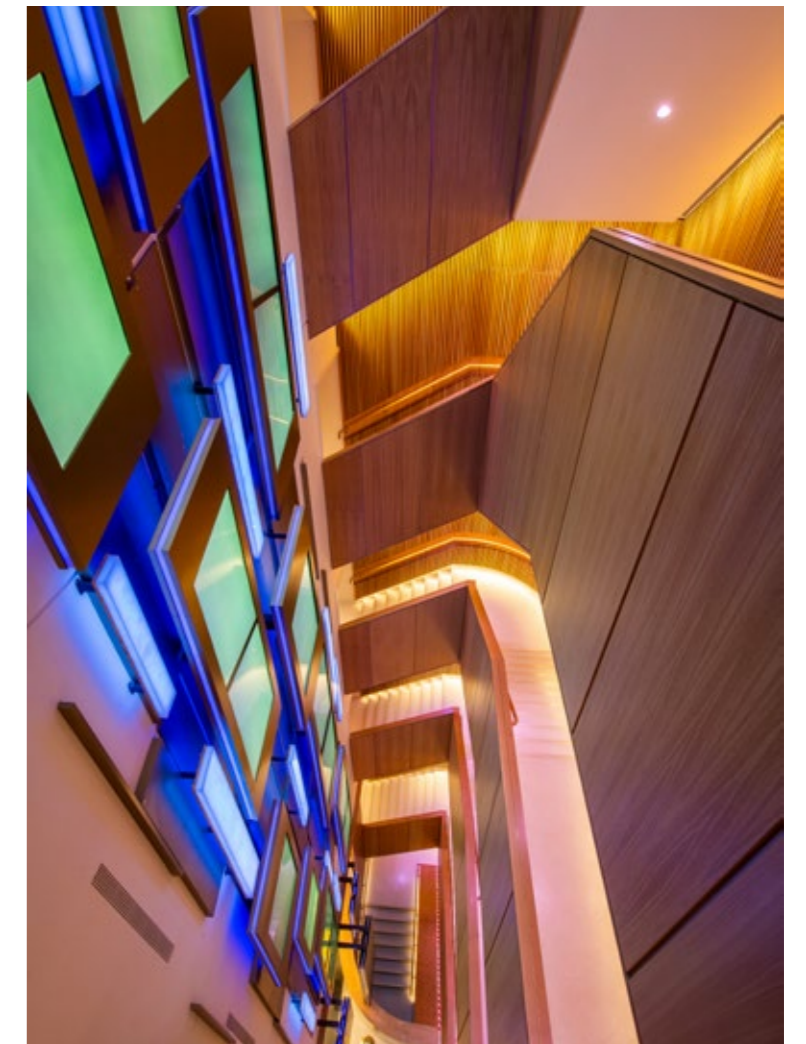
BAR / INTERIOR DESIGN  
**Raskl**

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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