INTRODUCING GREENSIDE

It is not difficult to see why Greenside is situated in the UNESCO World Heritage Site. Greenside is nestled between the William Playfair designed Blenheim Place and Grade A listed Royal Terrace. Behind Greenside is the iconic Calton Hill and it’s just a short walk to the top. The outlook is open, green and Georgian making this probably the most tranquil ‘yet contemporary’ working environment in central Edinburgh. Click the play button to navigate drone footage.
INTRODUCING GREENSIDE

Leisure
1A Royal Terrace
1B 21212
1C Scottish Chamber Orchestra
1D Crowne Plaza
1E 24RT
02 Edinburgh Playhouse
03 The Glasshouse
  Five star Boutique Hotel
04 Taste of Italy
05 Theatre Royal
06 Valvonna & Crolla
07 Marriot Courtyard
08 Omni
  - Tony Macaroni
  - Frankie & Benny’s
  - Vue Cinema
  - Virgin Active
  - QPark
  - Nando’s
09 Mathers
10 Real Foods
11 Treacle
12 Steak Place
13 Kushi’s Indian
14 Guiliano’s
15 Mamma Roma
16 Café Marlayne
17 Holiday Inn Express
18 John Lewis
19 Thistle King James Hotel
20 St. James Shopping Centre
  - St. James Quarter
21 Harvey Nichols
22 The Balmoral Hotel
23 Calton Hill
24 Greenside Church
25 St. Andrew Square
26 Princes Street
27 The Registers
28 Advocates Close

Business
01 Radio Forth
02 Calton Square
  - Baillie Gifford
03 The Cube
  - Glenmorangie
  - Bowleven
  - Baillie Gifford
04 Waverley Court
  - Edinburgh Council HQ
05 St Andrews House
  - Scottish Government HQ
06 Waverley Gate
  - Amazon
  - NHS
  - Microsoft
07 Stamp Office
  - Chiltern International
  - Senvion
  - Carlson Wagonlit
08 Drummond Miller

Transport
01: Waverley Train Station
02: Edinburgh Bus Station
03: Tram Terminal, York Place

Chris Stewart Group
www.edinburghgreenside.co.uk
MAJOR EAST END DEVELOPMENTS

A. St James' Quarter
£850m redevelopment now underway of 1.7m sq ft comprising retail, hotel, restaurants, apartments and cinema due for completion 2020.

B. St Andrew Square
Two major developments by Chris Stewart Group and Standard Life Investments rejuvenating the south and east sides of the Square.

C. Waverley Station
Recent upgrades include replacement of roof with glazing, covered escalators to Princes Street, improved entrance to Market Street and restoration of central concourse.

D. New Waverley
7.5 acre site subject to major development to include 160,000 sq ft offices, 3 hotels, serviced apartments, retail & restaurant units and 148 residential units.

E. Courtyard by Marriott Hotel
New 240 bed hotel being developed by Chris Stewart Group completing Dec 2016.
Greenside keeps the finest company, with high quality national and international occupiers in close proximity including Baillie Gifford, Standard Life Investments, Creative Scotland, The Scottish Government, Microsoft, Amazon and the City of Edinburgh Council and access to the Greenside of the City.
A vibrant location with established artisan retail, restaurants and coffee shops on Greenside’s doorstep
A rich variety of amenities, an important factor for attracting and retaining key staff.
Greenside is a brand new building within a 30 year old shell. The building was originally built by Scottish Equitable (now part of AEGON) for their own occupation in 1989. With such high quality materials of stone, concrete and lead, the building surpasses most in terms of quality of fabric. Having stripped the building back to its shell, unique office space is being created that celebrates the raw building fabric.

Chris Stewart Group have combined the design flair of its award winning interior design team with the Edinburgh’s best architects and engineers to create what modern office occupiers need to maximise staff performance and corporate image.
Greenside will deliver a modern working environment with open-plan, economically and environmentally sustainable office space ideal for contemporary office use.

- New variable refrigerant flow air conditioning system;
- New mechanical and electrical systems throughout;
- Enlarged office reception area with communal break out space;
- Private terrace for occupiers to enjoy fresh air;
- 11 internal and 7 external car spaces with potential provision of electric car charging;
- Raised access floors throughout office areas;
- Ample bike storage, clothing drying and bike maintenance zone;
- Male and female shower, changing and locker rooms;
- Male, female and accessible toilets on each floor;
THE BUILDING / TECHNICAL SPECIFICATIONS

EXTERNAL FINISHES

Façade around entrance area
New charred and treated vertical timber fins and horizontal textured steel over-cladding. Down-taking of balustrade and solar film to glazing.

Reception build out
Full height glazing extension to align with the canopy to match existing curtain walling system. Double entrance doors with air curtain above.

Planter, bench seat & signage
Integrated textured steel planter and integral bench seat with integral illuminated building signage.

Terrace to front of building
Planter and bench seating for exclusive use of tenants accessed through new double doors from reception area.

New Level 3 office space
Redundant plant space converted to offices connecting to existing office space. Windows, roof lights and exposed stone wall.

Full height glazing
Replacement of half height windows with full height windows on north and west elevations on 2nd and 3rd floors;

Roof lights
Roof lights installed to south elevation at 3rd floor to bring natural light into 2nd floor. Additional roof lights at Level 4 to bring natural light to level 3 extension.

RECEPTION AND GROUND FLOOR LIFT LOBBY

Ceiling
Exposed coffered ‘waffle’ concrete slab with plastered and painted coverings to downstand beams.

Floor
Large format porcelain tiles with integral matwell.

Feature wall
Combination vertical charred and treated timber fins and vertical timber panels with recessed lights.

Lighting
Combination concealed high and low level LED strip, suspended feature pendant and strip lighting and lighting to accentuate undulations of waffle slab.

Furniture
Tables & chairs for guest waiting and break out purposes. Future provision of reception desk will be catered for with underfloor services but only installed at request of majority of tenants.

Tenant signboard
Bespoke feature signboard.

OFFICE AREAS

Ceilings
The first incoming tenants have the choice of a suspended ceiling with integral lighting or exposed concrete ‘waffle’ slab with suspended ventilation ductwork, lighting and other.

Floor to Ceiling
2.7m with suspended ceiling and up to approximately 3.3m from top or raised floor to underside of concrete slab with exposed services option.

Floors
Good quality carpets on raised access floors providing up to 100mm void for electrical and data distribution. Raised floor designed to support point load of 3.0 kN on 25mm square.

Walls
Made good and decorated throughout. Feature signage and wall decorations.

Doors
Double door set with vision panels and stainless steel ironmongery.

WCs
Floor
Porcelain tiles.

Walls
Combination tiled behind WCs and wash hand basins and plastered and painted elsewhere.

Ceilings
Plasterboard
Sanitary ware
White ceramic.

LIFT LOBBIES, PRIMARY STAIRWELL AND LIFT CAR

Walls
Made good and decorated throughout.

Floors
Good quality vinyl floor coverings.

Lift car
Feature timber panel, other walls decorated, good quality floor coverings.

OTHER TENANT FACILITIES

Car parking
11 internal spaces and 7 external spaces representing a ratio of 1:2,000 sq ft.

Bicycle Storage
Secure storage for up to 60 bikes, maintenance zone with tool station and drying area.

Showers & Changing
Male and female shower, changing and locker areas adjacent to bike storage.

Secure Storage
Exclusive lockable storage areas available for rent to tenants.

Tenant plant areas
External areas set aside for future installation of condensers for additional plant requirements of tenants.
MECHANICAL SYSTEMS

New high efficiency heat recovery VRF air conditioning system with fresh air provision designed for 1 per 8 square metre occupational density.

Heating and cooling provided by indoor fan coil units with local ductwork connections onto swirl type diffusers.

Air handling units and boiler in Level 1 plant room. Condensers in external area at Level 3.

Ventilation by mechanical means only at 1.5 l/s/per square metre. Toilet ventilation to 10 air changes per hour extract.

LIGHTING

Range of possible lighting options available to first incoming tenant depending upon the choice of ceiling finish. Choice of recessed luminaires within suspended ceiling or light fittings suspended from the exposed concrete slab.

Light levels
Offices 300-500 lux; office circulation and break out space – 200 lux; toilets, lobbies and stairs – 150 lux; reception - contrasting levels.

Lighting control
PIR presence detection and dimming in offices, PIR in toilets.

PROTECTIVE INSTALLATIONS

Fire Alarm
Designed and installed throughout the building in accordance with BS5839-1 L1/M fully interfaced with lifts and mechanical plant.

Emergency lighting
Provided throughout the building in accordance with BS 5266-1.

Security system
A new security alarm will be provided to the building. Cabling and containment to each office space will be installed for future installation of tenant alarm system to be linked to the landlord system to give a ‘last man out’ warning for setting landlord area alarm.

CCTV
The building shall be provide with a CCTV system to monitor key areas throughout the building and its surrounding area.

ELECTRICAL INSTALLATIONS

Electricity Supply
Sub mains distribution will be provided to office floors via 2 dedicated electrical risers on each side of the office floor plate allowing flexibility of the space to be sub-divided if required in the future. Small power of 25W per square metre. One sub-meter per floor.

Office area power distribution
To be undertaken by tenant within raised floor void and with tenant installed floor boxes.

Entry & Access Control
Linked from main entrance door to the reception and tenanted areas on all floors. Designed to be operable with or without receptionist. Programmable key fob system to access the building and tenanted areas.

Parking
Provision for future electric car charging points.

Connectivity
Availability of Gigabit circuits through the Openreach fibre network. Tenants have a range of options for both primary and secondary connections available to them.

Sustainability
Target EPC rating ‘C’, to be verified upon completion of refurbishment works.
Greenside is in the unique position of being able to offer the first incoming occupiers a choice of internal specification to match their corporate image. The building is blessed with a strong, yet elegant concrete frame and occupiers can choose for this to be revealed within their office accommodation. Exposed galvanised steel ductwork and air conditioning units combined with architectural light fittings all hung from the waffle-style concrete structure will convey a corporate image full of character.
Alternatively you can have a more traditional office. Sleek metal tiled acoustic ceiling tiles with recessed LG7 lighting and integral swirl diffusers distributing ventilation from ductwork and air conditioning units concealed behind the suspended ceiling.
FLOOR PLANS

01

295 SQ M
3,177 SQ FT

NEW ENTRANCE

Chris Stewart Group www.edinburghgreenside.co.uk
FLOOR PLANS

02

1,131 SQ M
12,180 SQ FT
FLOOR PLANS

03

980 SQ M
10,554 SQ FT
04

624 SQ M
6,720 SQ FT
FLOOR PLANS

04

624 SQ M
6,720 SQ FT

Typical space plan based on a person per 8 square metres occupancy.
Introducing the Chris Stewart Group — a major talent in real estate development and investment, the Chris Stewart Group’s expertise is in transformational projects with a focus on regeneration and redevelopment and a particular interest in complex, listed buildings. The Group embraces opportunity with a passion for innovation, but will also apply a keen understanding for market and location.
DELIVERING GREENSIDE

A major talent in real-estate
Founded almost 20 years ago, the company’s credentials were firmly established in the early 2000’s, when a number of astute property deals helped spark the regeneration of Edinburgh city centre’s east end. Over the decade that followed, an ability to anticipate the market saw the strength and reputation of the company grow, along with its portfolio of assets. The portfolio is supported by a growing team that offers a full service across the property from acquisition to development, from interior design to asset management.

Top / The Registers, St Andrew Square, Edinburgh
Below / Exterior CGI is 240 bed Courtyard by Marriott hotel

Chris Stewart Group  www.edinburghgreenside.co.uk
Award-winning work

Chris Stewart Group has attracted a wide range of prestigious Scottish, UK and International Awards for the quality, design innovation and expertise it has brought to the Advocate’s Close project as well as a number of individual awards for founder Chris Stewart.

In November 2014, Advocate’s Close earned the title of Scotland’s Best Building 2014, receiving the RIAS Andrew Doolan Award from Scotland’s Cabinet Secretary for Culture and External Affairs, Fiona Hyslop. A month later, the same development won an International Property Award as the World’s Best for commercial redevelopment at a ceremony in Dubai.

Chris Stewart, a former Property Week ‘Rising Star’ and Scottish Property ‘Newcomer of the Year’, was recognised for ‘Outstanding Individual Contribution’ at the 2015 Scottish Property Awards.
Misrepresentations Act
CuthbertWhite and JLL for themselves and the vendors or lessors of this property, whose agents they give notice that: (i) the particulars are set out as a general guidance for intended purchasers or lessees, and do not constitute any part of an offer or contract; (ii) descriptions, dimensions, reference to condition and necessary permissions for use and occupations and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements, specifications or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of CuthbertWhite and JLL has any authority to make or give any representation or warranty whatever in relation to this property; (iv) unless otherwise stated all prices, rents and premiums etc are quoted exclusive of Value Added Tax (VAT). Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction. These particulars have been prepared as at September 2016. Please note that computer generated images (CGIs) have been used in this brochure and whilst every effort has been used to ensure their accuracy, they represent the intended design as at September 2016. It should be noted that the final design may differ from the intended design as at September 2016 and prospective tenants should not rely solely upon the CGIs.