

**NEW
CLARENDON**
114-116 GEORGE STREET

**EXPECT THE
UNEXPECTED**

3,164 sq ft – 34,021 sq ft

Contemporary office space set over 7 floors
on Edinburgh's prestigious George Street.

THE BEST



OF BOTH WORLDS

Welcome to New Clarendon.

A stunning building offering contemporary defurnished interiors from 3,164 sq ft – 34,021 sq ft set over 7 floors and a UNESCO World Heritage site address on Edinburgh's prestigious George Street.

GEORGE STREET BUT NOT AS YOU KNOW IT

Behind its classic façade New Clarendon is undergoing a total transformation. The redevelopment will provide all the facilities the modern occupier would expect, environmentally conscious in its delivery, beautifully finished and with occupier welfare and wellness at its heart. And all at one of Edinburgh's very best locations.



CREATING A MODERN CLASSIC

WE DON'T DO **BORED** MEETINGS

Two new roof terraces and a new terrace on the second-floor mean floors 1, 2, 4 and 5 will have their own outside space with stunning views to the Firth of Forth and Edinburgh Castle.

ROOMS WITH A

VIEW





EDINBURGH AWAITS

WORK HARD PLAY HARDER

New Clarendon is situated on George Street, Edinburgh's premier shopping street, home to some of the UK's most iconic brands and independent boutiques. It is also close to many bars, restaurants and cafe's including famous high street names as well as local favourites.

Cafes, pubs and bars

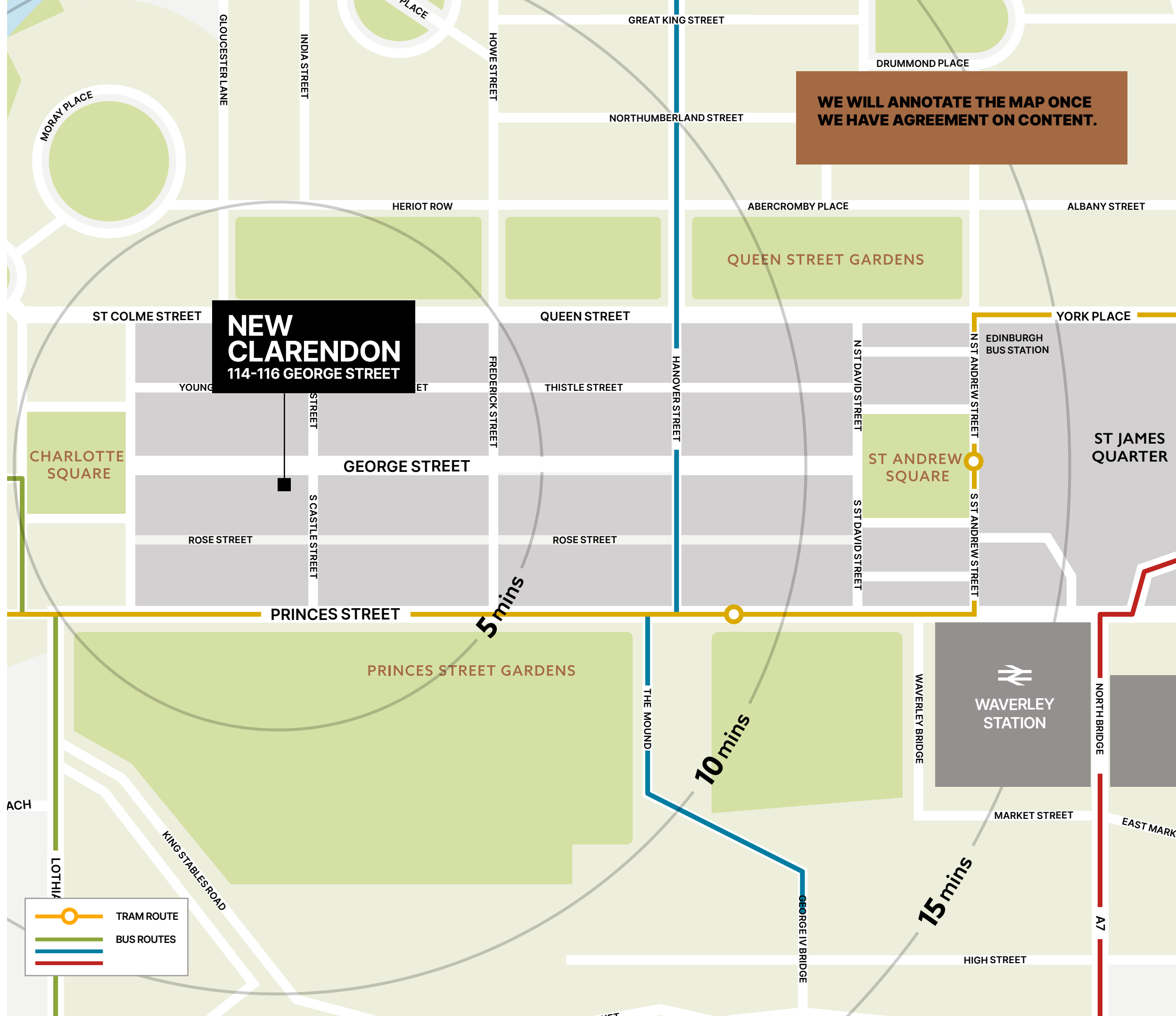
1. All Bar One
2. Burr and Co
3. Caffe Nero
4. Contini
5. Costa
6. Greggs
7. Latitude Coffee
8. Pret a Manger
9. Starbucks
10. The Cafe Royal
11. The Hanover Tap
12. The Queen's Arms
13. Tigerlily
14. Wellington Coffee

Retail

27. All Saints
28. Apple
29. Anthropologie
30. Charles Tyrwhitt
31. Fat Face
32. Hackett
33. Jo Malone
34. Sea Salt
35. Space NK
36. St James Quarter
37. Sweaty Betty
38. TK Maxx
39. White Stuff

Restaurants

15. Baba
16. Browns
17. Café Andaluz
18. Copper Blossom
19. Dishoom
20. Fazenda
21. Gaucho
22. Hard Rock Cafe
23. Hawksmoor
24. Miller and Carter
25. Tattu
26. The Ivy



NEW CLARENDON
114-116 GEORGE STREET

WE WILL ANNOTATE THE MAP ONCE WE HAVE AGREEMENT ON CONTENT.

5 mins

10 mins

15 mins

 TRAM ROUTE
 BUS ROUTES

BETTER CONNECTED

New Clarendon occupies a fantastic, central location and is easily accessible by bus, tram and train or under your own steam.

Train

Waverley Station is a 15-minute walk away with regular fast connections to Glasgow and beyond, and Haymarket station is just 17 minutes away. Journey times from Waverley:

Glasgow	50 mins
Newcastle	1hr 30 mins
Aberdeen	2hrs 15 mins
Manchester	3hrs 12 mins
London	4hrs 20 mins

On an average weekday there are 21 trains from Edinburgh to London.

Tram

New Clarendon is a 5-minute walk from the Princes Street tram stop, with services every 7 - 10 minutes quickly and conveniently connecting the city centre with Edinburgh Airport in approximately 35 minutes.

Bus

Multiple bus routes run nearby connecting George Street with the wider Edinburgh area and beyond, including the airport. The Airport bus stop is a 3-minute walk away and Edinburgh's main bus station is 13-minutes away on North St Andrew Street.

Air

Edinburgh Airport is a short bus, tram, or taxi ride away. It is Scotland's busiest, and the UK's 6th busiest airport overall, and carries over 14.7m passengers a year.

A total of 37 airlines fly 221 routes to 158 destinations around the world.

WE WILL ANNOTATE THE AERIAL PIC ONCE WE HAVE AGREEMENT ON CONTENT.

NEW CLARENDON
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WORK HAS NEVER LOOKED SO GOOD

Once completed the redevelopment aims to deliver the very highest specification of modern office with enhanced sustainability credentials:

BREEAM®



BREEAM 'Very Good'



Wired Score rating – Xxxxxxxx



SmartScore
PLATINUM

Smart Score rating – Xxxxxxxx



CYCLING
SCORE
GOLD

Cycling Score rating – Xxxxxxxx



WELL – Xxxxxxxx





BETTER BY DESIGN NATURALLY



Key specification highlights

- _Two new roof terraces and a new terrace on the second-floor mean floors 1, 2, 4 and 5 will have their own outside space with superb views towards the Firth of Forth and Edinburgh Castle
- _New openable windows throughout to bring in more light
- _New lifts
- _New low energy LED lighting with lighting management system
- _‘Defurbished’ redesign of interiors with exposed floors and ceilings
- _Upgrading main entrance and reception
- _Upgrading all common areas with high quality finishes
- _Outstanding cycle facilities and welfare amenities

ESG Aspirations

The aim of the redevelopment is to support wellbeing and achieve high sustainability standards with zero carbon emissions and electricity supplied entirely by renewable sources.

- _new openable windows throughout to improve daylight and natural ventilation
- _biophilic environment: new hard and soft landscaping with planters on terraces
- _all electric services strategy to support Edinburgh’s carbon neutral goals
- _new air source heat pumps for heating and cooling with heat recovery on all ventilation systems



WE'RE WHEELY FRIENDLY



Welfare and wellness amenities

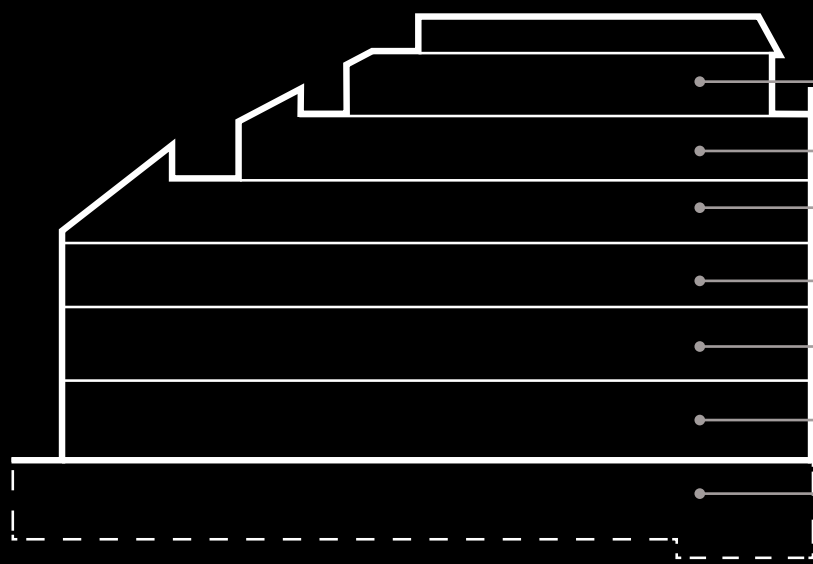
The replacement of the lower ground floor car parking spaces with high quality welfare facilities is a central feature of the redevelopment which will deliver:

- _male, female and accessible showers
- _cycle store with 72 racks and repair station
- _changing rooms with 94 lockers
- _drying room
- _meeting/games room



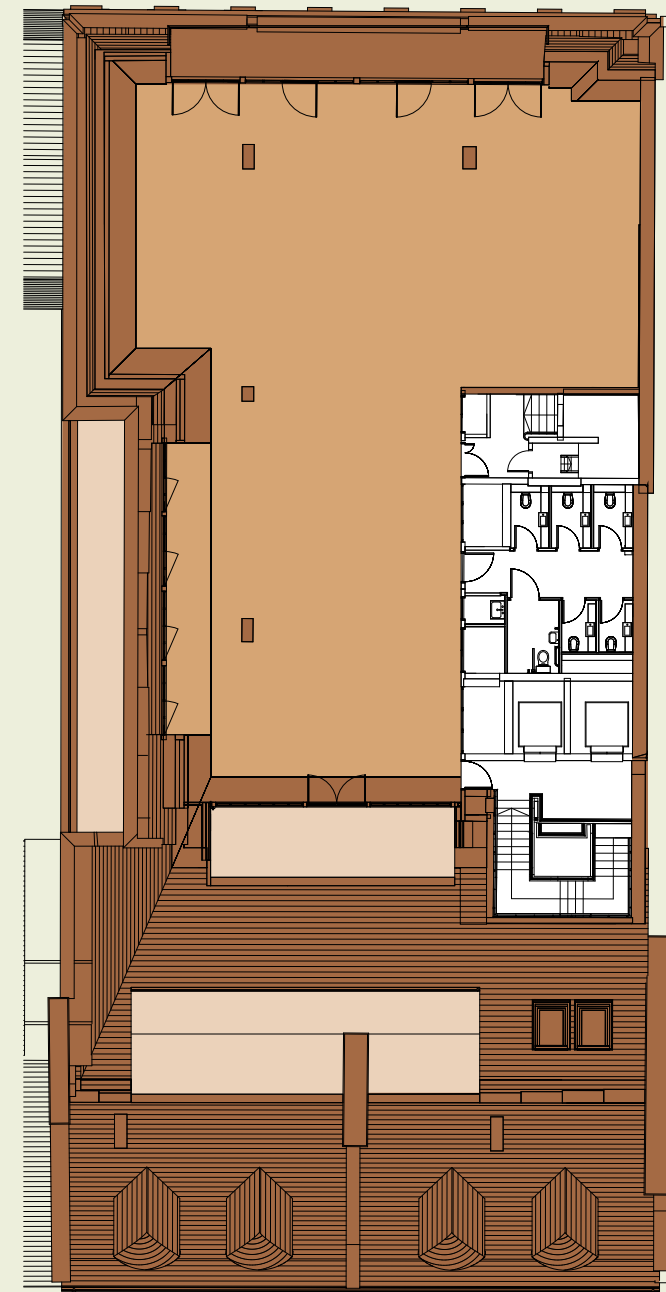
In addition, the rear cycle access from the lane will provide a safer arrival point for cyclists.

THINK DIFFERENT

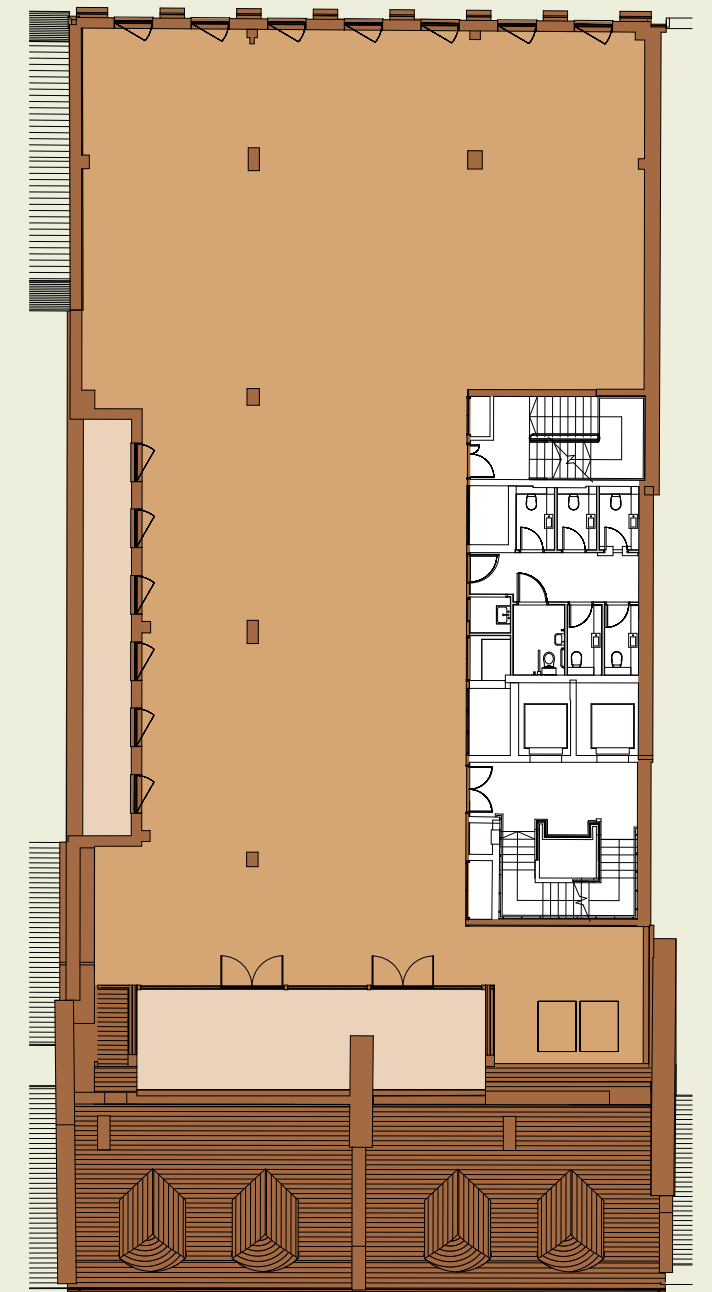


FLOOR	GIA (SQ. FT)	NIA OFFICE SUITES (SQ.FT)	EXTERNAL TERRACE (SQ.FT)
Fifth Floor	4161	3164	406
Fourth Floor	5821	4746	419
Third Floor	7283	6221	0
Second Floor	7445	6372	233
First Floor	7437	6307	230
Ground	7664	5360	0
Lower Ground	7501	1851	0
Totals	47312	34021	1288
NIA:GIA (%)		72%	

FIFTH FLOOR



FOURTH FLOOR



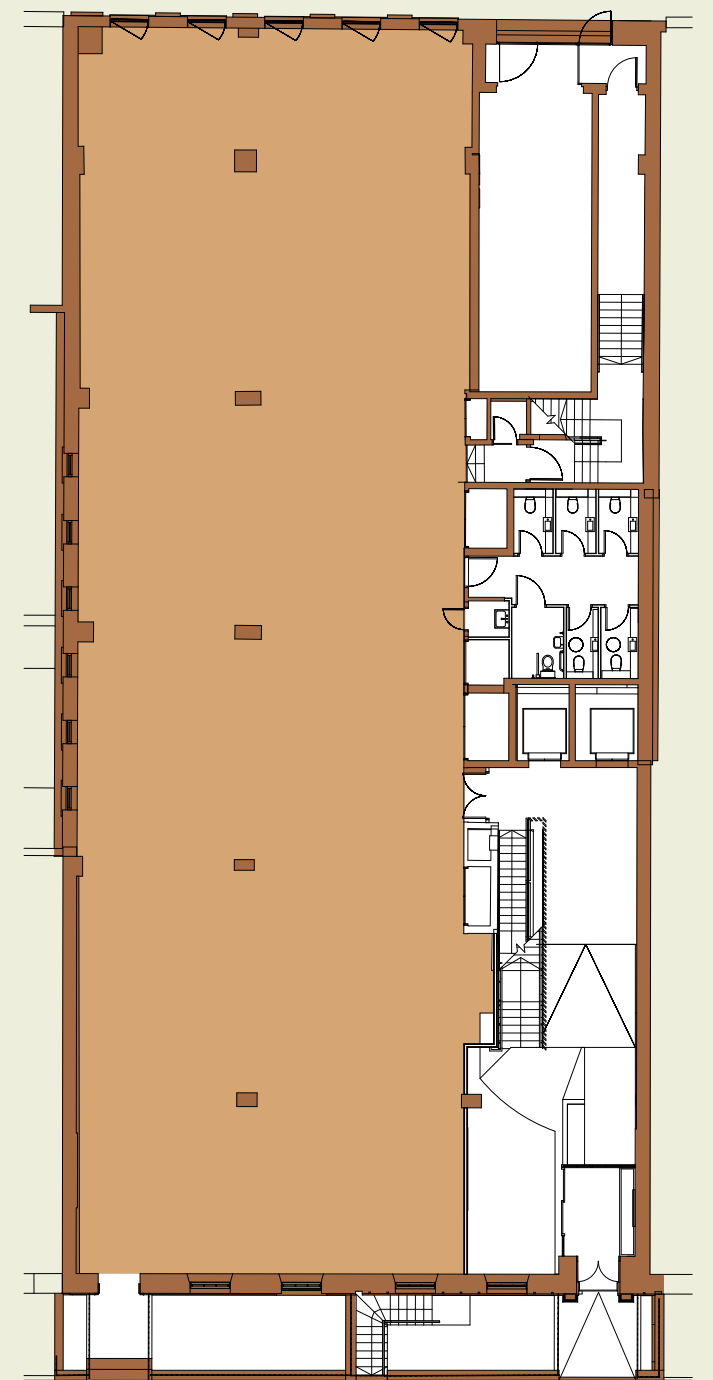
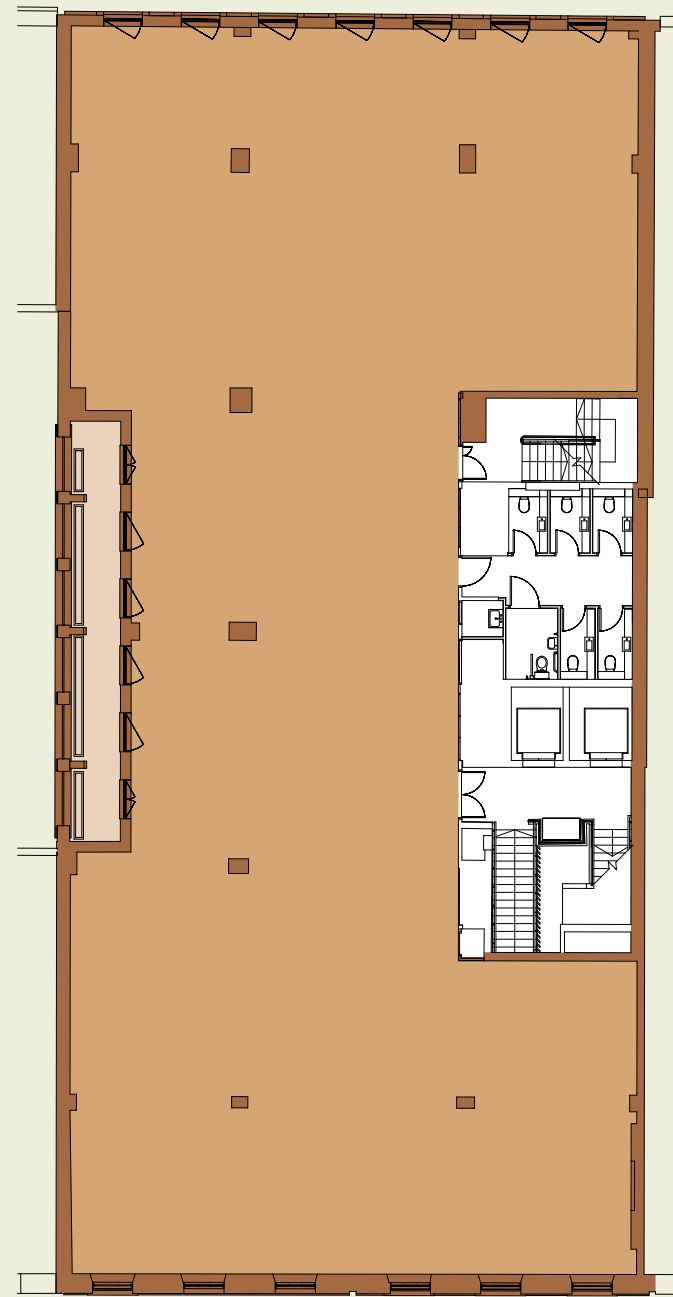
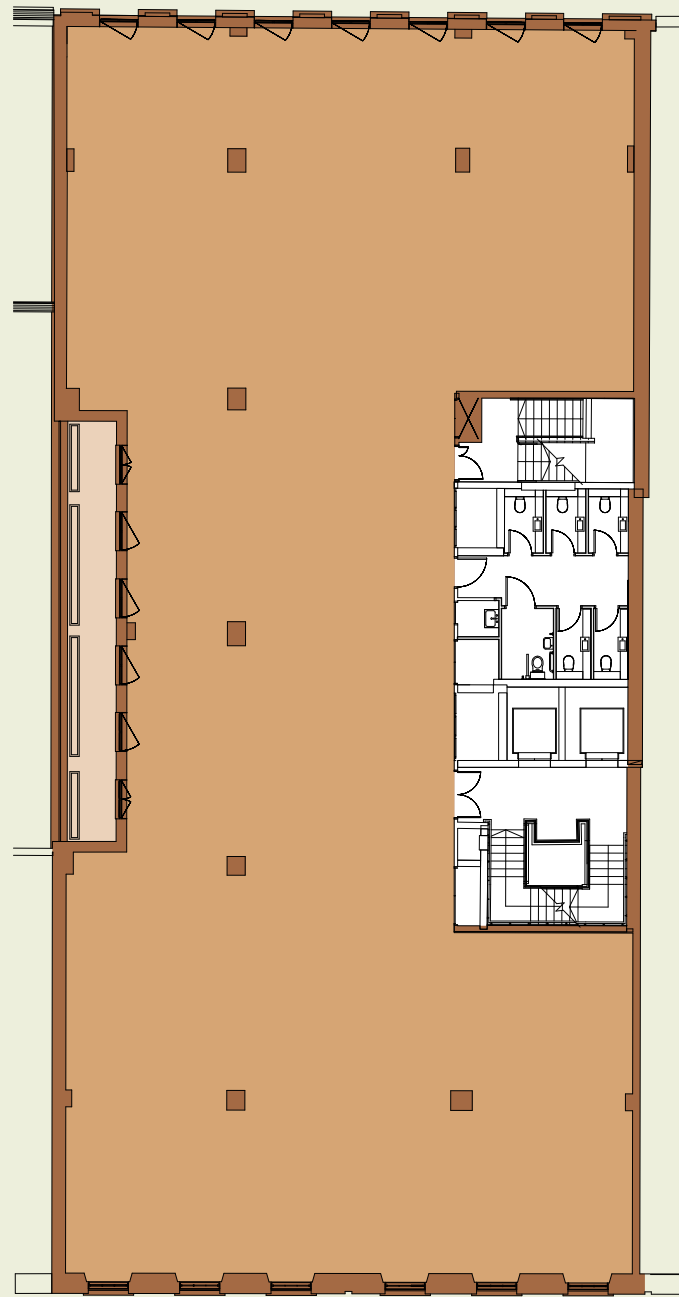
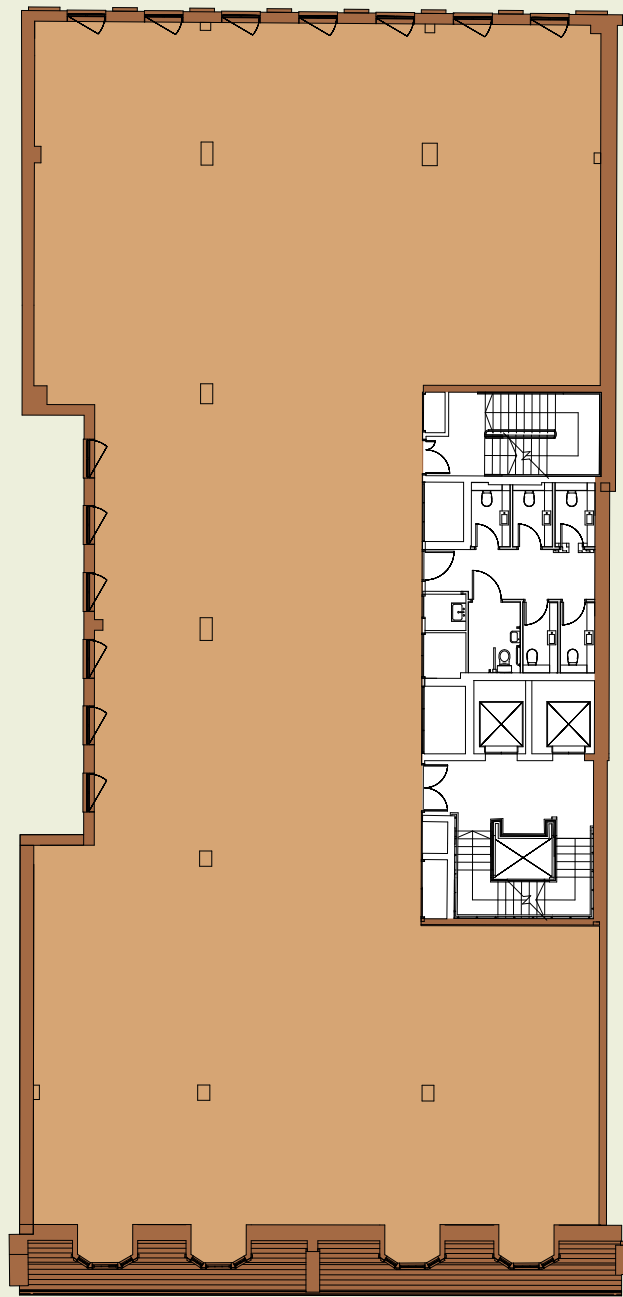
FLOOR AREA
 ROOF TERRACE
 COMMON PARTS

THIRD FLOOR

SECOND FLOOR

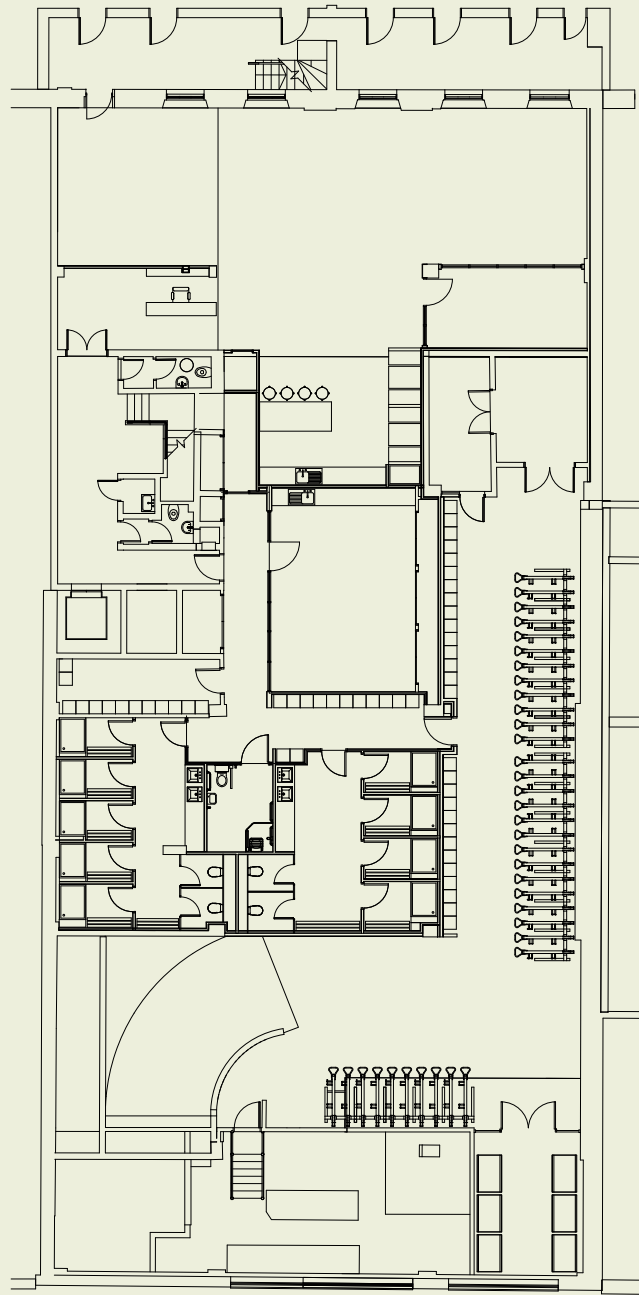
FIRST FLOOR

GROUND FLOOR



FLOOR AREA ROOF TERRACE COMMON PARTS

LOWER GROUND FLOOR



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To find out more about this exciting opportunity,
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A development by: The logo for abrdn, featuring a stylized 'a' icon followed by the lowercase letters 'abrdn' in a bold, sans-serif font.

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