

EDITION NBU RCH



CAPITAL
SQUARE



BEAUTIFULLY LANDSCAPED

- PRIVATE GARDENS
- PRIVATE OFFICE TERRACES
- COURTYARD/DROP OFF POINT

WITH BRAND NEW GRADE A
OFFICE SPACE IN EDINBURGH'S
PREMIER BUSINESS LOCATION
NOW THAT'S A CAPITAL IDEA



CAPITAL SQUARE

— Customer Focus

MEETING YOUR NEEDS

Size Range

- 11,507 sq ft (1,069 sq m) to 121,913 sq ft (11,326 sq m)

Location

- In the heart of Edinburgh's prime Central Business District, close to all key businesses with an abundance of staff amenities within 5 minutes' walk
- 6 – 7 minutes' walk from Haymarket Mainline Station and minutes' walk from the main bus routes and tram line
- A popular location for staff and clients, close to all city centre amenities

Delivery

- A credible and definitive timescale for occupation
- The ability to combine landlord Cat A and tenant Cat B fit-out works to save cost and time

Competitive total occupation costs

- Economies of scale and attention to detail, design and quality greatly influence total occupational costs, which are competitive, bearing in mind quality and location

New Building

- A new building with new components – not a second-hand building or refurbishment

Satisfies CSR sustainability and green credentials

- BREEAM 'Excellent' and EPC 'B' rating
- Extensive facilities for cyclists and runners

Special Features

- A private south-facing landscaped staff garden
- A unique courtyard, arrival and drop-off facility
- Panoramic views of city skyline with roof terraces on upper levels
- Feature entrance and signature atrium
- Large public car park immediately underneath the building for visitors

Efficiencies

- Efficient open plan floor plates assist space planning and provides for a productive and contented workforce

IN THE VERY HEART OF EDINBURGH'S PREMIER BUSINESS DISTRICT

MEET THE NEIGHBOURS

- 01 SCOTTISH WIDOWS HQ
- 02 SHEPHERD & WEDDERBURN / GRANT THORNTON
- 03 STANDARD LIFE HQ
- 04 BANK OF NEW YORK MELLON
- 05 CLOSE BROTHERS / MARTIN CURRIE / KPMG / DELOITTE / CMS CAMERON MCKENNA / DUNEDIN CAPITAL
- 06 FRANKLIN TEMPLETON
- 07 BLACKROCK / HYMANS ROBERTSON
- 08 TOWERS WATSON / DWF
- 09 ROYAL BANK OF CANADA / GATELEY PLC
- 10 CAIRN ENERGY / CLYDESDALE BANK / BURNES PAULL
- 11 MACROBERTS
- 12 WOOD MACKENZIE / i2 OFFICES
- 13 PINSENT MASONS / TURCAN CONNELL / LLOYDS BANKING GROUP
- 14 GREEN INVESTMENT BANK / PWC / BREWIN DOLPHIN / IBM / ALLIANCE TRUST
- 15 ABERDEEN ASSET MANAGEMENT



EDINBURGH IS HOME TO FOUR UNIVERSITIES AND TWO MAJOR COLLEGES OF FURTHER EDUCATION

THE CITY IS HOME TO A POPULATION OF 500,000 WITH A CATCHMENT POPULATION OF 1.3 MILLION

THE SECOND HIGHEST TOURIST DESTINATION OUTSIDE LONDON

THE CITY IS KNOWN AS 'THE WORLD'S FESTIVAL CAPITAL'

AROUND 3.5 MILLION VISITORS ANNUALLY

THE SCHOOL OF INFORMATICS AT EDINBURGH UNIVERSITY IS RANKED SECOND IN THE WORLD

SEAT OF THE SCOTTISH GOVERNMENT & SCOTTISH LEGAL SYSTEM

THE UK'S MOST FAVOURED CITY AFTER LONDON TO HOLD A CONFERENCE

EDINBURGH IS ONE OF THE UK'S MOST PROSPEROUS & SUCCESSFUL CITIES

EDINBURGH QUITE POSSIBLY THE UK'S FINEST CITY TO LIVE AND WORK IN



— The City



— High Standard of Excellence

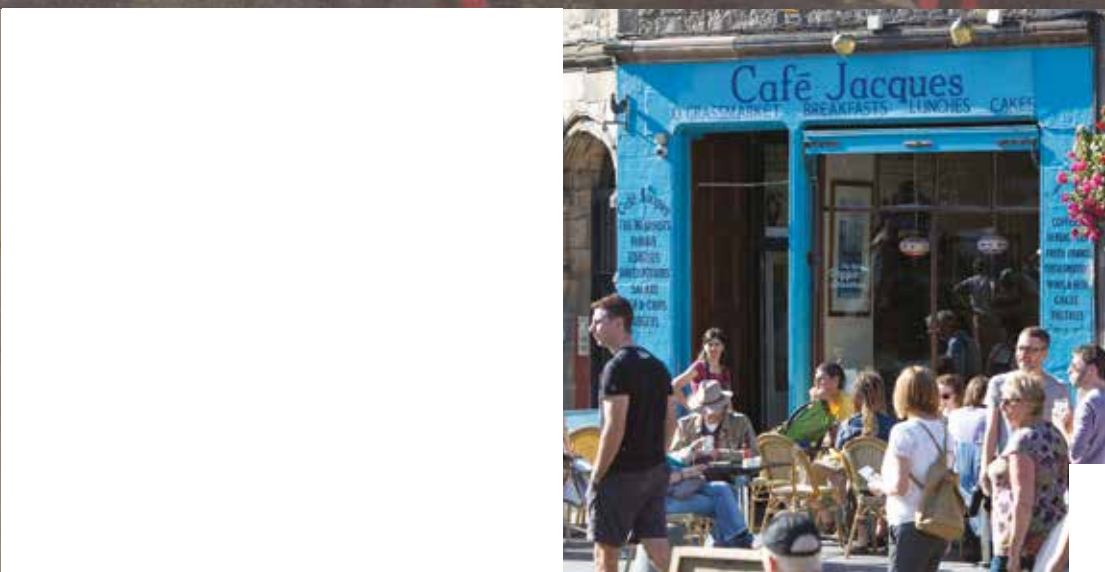
CAPITAL SQUARE IS FOR YOU

CYCLE TO WORK, ENJOY AN INVIGORATING SHOWER AND HIT THE GROUND RUNNING

- Uniquely, Capital Square has its own private, landscaped garden providing space to relax
- Dedicated courtyard entrance and taxi/limo drop off point for commodious access
- 29 designated parking spaces including 4 accessible spaces at grade and 163 public car parking spaces located underneath Capital Square
- Superb views to Edinburgh Castle, Firth of Forth and the Pentland Hills
- 98 Dedicated cycle spaces
- Male and female shower suite, drying area and lockers located on ground floor
- Haymarket Rail Station and Tram Halt - 7 minutes' walk
- Princes Street West tram stop - 6 minutes' walk
- Located in the heart of the business and financial district and close to shopping and cultural venues
- Access to Cycle Routes 75 and 754 only 2 minutes' away at Edinburgh Quay

— Unrivalled Amenities

SURROUNDED BY EVERYTHING YOU'LL NEED



FANTASTIC AMENITIES, ALL WITHIN MINUTES' WALK



0-5 MINUTES' WALK

- BANKING**
 - Bank of Scotland
 - Clydesdale Bank
 - Royal Bank of Scotland
 - Santander
 - TSB
 - Yorkshire Building Society
- BARBERS**
 - Stag Barber Company
- BARS & RESTAURANTS**
 - All Bar One
 - Burger
 - Castle Terrace
 - Chop Chop
 - Gali Italian
 - Galvin Brasserie Deluxe
 - Ghillie-Dhu Bar & Restaurant
 - Ignite Indian Restaurant
 - Il Castillo Italian Restaurant
 - Jasmine Chinese Restaurant
 - Kampung Ali Malaysian Restaurant
 - Kylooe Restaurant
 - Le Marche Francois
 - Lock 25 Bar & Food
 - Mandarin House Chinese Restaurant
 - Milano
 - Mughal Indian Restaurant
 - Mumbai Mansion
 - Nando's
 - Omar Khayyam
 - One Square Restaurant
 - Pinto Mexican
 - Pompadour Restaurant
 - Spirit of Thai
 - Sushi Bar
 - The Botanist Restaurant & Gin Bar
 - The Veranda
 - Timberyard Restaurant
 - Wagamama
 - Zucca Café & Restaurant
- CAR PARKING**
 - Castle Terrace Car Park - 750 spaces
 - Seemple Street Car Park - 198 spaces
 - Sheraton Car Park - 120 spaces
 - Princes Exchange Car Park - 175 spaces
- CAFÉS, COFFEE SHOPS & SANDWICH BARS**
 - Costa
 - French Club Baguette
 - LK Coffee & More
 - Loudons Bakery & Coffee Shop
 - Mint Café
 - Peppers Sandwich Bar
 - Preachers Patisserie
 - Pret-A-Manger
 - Starbucks

0-5 MINUTES' WALK

- CONFERENCES, THEATRES & CINEMAS**
 - Edinburgh International Conference Centre
 - Filmhouse
 - Lyceum Theatre
 - Odeon Cinema
 - Traverse Theatre
- CONVENIENCE SHOPPING**
 - Boots the Chemist
 - Co-operative Food
 - Sainsbury's Local
- DRY CLEANERS**
 - Elite Dry Cleaners
 - LeMe Dry Cleaners
- HEALTH & FITNESS**
 - Lochrin Medical Centre
 - One Spa
 - Physis (Physiotherapist)
 - Pure Gym
- HOTELS & SERVICED APARTMENTS**
 - Caledonian Waldorf Hotel
 - Malt House Serviced Apartments
 - Rutland Hotel
 - Sheraton Hotel
- NIGHTCLUBS**
 - Citrus Club
- NURSERIES**
 - Careshare Nursery
 - Rutland Nursery
- RETAILERS**
 - Evans Cycles
- SERVICE PROVIDERS**
 - Hobbs Reproduction
 - 3D Laser Print
- SHOE REPAIRS**
 - Timpson

5-10 MINUTES' WALK

- BANKING**
 - Clydesdale Bank
 - Halifax
 - HSBC
 - The Royal Bank of Scotland
 - TSB
- BARS & RESTAURANTS**
 - Ask Italian Restaurant
 - Au Bar & Restaurant
 - Bar Italia
 - Blue Blazer Bar
 - Bread Street Brasserie
 - Browns Restaurant
 - Café Truva
 - Cameo Bar
 - Dirty Dicks Bar & Restaurant
 - Footlights Bar & Grill
 - Gourmet Burger Kitchen
 - Home Taste Chinese
 - Huxley Bar & Restaurant
 - La Piazza Zaras Restaurant & Bistro

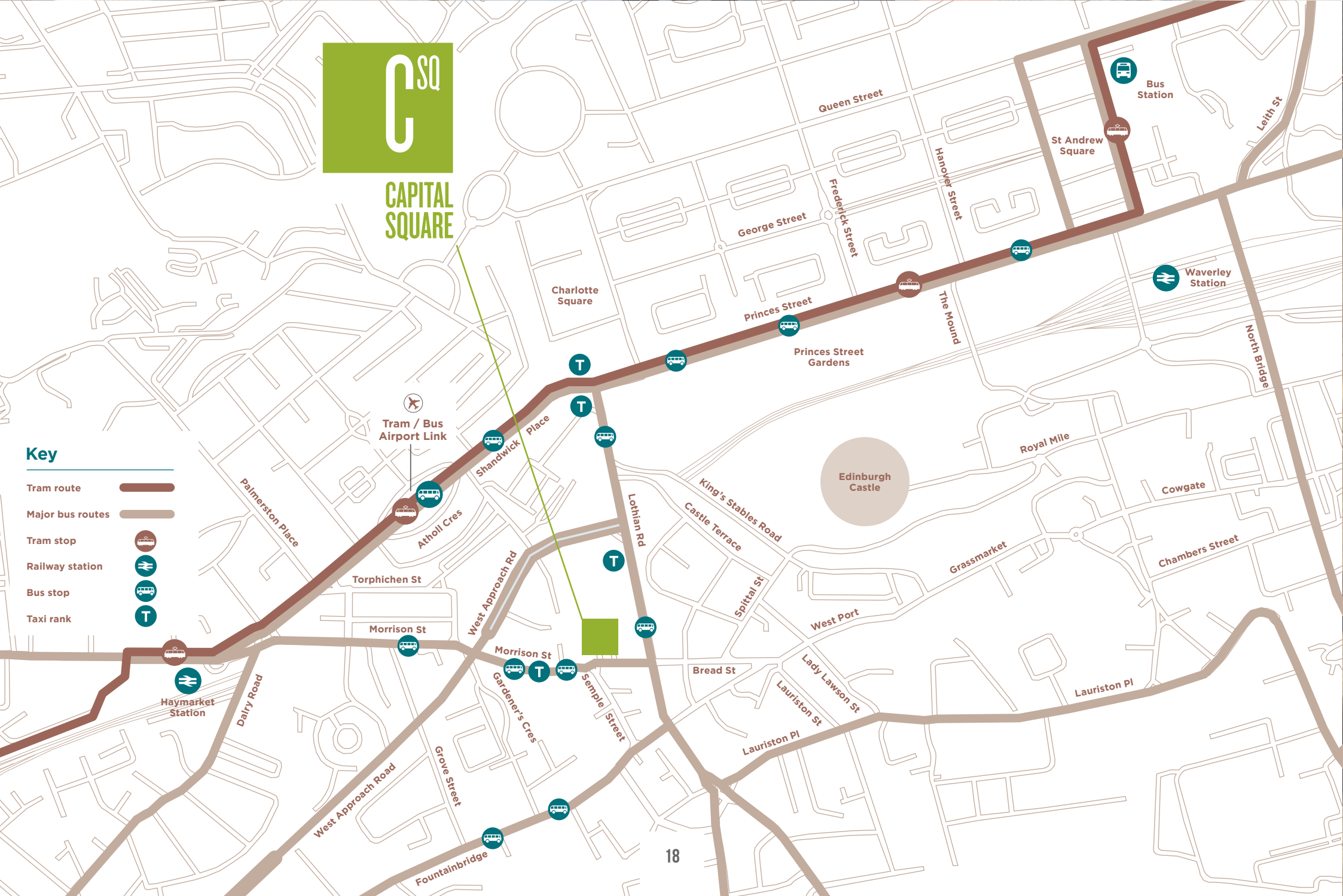
- La Tasca
- Le Di-Vin
- Le Petit Folie
- L'Escargot Blanc
- Monboddio Lounge Bar
- Pizza Express
- Ryans Bar & Restaurant
- Strada Italian Restaurant
- Sygn Restaurant & Bar
- Szechuan Chinese Restaurant
- The Honours Restaurant
- The Shooglee Peg, Whiskies and Wines
- The Slug & Lettuce
- Thomsons Bar
- Tiger Lily Bar & Restaurant
- Tuk Tuk Indian Street Food
- Whighams Wine Bar
- Zizzi Restaurant

- Medusa Hair & Nail Bar
 - SCM Hairdressing
 - Sparkle Hair & Beauty
- HOTELS & SERVICED APARTMENTS**
- Cityroomz Aparthotel
 - DoubleTree by Hilton
 - Easyhotel
 - Fountain Apartments (x2)
 - Fountain Court
 - Knight Residence Serviced Apartments
 - Premier Inn Princes Street
 - Roxburgh Hotel & Gym
 - Travelodge
 - Tune Hotel
- LETTING AGENTS**
- Littlejohn's Residential Letting Agency
- NURSERIES**
- Busy Bees Nursery
 - Princess Street Nursery School
- POST OFFICES**
- Coates Place Post Office
 - Frederick Street Post Office
 - Tollcross Post Office
- RETAILERS**
- BikeTrax
 - Carphone Warehouse
 - Edinburgh Art Shop
 - EE Mobile
 - Fraser's Department Store
 - Goodwins Jewellers
 - HMV
 - James Ness Jewellers
 - Mountain Warehouse
 - Paper Tiger
 - Phones4U
 - Robert Grey, Whisky & Cigars
 - Urban Outfitters
 - Vans
 - Virgin Money
 - Vodafone
 - Waterstones
 - 3.co.uk
- SERVICE PROVIDERS**
- Computer Repair & Maintenance Centre
 - Digital Design Services
 - Duncan McLaren Locksmiths
 - Mail Boxes Etc.
 - Printing.com
- TRAVEL AGENTS**
- Flight Centre
 - Omega Travel Agents
 - Trailfinders
- TRANSPORT**
- First Transport
 - Haymarket Station
 - Lothian Regional Transport & Buses
 - Tram Stop - Princes Street
 - Tram Stop - West End Princes Street

FACILITIES FOR MIND AND BODY ALIKE

- 01 SHERATON GRAND HOTEL
- 02 ONE SQUARE RESTAURANT
- 03 ALL BAR ONE
- 04 FILMHOUSE
- 05 ODEON CINEMA
- 06 LYCEUM THEATRE
- 07 USHER HALL
- 08 LIVING WELL
- 09 CALEDONIAN - A WALDORF ASTORIA HOTEL
- 10 PRINCES STREET RETAIL
- 11 GALVIN BRASSERIE DE LUXE
- 12 ONE SPA
- 13 PURE GYM
- 14 EICC - EDINBURGH INTERNATIONAL CONFERENCE CENTRE
- 15 PREMIER INN
- 16 EDINBURGH QUAY





— Easily Accessible

GETTING AROUND COULDN'T BE EASIER

Capital Square's central location delivers excellent connectivity via a wide range of transport options. Numerous bus routes run close by on Morrison Street and Lothian Road and Haymarket transport hub, providing rail and tram connections,

is within 7 minutes' walk. Princes Street West tram stop is only 6 minutes' walk away offering fast and easy access to Edinburgh International Airport with daily flights to over 120 domestic and international destinations.

Jogging and cycle routes run conveniently nearby, as does the city's renowned shopping on Princes Street and George Street. The public car park under the building means that there is ample parking for visitors.

CLOSE TO THE MAJOR BUS ROUTES ON MORRISON STREET AND LOTHIAN ROAD AND ONLY 7 MINUTES' WALK FROM HAYMARKET MAINLINE STATION OFFERING TRAM AND RAIL CONNECTIONS



— Environmental Responsibility

SUSTAINABILITY AND ENVIRONMENTAL RESPONSIBILITY

Sustainability is to the fore. Capital Square incorporates solar panels, energy efficient lighting and numerous energy saving initiatives. The building will benefit from a BREEAM 'Excellent' rating and EPC 'B' rating, meaning that not only is

it highly sustainable and environmentally sound, from an occupier's standpoint it is future proofed and highly efficient in terms of running costs.



DOING YOUR BIT FOR THE PLANET
WHILE SAVING MONEY



— *Make an Entrance*

A GREAT SENSE OF ARRIVAL

THE IMPRESSIVE CONTEMPORARY
DOUBLE HEIGHT ENTRANCE LEADING
TO AN 8 STOREY ATRIUM SETS THE TONE
OF QUALITY THAT ECHOES THROUGHOUT
THIS SIGNATURE BUILDING

— *Stimulating Vistas*

ENVIABLE VIEWS

THE LIGHT FLOODED FLOORS OFFER SPECTACULAR VIEWS OF EDINBURGH'S CITYSCAPE AND BEYOND

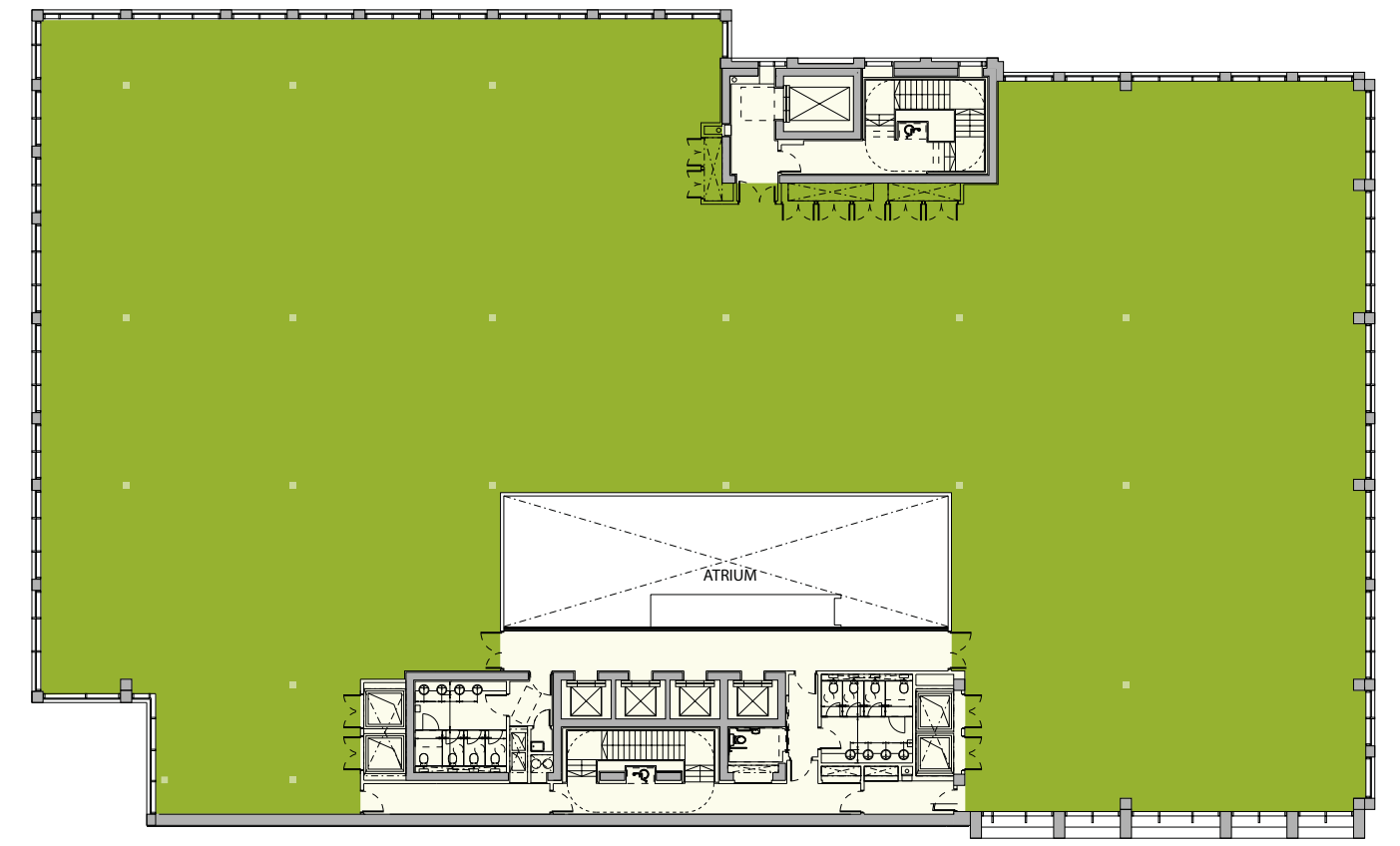


FLOOR PLANS

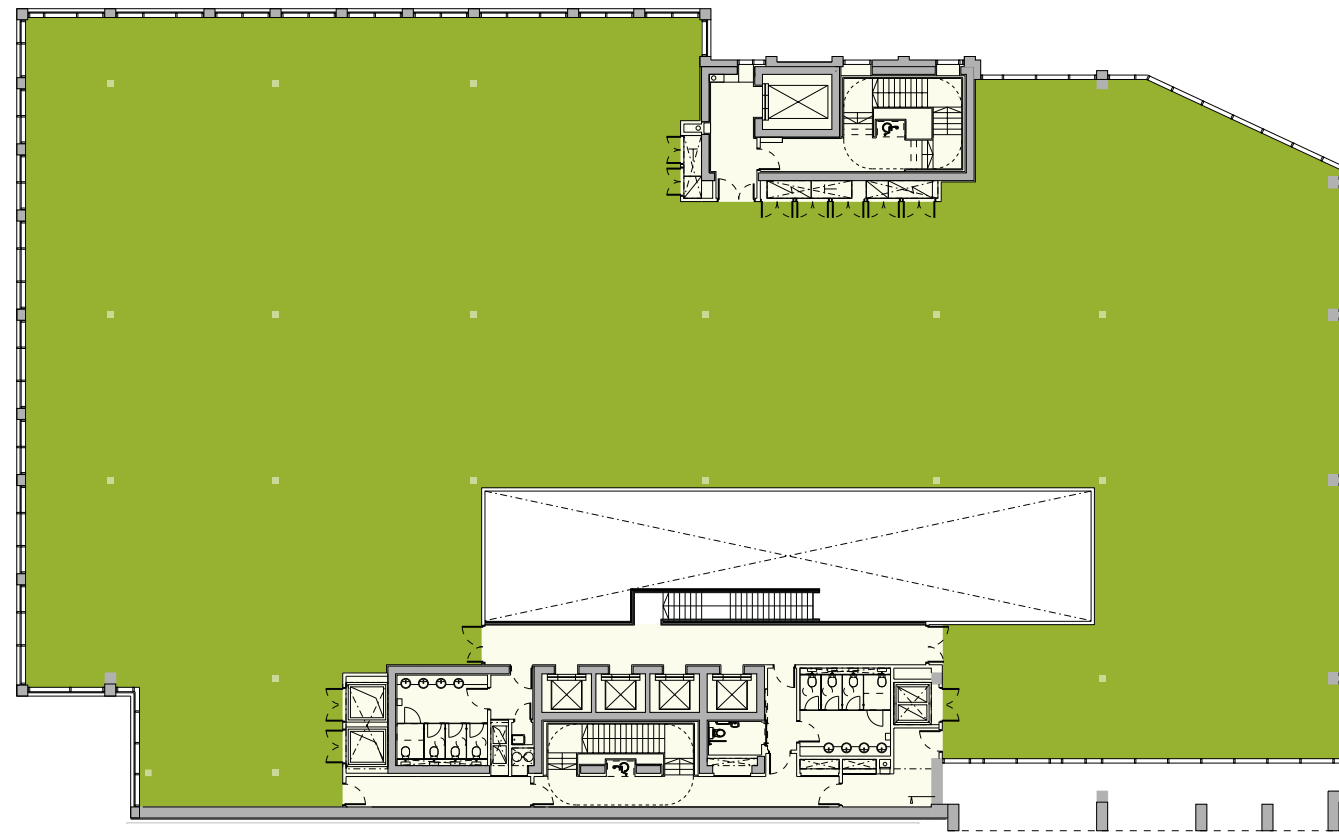
GROUND FLOOR



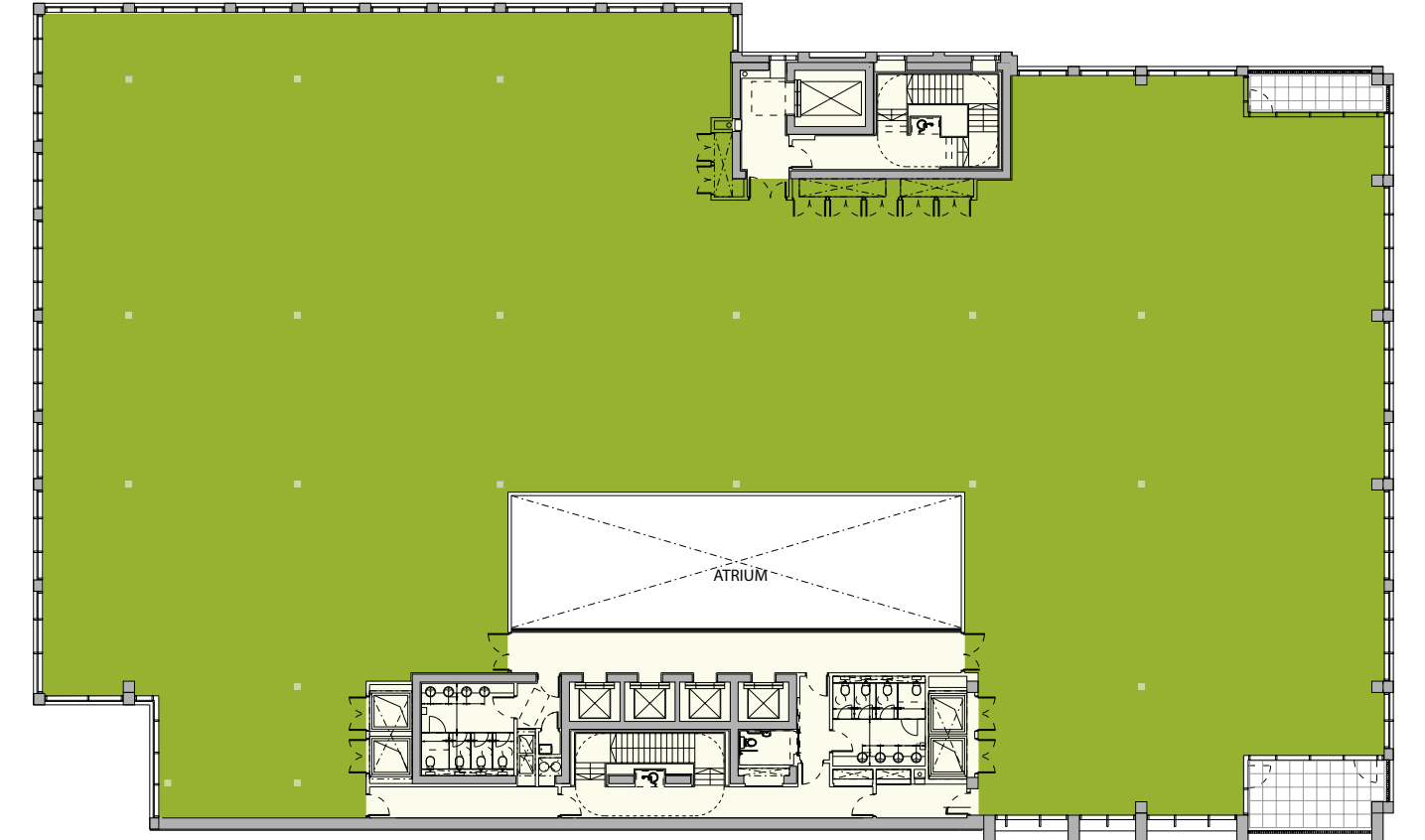
FLOORS 2 & 3



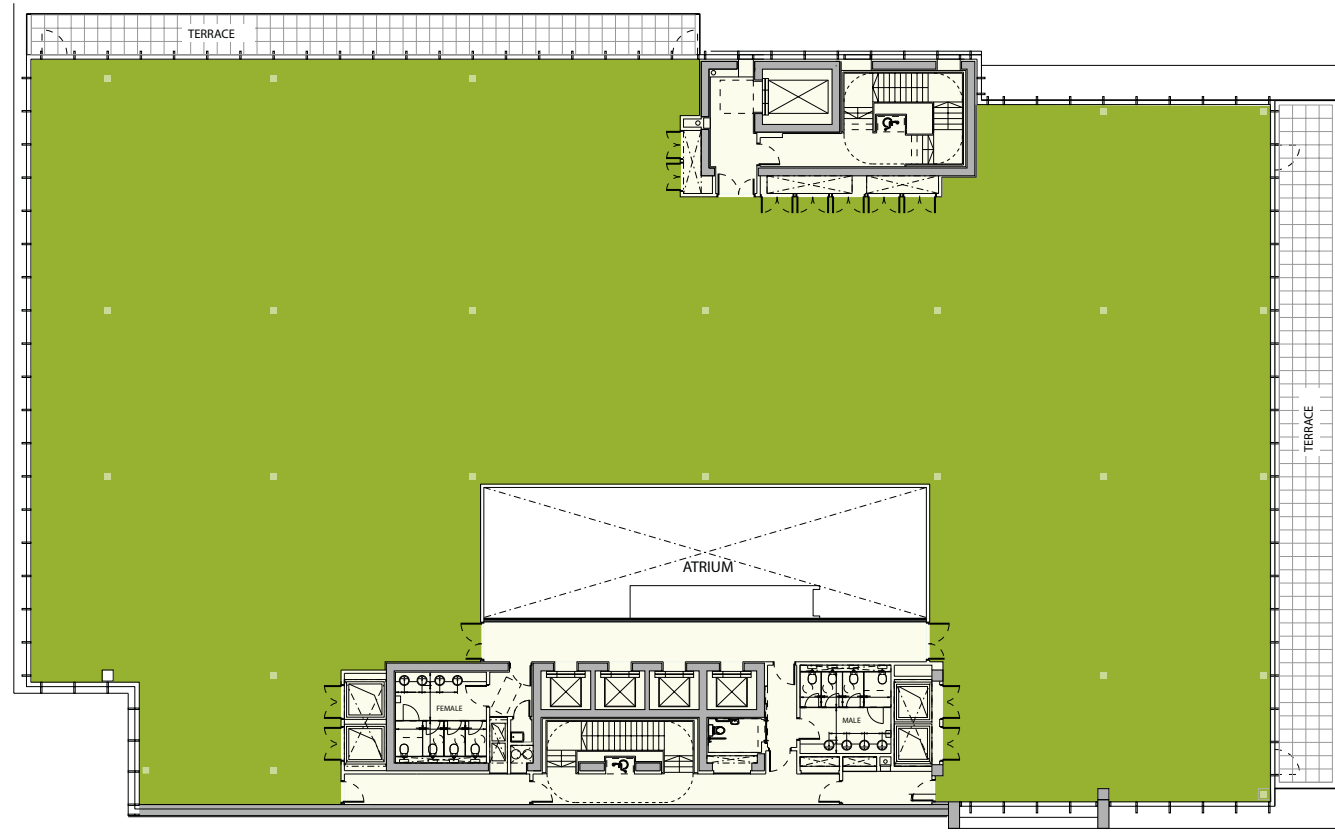
FLOOR 1



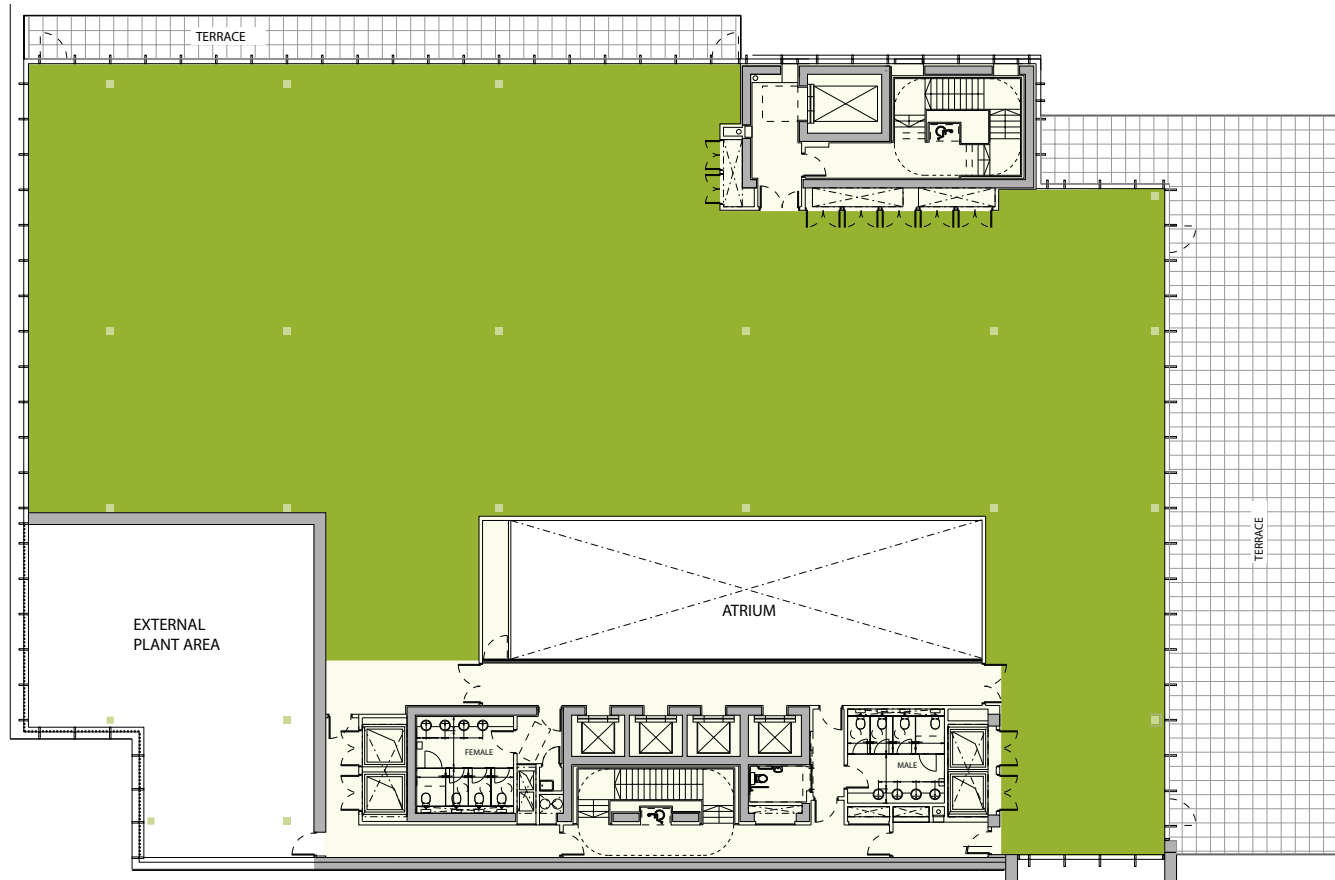
FLOORS 4 & 5



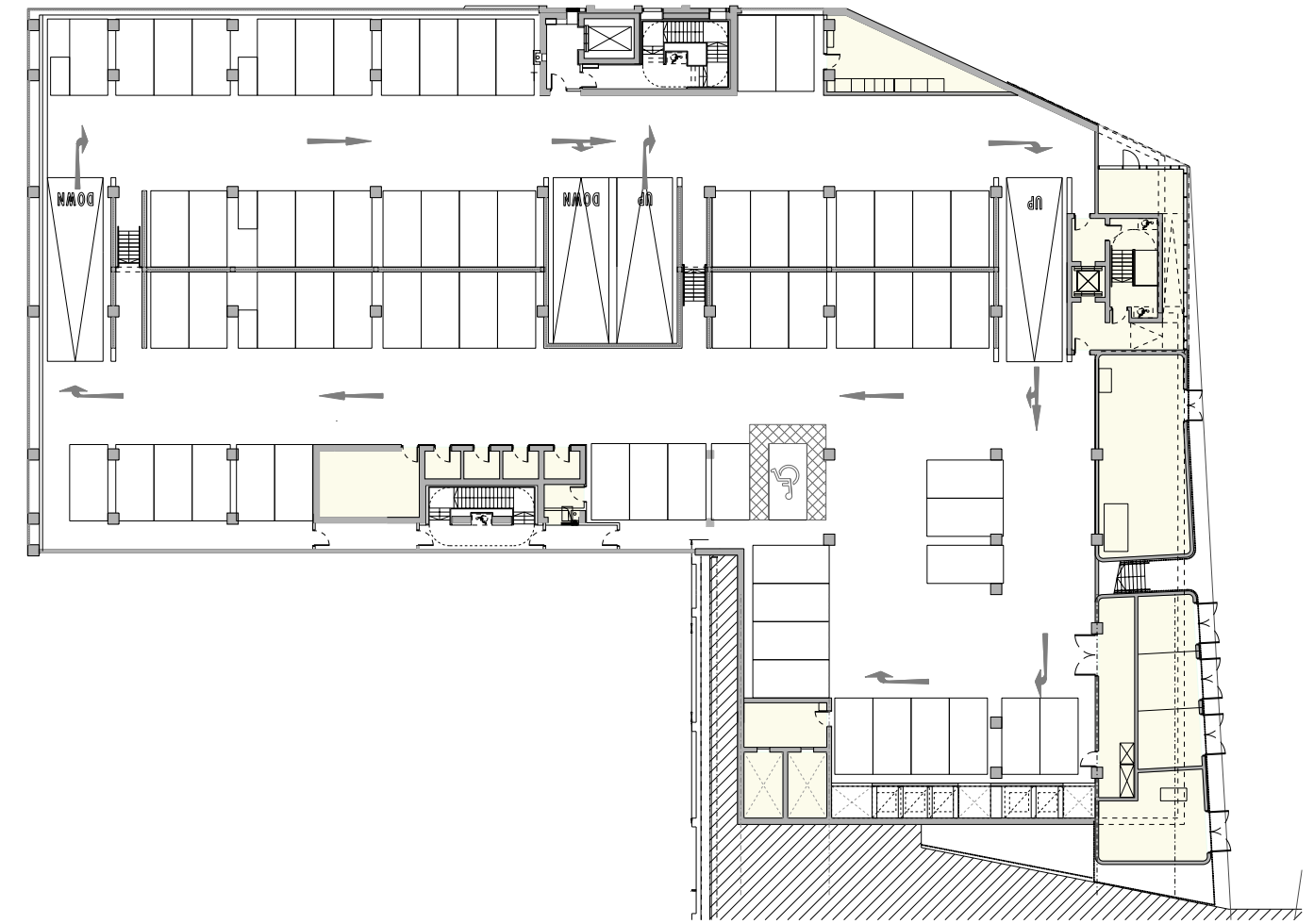
FLOOR 6



FLOOR 7



CAR PARKING LEVELS 1-6



ACCOMMODATION SCHEDULE

FLOOR	SQ FT	SQ M
SEVENTH	10,430	969
SIXTH	15,134	1,406
FIFTH	17,007	1,580
FOURTH	17,007	1,580
THIRD	17,309	1,608
SECOND	17,309	1,608
FIRST	16,211	1,506
GROUND	11,507	1,069
TOTAL	121,913	11,326



CAR PARKING
29 designated Capital Square spaces / 163 public spaces



CYCLES
98 spaces



SHOWERS
Showers in ground floor suite

— Spaces

EXCEPTIONAL WORKSPACE

8 FLOORS WITH LARGE EFFICIENT
FLOOR PLATES WHICH ARE EASILY
SUB-DIVISIBLE





SPECIFICATION

1.01 BUILDING FORM

- Grade A office space over 8 floors comprising largely glazed curtain walling façades framed with masonry / precast elements
- Dramatic full height glazed internal atrium extending from ground level to roof over 8 levels
- Sub-divisible into 2 tenancies per floor (typical 7,700 sq.ft.). All aspects of design to recognise this to facilitate ease of "split" of tenancies.
- The Design Life is in line with BCO 2014 standards

1.02 OCCUPANCY

- Ability to sub-divide floor plates in two with sub-metering of services
- Escape provision: 1 per 8 square metres based on net floor area
- Lifts: based on a workplace density of 1 per 12 square metres
- Indoor climate: 1 per 8 square metres
- Office density: 1 per 8 square metres

1.03 TOILET PROVISION RATIO

- The toilet provision is compliant with BCO 2014
- 1 unisex accessible WC per floor
- 1 No. cleaner's cupboard per floor
- Toilets all designated as "common" under control of Landlord
- Separate male and female shower, changing and locker facilities on the ground floor

1.04 CAR PARKING

- 29 spaces in total (including 4 No. accessible spaces at grade in front of building) for Capital Square tenants
- 220 spaces in the basement car park with 163 public spaces, 25 No. for Capital Square tenant use (25 No. in the highest level of the basement car park and 4 No. in the grade car park) and 32 for Capital House tenants
- Electrical charge points

1.05 SUSTAINABILITY

- BREEAM "Excellent" (2011)
- EPC B minimum
- Photovoltaic (PV) panels on the roof
- Intensive "green" roof areas plus garden
- Intelligent LED system

1.06 MEANS OF ESCAPE

- To Section 2.9.2 Occupancy Capacity of the Technical Standards. Minimum of two escape staircases in diverse locations per tenancy on each floor

1.07 FLOOR HEIGHTS

- 2900mm clear height (finished floor to underside ceiling) on ground level and 2700mm clear height on Levels 1-7
- Double height reception space linking into full height glazed atrium

1.08 PLANNING MODULE

- 1.5m module to allow flexibility for partition layouts and future space planning by tenants

1.09 STRUCTURE

- Basement car park in reinforced concrete
- New RC cores (2 No.) at north and south of building with steel frame structure generally incorporating cellform beams and composite concrete slabs on permanent metal deck

1.10 FLOOR LOADINGS

- Office: 3.5kN/m2 + 1kN/m2 for partitions / general offices
- 7.5kN/m2 to 5% of floor area for storage (areas to be defined by Client)

1.11 LANDSCAPING / EXTERNAL

- Interfaces with Chuckie Pend incorporated into overall scheme
- Connecting walkway from Conference Square to Festival Square
- Planting / greenery / hard landscaping in courtyard with treatment to roof of electrical sub-station and back-up power areas
- Attractive lighting to create inviting route to building and to highlight the building from Morrison Street
- Accessible roof terraces on Levels 6 and 7
- Areas of intensive green roof
- 98 covered and illuminated cycle spaces with associated CCTV, 40 of which are contained within a secure storage area

1.12 VENTILATION & AIR CONDITIONING

- The ventilation meets the BCO 2014 criteria
- 1 per 8 square metres maintaining flexibility for tenant fit-out and reasonable upgrade of system
- 12 litres / second per person fresh air supply to offices and approximately 6 air changes per hour

1.13 LIFTS

- Energy efficient lifts
- 4 No. 13-person passenger lifts
- Waiting times better than the current BCO standards and achieving CIBSE "good" standard with lift control system
- Lift speed - 1.6m/s
- Separate dedicated 21-person goods lift / firefighting lift offering access to the office floor plates from the service road loading bay and from designated spaces in the car park
- Stainless steel door coverings and frames with high quality internal finishes

1.14 LIGHTING

- Intelligent LED system
- BCO 2014 compliant
- Lighting to office floor plates to be "in the spirit of" LG7 - lighting units to be flush with the suspended ceiling
- Lighting load - 10W/m2
- Lighting at desk level 300 - 500 lux
- Feature lighting to atrium and entrance areas
- High quality external building façade and landscape lighting

1.15 CAT A SPECIFICATION

- Standard developer's finish to office areas to include:
 - Fully accessible 150mm raised modular floor system with 600mm square metal tiles (150mm to top of tile)
 - VRF air conditioning / ventilation
 - Metal suspended lay-in grid ceiling tiles with acoustic backing
 - LG7 compliant LED lighting
 - Small power load of 20 - 25W/m2 designed to accommodate tenant fit-out
 - Provision of hidden supports at window heads for installation of blinds by tenants
 - L2 fire detection
 - Directory boards at reception/lift lobbies
 - Taped and painted plasterboard walls with skirting
 - Cleaner's sockets
 - Developer's enhanced finish to core areas on each level including high quality toilets, high quality lift lobbies, cleaner's cupboard, carpeted corridors and stairwells
 - High quality reception desk and finishes. Attractive and contemporary furniture for the atrium

1.16 ACCESSIBILITY

- The building is designed to comply with Section 4.0 Safety of the Technical Standards

1.17 TENANT PLANT SPACE

- Dedicated, generous space to be provided for tenant generators (including fuel storage), satellite dishes, UPS equipment and condensers

1.18 SECURITY / ACCESS CONTROL

- "Secure by Design" and as per required BCO / BREEAM guidelines
- 24 hour staffed security systems and controlled building access for tenants
- Provision of cable routes, conduits and wall boxes as required for tenant flexibility when introducing access control
- Speed gates at reception
- Bollards at courtyard entrance

1.19 BUILDING MANAGEMENT SYSTEM (BMS)

- A complete integrated BMS shall be provided to serve the building
- The BMS shall provide full automatic control, monitoring and address of all the building's HVAC systems and in addition, via the system software, provide monitoring, address and where appropriate override control of other building services systems

1.20 LOADING BAY

- Dedicated pull-in and loading / offloading for delivery / refuse vehicles within site boundary from the south service road and with access to goods lift. Separate bin storage / enclosure with segregation for recycling

1.21 BUILDING MANAGER FACILITIES

- Building Manager / security office, storage areas, shower, toilet, staff rest room

DEVELOPMENT TIMING

Capital Square was approved by the Planning Committee in the summer of 2015.

DOVETAILING CAT A & CAT B FIT-OUT - SAVING COST AND TIME

Britel is prepared to carry out fit-out as part of its works. This would require Cat B works in terms of specification, design, layout and costs to be frozen in 2016 with a 20 week period being set aside for design and statutory consent, with tenant Cat B fit-out taking circa 14 weeks to complete thereafter. Physical occupation would be in **Quarter 1, 2019**.

Undertaking Cat B fit-out as part of the Cat A works will save time and reduce costs.

TIMELINE

First Stage Tenders Returned	Quarter 1, 2016
Second Stage Tenders Returned	Quarter 3, 2016
Start on Site	Quarter 1, 2017
Practical Completion to Category A	Quarter 1, 2019
Physical Occupation*	Quarter 1, 2019

*Subject to Cat A and Cat B fit-out being undertaken simultaneously





A WEALTH OF EXPERIENCE DELIVERING SUCCESSFUL PROJECTS

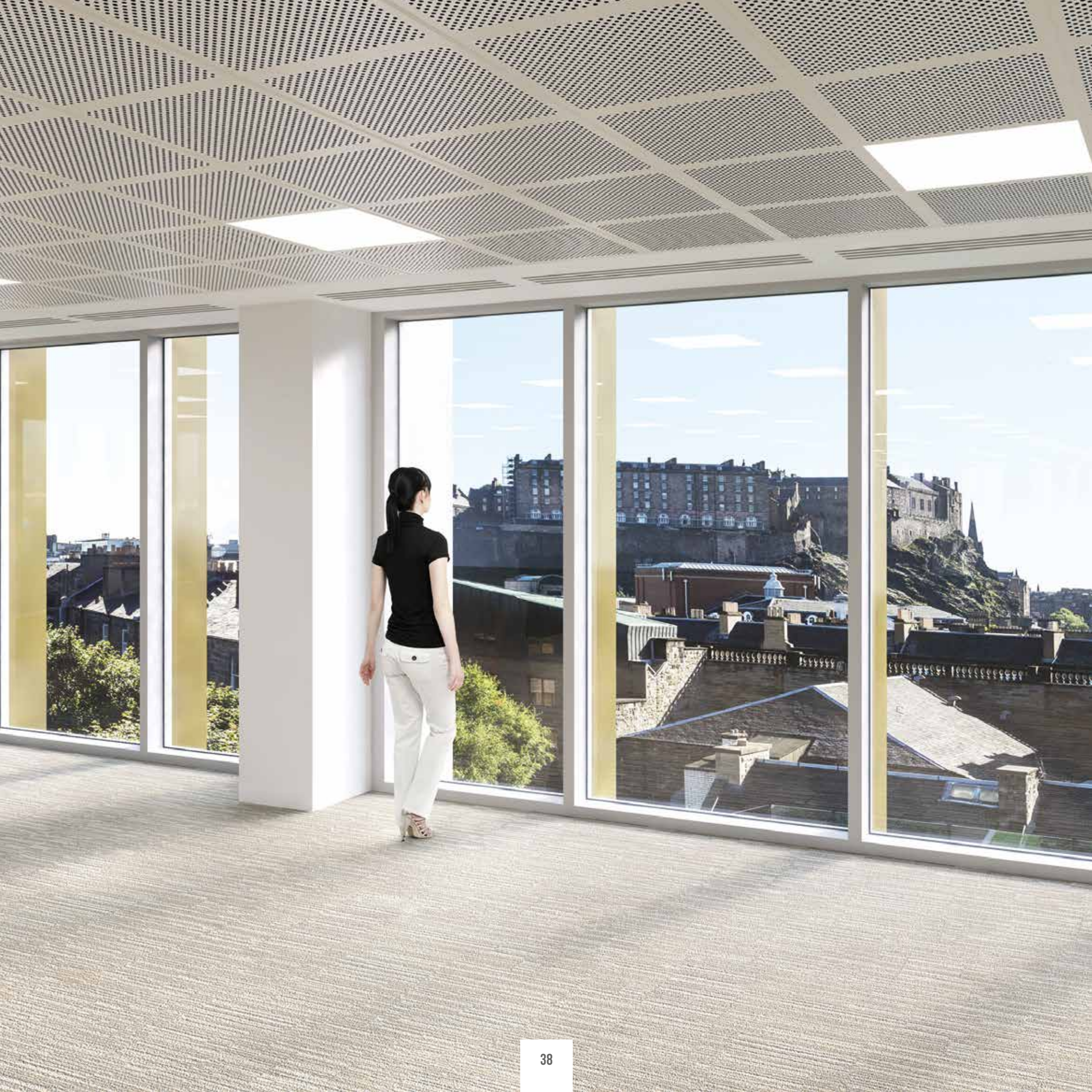
PROJECT TEAM

Development Manager
 Architect
 Project Manager
 Cost Consultant
 M & E Engineer
 Structural Engineer
 Landscape Architect
 CDM
 Fire and Façade Consultant
 BREEAM
 Lighting Consultant

Parlison Properties
 Hurd Rolland Partnership
 Mace
 CBA
 Rybka
 Blyth + Blyth
 Open
 Sweett Group
 BuroHappold
 Rybka
 LDPI

Capital Square will raise the standard of office design and quality even further in Edinburgh and offers the ideal location to advance your business in Scotland.

The unique courtyard setting and private garden differentiates Capital Square from the majority of office buildings in Edinburgh, and provides a strong corporate statement on arrival at the building.



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INVEST EDINBURGH
INSPIRING CAPITAL


PARLISON
PROPERTIES


HERMES
INVESTMENT MANAGEMENT

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**CAPITAL
SQUARE**

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