



NEW  
WAVERLEY  
EDINBURGH



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# a presentation

- **Location**
- **Amount of Floorspace**
- **Number of Staff**
- **Timescale**
- **Specific Requirements**
- **Benefits to You**

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# philosophy

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**Organisations increasingly appreciate the benefits of being able to offer a flexible and less rigid working environment. Differing staff work patterns and the needs of new technology are changing the ways people work and interact with each other in the workplace**



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**In today's competitive and fast changing business environment, it is important that organisations work hard to attract and retain staff**

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**Here is an opportunity to design and develop office space that is customised to your specific needs now and into the future**

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**Moving office is a business as much as a property decision**

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**Moving office is one of the few times to change your corporate culture**







# Edinburgh's new wave

In the centre of Edinburgh a 7.5 acre site on the Royal Mile will become New Waverley, a signature mixed use development and vibrant new destination. Edinburgh's most visionary and eagerly anticipated new district in the eastern quarter, now recognised as the heart of the city.





# why choose Scotland?

Scotland is recognised to be world leading in terms of innovation and enterprise. Scotland is the top ranked UK region for foreign direct investment outside London and our international reputation outstrips many similar sized nations.



Outside of London, no region in the UK has a higher average level of education. In fact, Scotland's world-renowned education system and impressive ratio of graduates per capita surpasses most countries of comparable size in Europe. And Scottish workers aren't just well educated. Our workforce is stable, dependable, with a low turnover too.

We're business friendly - our 23% corporation tax is set to fall to a joint G20 low of 20% in 2015 and there are R&D and new patent tax breaks as well.

Whether it's London, Europe or the rest of the world Scotland is very well connected.

We're competitive - it's up to 50% cheaper to locate in Scotland than in London

**We're forward thinking**  
- our 12 universities are dedicated to working with industry, that's why we attract over a third of all R&D projects coming to the UK.

**Five Scottish universities feature in the world's top 200 – outperforming most similar sized countries.**

**We're growing -**  
Scotland's economy retains its traditional strengths in oil & gas, financial services and engineering but they're now supported by world-leading renewable energy and life sciences sectors.

**We're supportive -**  
Scotland has more business angel investment per head of population than any other country in Europe.

**Life in Scotland is culturally rich, with an enviable standard of living. Commutes are short, schools are excellent and health care is free of charge.**

Whether it's the road or rail network, IT or telecoms, Scotland has a modern infrastructure fit for doing business. For example, 99.8% of the Scottish population has access to broadband. Fibre based super-fast broadband is available in the major business locations, and the roll out of 4G mobile broadband will be complete in 2014.

Scotland is blessed with a fantastic larder featuring some of the finest natural products in the world. From salmon to beef, seafood to the world's most popular spirit, whisky, it's no surprise that Scottish products are in great demand in over 200 markets around the globe.

**People are drawn to Scotland to live, work and study. Scotland remains one of the world's most inviting and hospitable countries and millions of visitors come to Scotland to experience its breathtaking countryside and its thriving, vibrant cities every year.**

# why choose Edinburgh?

Edinburgh is the capital of Scotland and one of the UK's most successful and prosperous cities. The City is the UK's second financial centre and Europe's fourth by equity assets. It is an economically strong and diverse city region with a population of 487,500 and an estimated catchment of 1.2 million and is forecast to grow further.

The city is home to the Scottish Parliament, much of Scotland's legal system and 6 of Scotland's top 10 visitor attractions. It is also home to more than 35 international consulates.

## Education and Workforce

- Edinburgh is home to 4 universities, 2 super colleges and over 89,000 students
- Edinburgh's workforce is one of the most highly qualified in the UK with 45.3% of the population holding a degree level or professional qualification. This compares to a UK average of 28.5%.
- Nearly 50% of Edinburgh's workforce is employed in high value knowledge jobs
- Edinburgh residents have the second highest gross disposable incomes in the UK outside London

## Finance and Business

- Edinburgh boasts more FTSE 100 companies than any other UK city outside London
- Edinburgh is the world's 11th largest hedge fund management centre
- Edinburgh is the UK's most favoured city after London to hold an international conference
- Levels of e-connectivity in Edinburgh are amongst the highest in the UK

## World Class Talent

Attracted by the skilled workforce on offer Edinburgh is home to a wide range of Technology, Creative and Bioscience companies, many of whom have started and grown within the city - Microsoft, Amazon, Skyscanner, FanDuel, Craneware, FreeAgent, Kotikan, and Rockstar North.

## Lifestyle

Edinburgh is recognised throughout the world as a fantastic place to live and is regularly voted "one of the best places to live in the UK."

## Tourism

- Edinburgh is the UK's second largest tourist destination outside London
- The city is host to Europe's biggest New Year celebration
- Edinburgh attracts over 3.5 million visitors annually
- The city's hotel occupancy is the second highest in Europe
- Trip Adviser named Edinburgh one of the top ten best destinations in the UK and one of the top ten food and wine cities in Europe



## Festivals

The world’s festival capital is home to an unparalleled calendar of events – here’s a selection:

- International Festival
- Festival Fringe
- Comedy Festival
- International Film Festival
- International Book Festival
- International Science Festival
- Jazz and Blues Festival
- Art Festival
- The Festival of Politics
- Mela
- International Television Festival
- Interactive Festival
- Military Tattoo
- Scottish International Storytelling Festival
- Imagine Festival
- Scottish Tattoo Convention



## Excellent Connectivity

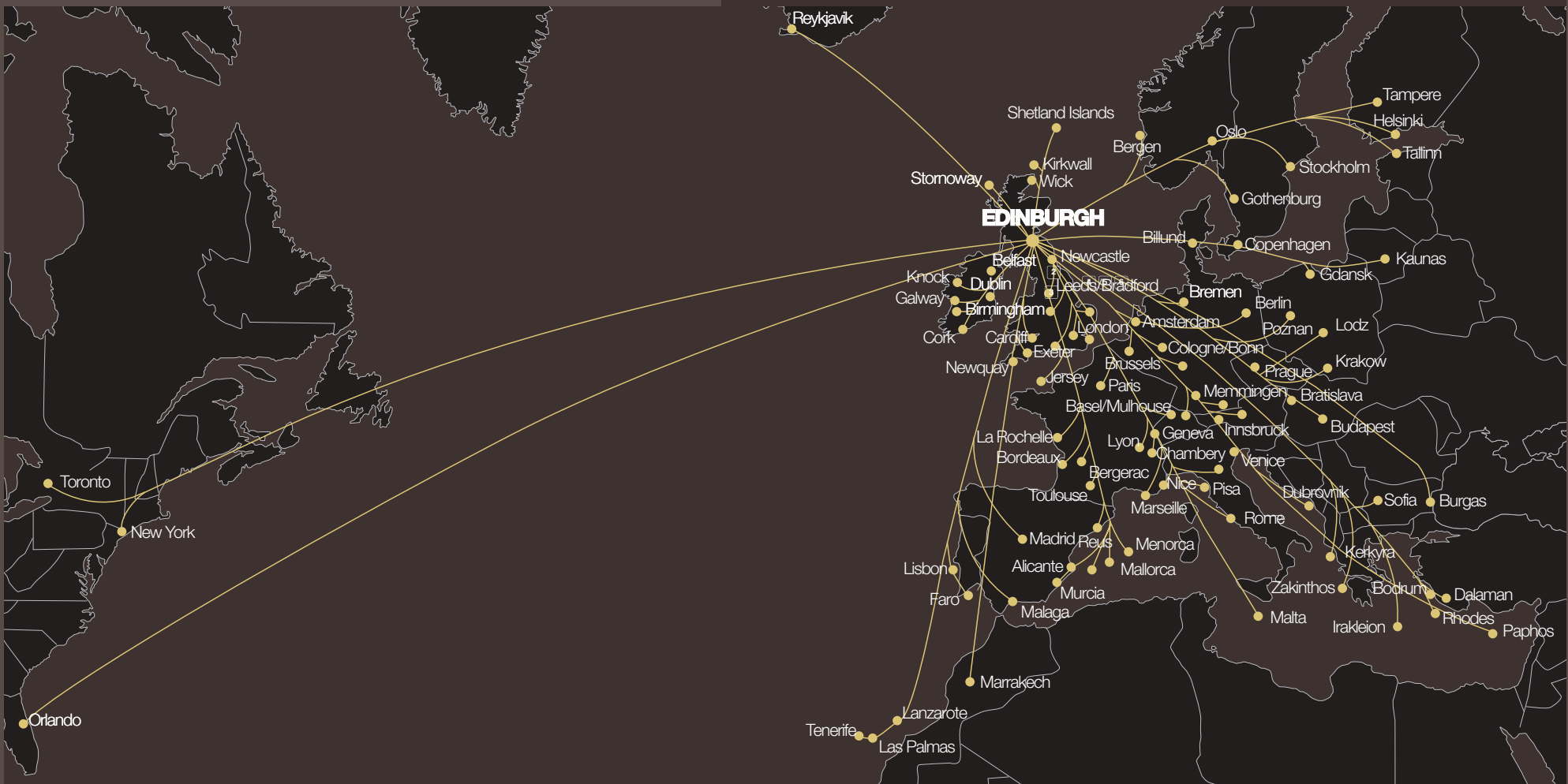
**Road** – Edinburgh benefits from excellent road communications, with the A1 dual carriageway providing access to the east coast, the M8 motorway linking to Glasgow and Livingston to the west, and the M9 and M90 motorways linking Edinburgh with the north of Scotland.

**Rail** – Edinburgh has two main railway stations, Waverley and Haymarket Station. New Waverley is situated only 3 minutes walk from Waverley Station with Kings Cross Station in London just over 4 hours away via the east coast mainline service. Waverley Station also provides extensive commuter and national rail services, including frequent services to Glasgow.

**Air** – Edinburgh International Airport is located in the west of the city and is one of the UK’s fastest growing airports, with daily flights to over 120 domestic and international destinations. The airport served approximately 9 million passengers in 2012.

**Tram** - the new Edinburgh tram network, completed in 2014, connects Edinburgh city centre to Edinburgh Airport and provides the fastest airport to city centre link anywhere in the world.

## 40 airlines flying to 130 destinations worldwide

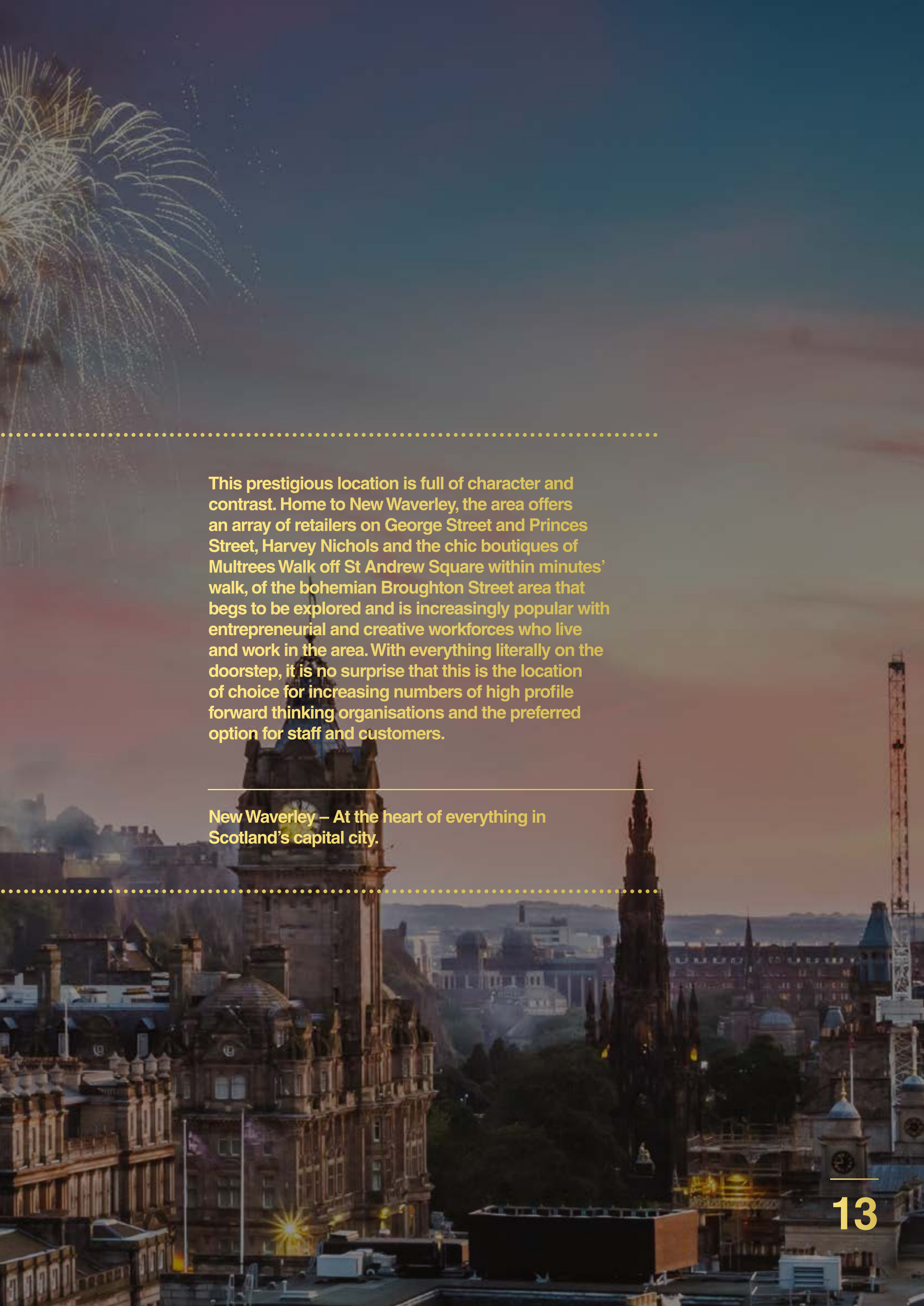




A nighttime photograph of a city, likely Edinburgh, with a large firework exploding in the sky. The city lights are visible, and the text "welcome to the centre of the city" is overlaid in a large, bold, yellow font. The text is flanked by two horizontal dotted lines.

welcome  
to the  
centre of  
the city





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This prestigious location is full of character and contrast. Home to New Waverley, the area offers an array of retailers on George Street and Princes Street, Harvey Nichols and the chic boutiques of Multrees Walk off St Andrew Square within minutes' walk, of the bohemian Broughton Street area that begs to be explored and is increasingly popular with entrepreneurial and creative workforces who live and work in the area. With everything literally on the doorstep, it is no surprise that this is the location of choice for increasing numbers of high profile forward thinking organisations and the preferred option for staff and customers.

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New Waverley – At the heart of everything in Scotland's capital city.

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# building towards an exciting future

Contemporary, imaginative and inspiring, cutting edge and cool – a new creative, cultural and innovation quarter in the heart of Edinburgh. New Waverley will bring together offices, homes, shops, art and leisure in a buzzing district brimming with activity, all set around a new public square. An exciting place to work, live, shop and relax and get most out of life – a place that people will love.

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# at the heart of everything

Over 19,000 staff working in the eastern quarter. The fastest growing area in Edinburgh.

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	ESTIMATED STAFF NUMBERS
1. Scottish Parliament	} 500
2. MSP Building	
3. Barclay House	650
4. Holyrood House	450
5. The Tun	310
6. Crichton House	100
7. Edinburgh University	-
8. Law Courts	-
9. City Chambers	-
10. Waverley Court	2,500
11. Waverleygate	1,900
12. 20 Calton Road	50
13. The Stamp Office	430
14. New St Andrew's House	1,400
15. The Cube	450
16. Calton Square	1,400
17. St James Centre	2,300 (est)
18. St Andrew Square	9,000







NEW  
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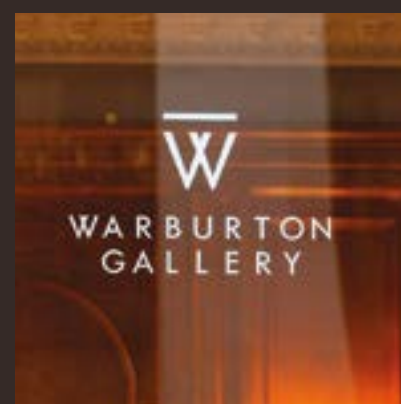
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# a brilliant, bustling, sizzling scintillating neighbourhood

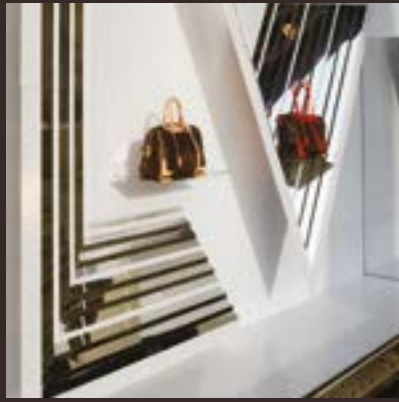
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In an area awash with life and colour there really is something unexpected and interesting around every corner. Historic sites, visitor attractions and museums abound and art buffs will relish the City Arts Centre, Fruitmarket and Ingleby galleries. The University of Edinburgh and Edinburgh College of Art lie nearby and the Royal Mile and its wynds and closes are peppered with cafés, restaurants, bars and specialty shops.

With the arrival of New Waverley, this vibrant and rewarding area is about to get even better. This new development critically links the historic medieval Old Town of Edinburgh with the Georgian New Town – the development is truly at the heart of Edinburgh old and new and is becoming the contemporary hub of the city where the migration of quality companies are locating whether they be office users, retailers, leisure operators, hotel operators or residential occupiers.









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# meet the neighbours

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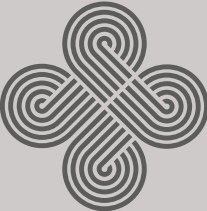
The prosperous and happening eastern quarter of Edinburgh City Centre is host to the majority of occupiers who make Edinburgh and Scotland special and which increasingly provide Edinburgh’s international influence, character, vision and economic footprint on the world stage.

Companies and organisations such as Baillie Gifford Fund Managers, Glenmorangie, The Scottish Government, Creative Scotland, British Council, Standard Life, RBS, IBM, Citi, Lloyds Banking Group, Scottish Executive HQ, Royal London, First State Investment, Aberdeen Asset Management, Synergy, CMC Markets, EDP Renewables, Rockstar North, Virgin Money to name but a few of the major office occupiers who are neighbours to New Waverley. Many of these organisations HQ’s are present in this location.

New Waverley and the eastern quarter of the city comprise ...m sqft, significantly ahead of the business representation in sq ft terms contained within either the Exchange District or Haymarket, the other prime office locations in central Edinburgh.

Other occupiers in the vicinity include Amazon, Harvey Nichols, The Balmoral Hotel, Apple, The Scotsman Hotel and many more.



	 <p>The Scottish Parliament Pàrlamaid na h-Alba</p>		
			
			
			
			

# what your neighbours are saying



**Paul Wedgwood**  
Co-owner and Head Chef Wedgwood the Restaurant, said:

“We wanted to develop an award-winning restaurant in the heart of Edinburgh. Our decision to locate in the Canongate area of the Old Town of Edinburgh has proved to be a great decision.

The history, heritage, visitor footfall and quality environment that the Canongate and Royal Mile provide, and the position of the restaurant neatly located between the Old and New Towns of Edinburgh, along with the future potential of this area of the city is testament to our choice of location.

We see the impact of the New Waverley Development reinforcing our original locational decision, and further enhancing the immediate environment and amenity”



**Vangelis Porikis**  
Director Central & Northern Europe for Adagio, said:

“We are particularly excited to launch in Edinburgh, a fantastic city of history, culture, business and thriving tourism. The great location in the New Waverley Quarter reflecting both the area’s rich cultural heritage and its proximity to the city centre is ideal for our aparthotel

concept aiming primarily at long stay visitors. Our aparthotel will provide 146 smart fully-furnished apartments with hotel services and is itself immersed in the history and culture of the city. It gives our guests a great base from which to enjoy this fantastic city and surrounding area.”



**Gordon Drummond**  
Director, Harvey Nichols Regional Stores Ltd, said:

“Harvey Nichols chose St Andrew Square for the location of their first store in Scotland due to it being located in the heart of the capital’s city centre. The renaissance of the eastern quarter of the city centre, its tremendous connectivity and the exciting plans for the New Waverley and St James Quarter developments will further consolidate

this area as a premier location in Edinburgh and one of the best locations in Scotland. This part of the city centre is attractive to a variety of users and the scale and diversity of these different organisations adds to the vibrancy and character of the area.”



**Councillor Frank Ross**  
Convener of the Economy Committee,  
The City of Edinburgh Council, said:

“New Waverley is an exemplary mixed-use development, which will create a new quarter of the city and a destination location. Linking the Old and the New Town and being located adjacent to Waverley Mainline Railway Station, the location is ideally situated to meet the growing demand from office occupiers to be close to public transport and in the heart of the city.

With the Council HQ being located adjacent to New Waverley, this allows us to fully appreciate the benefits of the location and the attractions to staff and clients.

With Edinburgh’s knowledge-based economy and its strong creative and entrepreneurial functions and links to four terrific universities and two super colleges in the city, New Waverley’s office provision is very much required in a city, which is going through a significant growth phase.”



**Kevin Murray,**  
Senior Acquisitions Manager for Whitbread Hotels  
and Restaurants, said:

“Edinburgh has everything we look for in an investment location - a strong business sector, thriving tourist economy and established market demand. We are therefore delighted to be a part of the New Waverley development, adding another great location to our current mix of city centre sites. In total, we will be bringing forward 258 new bedrooms and, for the first time, we have located a Premier Inn and our brand new compact hotel format, hub by Premier Inn, side-by-side. This will give us a really exciting proposition for our customers – with the choice between two great products from the UK’s favourite hotel brand.

Our hub by Premier Inn hotel at New Waverley will be the first to launch outside London and follows the format’s

debut on St Martin’s Lane in London’s West End in November 2014. hub by Premier Inn is all about the very best city centre locations and being connected to the heart of the city – New Waverley will certainly offer that.

Hub by Premier Inn combines great locations with cutting edge technology and excellent design to give our customers the same comfort and great night’s sleep they expect from a Premier Inn hotel, only in a more compact space.

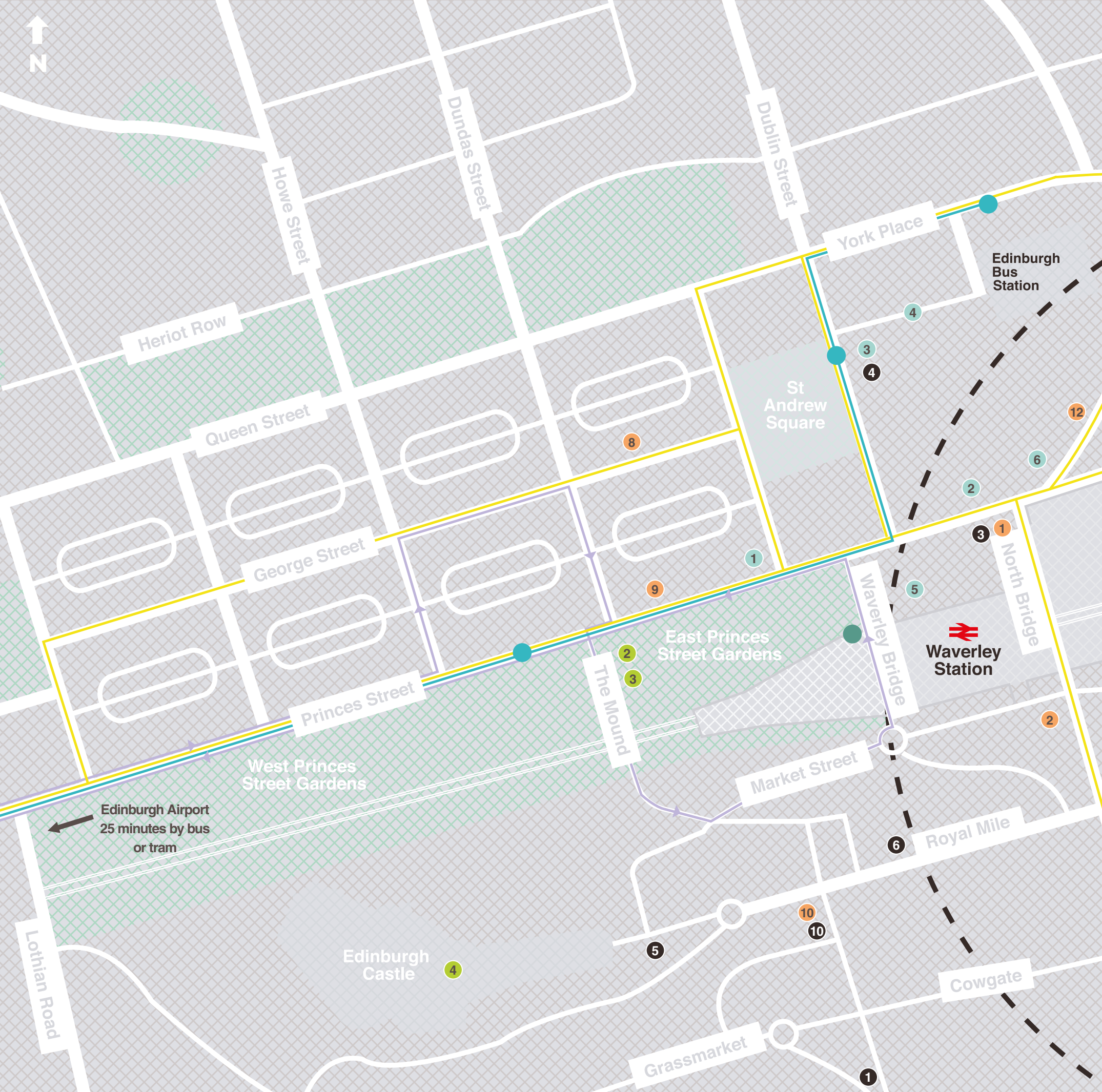
We look forward to working with Artisan to complete our new hotels and opening our doors to guests as soon as possible.”



# getting around

Getting to and from New Waverley couldn't be easier given the array of transport connections all close by. Waverley Station transport interchange is only 4 minutes walk away offering regular trains throughout the Lothian region, Scotland and the UK. Trains run every 15 minutes to Glasgow with a journey time of 45 minutes and London's Kings Cross Station is just over 4 hours away. Waverley is also home to the Airlink bus service, with the trip to Edinburgh International Airport taking only

30 minutes. Numerous bus routes service Princes Street, North Bridge, South Bridge and Canongate, accessing all parts of the city and a stop on the new tram route linking the city centre and the airport is only 9 minutes walk away at St Andrew Square. Car access is straightforward with various key arterial routes all within minutes drive time.



### Hotels

- 1 Balmoral Hotel
- 2 Scotsman Hotel
- 3 Radisson SAS
- 4 Carlton Highland
- 5 Jurys Inn
- 6 The Glasshouse Hotel
- 7 Holiday Inn Express

- 8 George Hotel
- 9 Ramada Mount Royal
- 10 Missoni Hotel
- 11 SoCo/Accor
- 12 Thistle King James Hotel
- 13 Holiday Inn Express

### Leisure

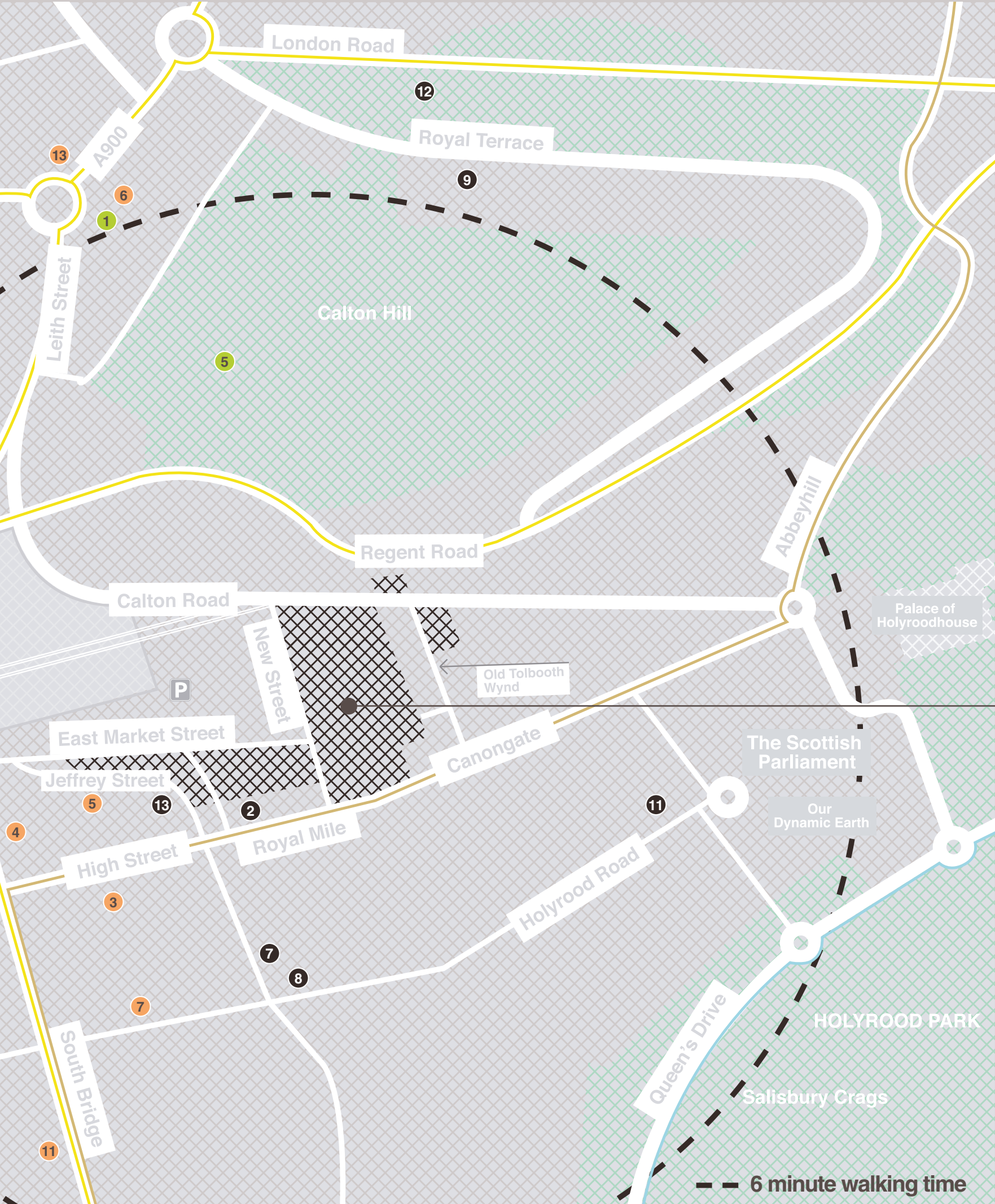
- 1 Omni Centre
- 2 The Royal Scottish Academy
- 3 The National Galleries of Scotland
- 4 Edinburgh Castle
- 5 Calton Hill & City Observatory

Walking Times

Bus Stop (on Canongate)	01 min
Waverley Station	03 mins
Bus Stops (on South Bridge)	05 mins
Airlink Bus Stop	06 mins
Princes Street	06 mins
Nearest Taxi Rank	04 mins
Tram Stop (St Andrew Square)	09 mins
Edinburgh Bus Station	10 mins
Edinburgh Castle	13 mins

Key

Tram Route	Major Bus Routes
Airport Link Bus	Lothian Bus Route 35
Taxi Rank	National Cycle Route 1



NEW  
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Restaurants

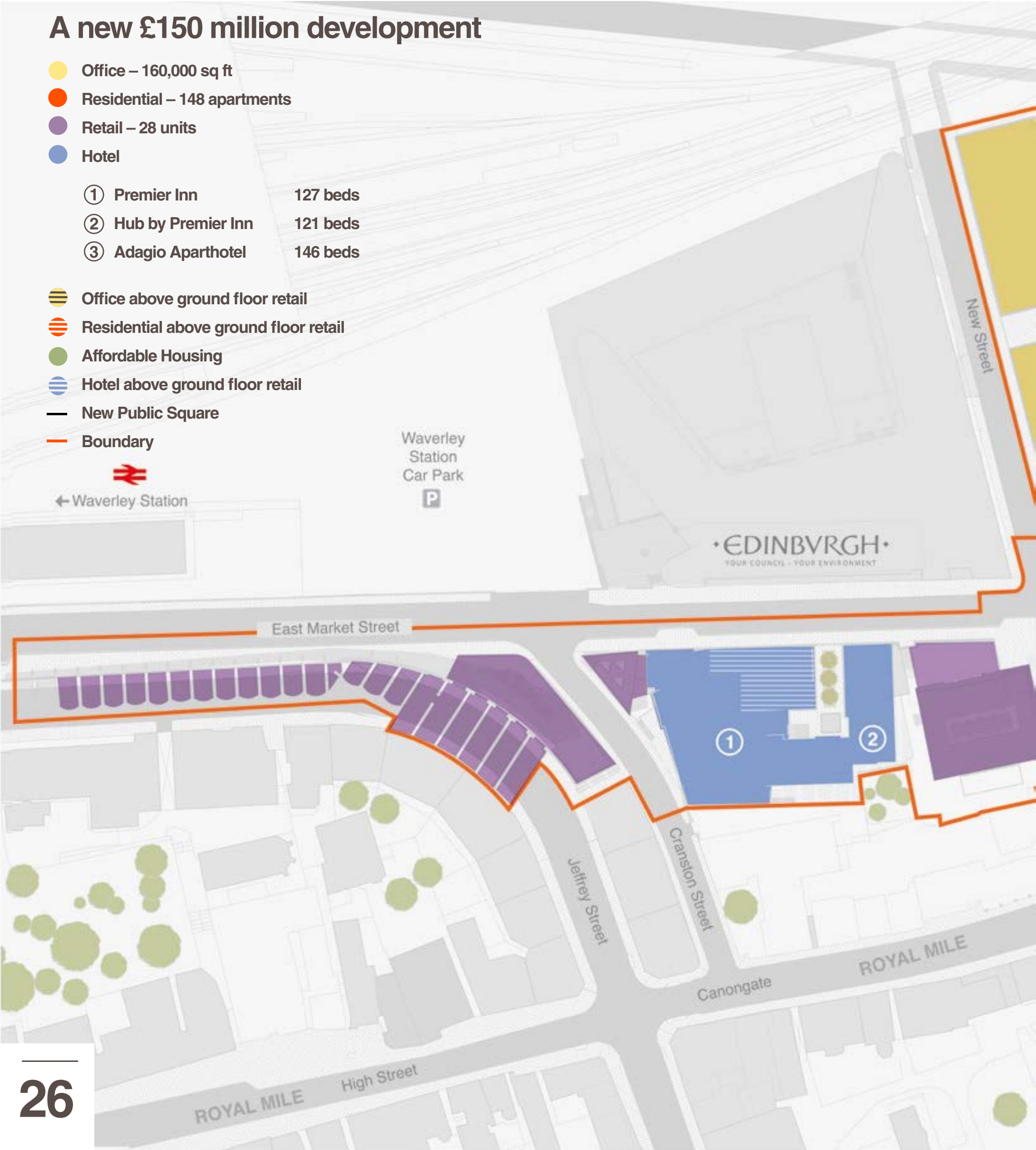
- 1 The Outsider
- 2 Wedgewood
- 3 Balmoral
- 4 Harvey Nichols
- 5 The Witchery
- 6 Angels with Bagpipes
- 7 David Bann
- 8 The Holyrood 9A
- 9 21212
- 10 Ondine
- 11 Hemma
- 12 The Gardener's Cottage
- 13 La Garrigue

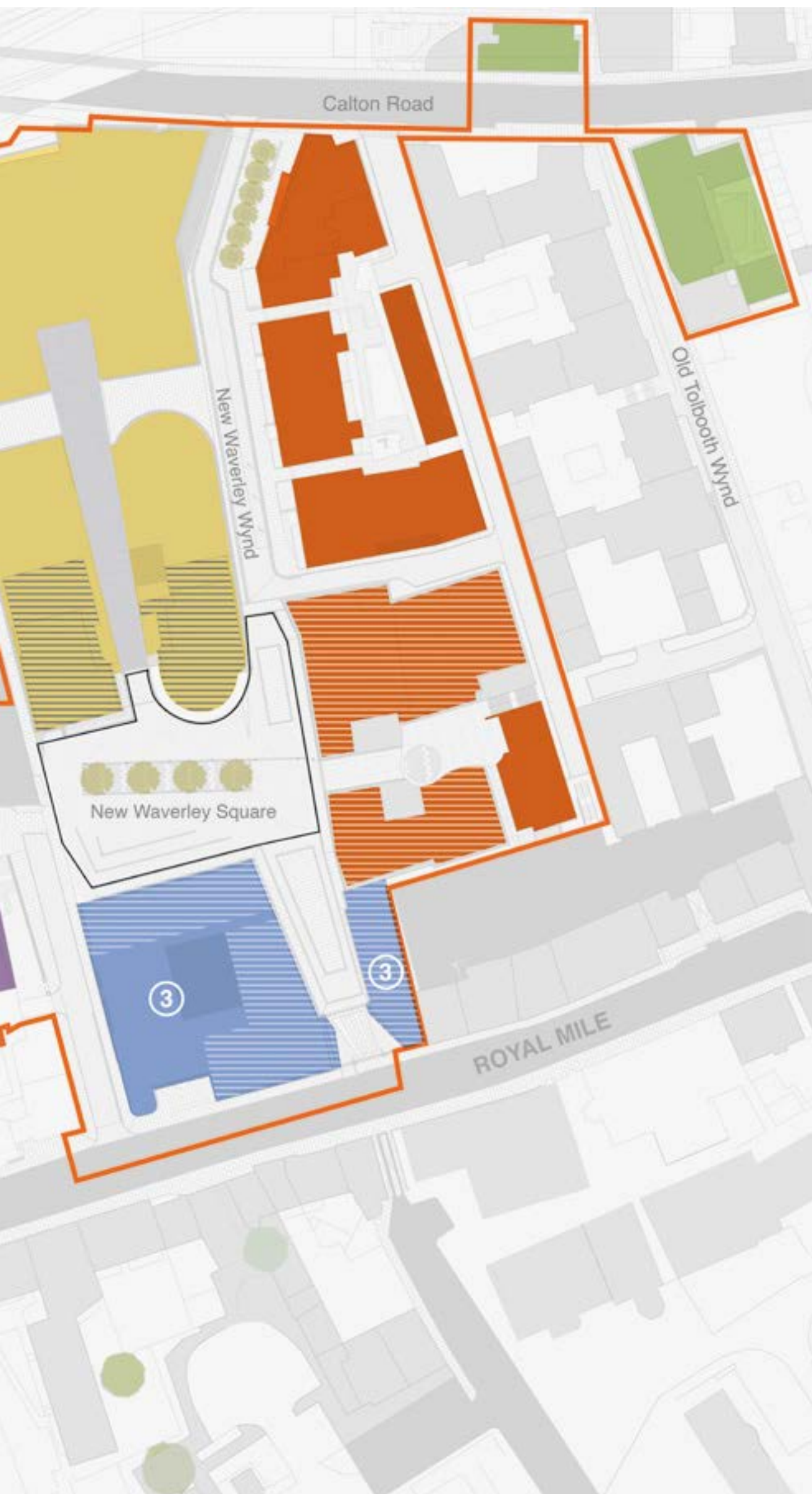
Retail

- 1 Jenners
- 2 Apple
- 3 Harvey Nichols
- 4 Multrees Walk
- 5 Princes Mall Shopping Centre
- 6 St James Shopping Centre (John Lewis)



# the lay of the land





Accessibility was to the fore when the New Waverley master plan was conceived. Pedestrian access is provided from the Royal Mile, Cranston Street and East Market Street, New Street and Calton Road with numerous footpaths leading to New Waverley Square, the beating heart of the development. People are welcome to stroll through, rendezvous with friends, or simply relax and take in the views, many of which are spectacular.

Office occupiers are increasingly demanding that their new offices are located adjacent to transport hubs to provide convenience for staff and client and improve sustainability.

New Waverley's location is part of such a hub, a minute walk from Waverley mainline railway station and extremely close to tram and bus connections to all parts of the city and beyond. The Edinburgh bus station in St Andrew Square is a near 8-10 minute walk from the development. Taxi ranks are located in the immediate vicinity with taxi drop off points adjacent to the two new office buildings. As well as the private secure car parking created as part of the development there is considerable public car parking in the vicinity totalling 854 spaces (with more spaces planned) within a 5-10 minute walk of the office buildings.





NEW  
WAVERLEY  
EDINBURGH

by day





# the Covent Garden of Edinburgh

From a breakfast snack to a business lunch, a mocha to a macchiato, the New Waverley experience will be truly rewarding. For food to go, or a relaxing break, a wonderful choice of coffee shops, bars and restaurants await. Foodies will love our retail stores, many of them independent, where they can sample the finest produce from around the globe, indulge their gastronomic tastes or simply choose ingredients for a meal at home.







NEW  
WAVERLEY  
EDINBURGH

by night





As the sun goes down the heat turns up as the numerous bars, restaurants and eateries switch seamlessly from day to night. A brilliant venue to unwind after work, kick back and relax or enjoy a pre-theatre dinner – the perfect place to meet up with friends or celebrate something special.

New Waverley.....

Delivering a new going out zone in the heart of the capital surrounded by history and culture.







NEW  
WAVERLEY  
EDINBURGH

# office buildings





# space where people and businesses can flourish

A brilliant new home for contemporary, creative and cutting edge modern, growing edge businesses.





# space for those who see things differently



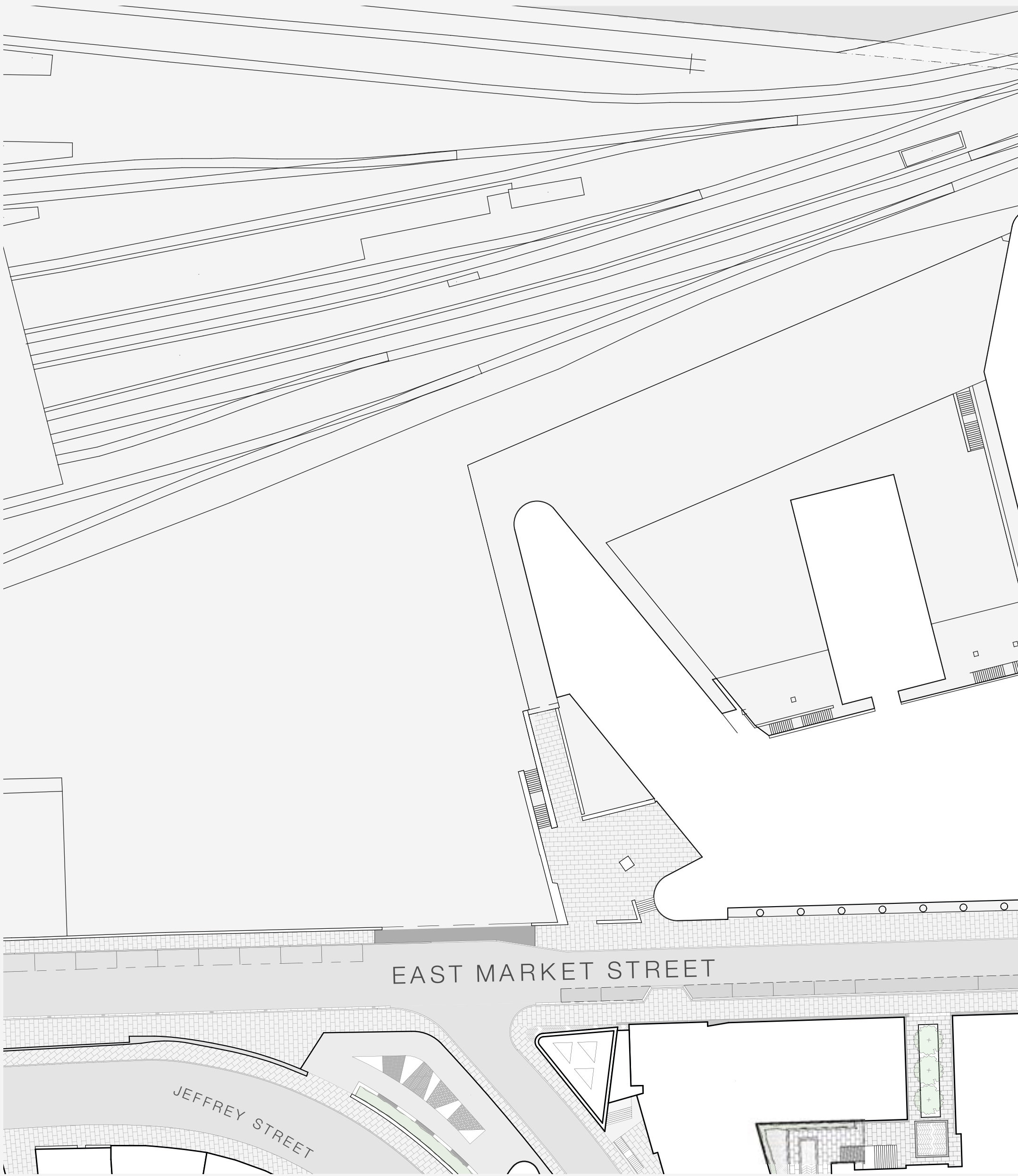


The two office buildings at New Waverley – New Waverley North and New Waverley South offer the opportunity for significant office occupiers to have an input into the internal design, layout and specification of their new offices, enabling their floor space to be customised to suit their specific needs and preferences.

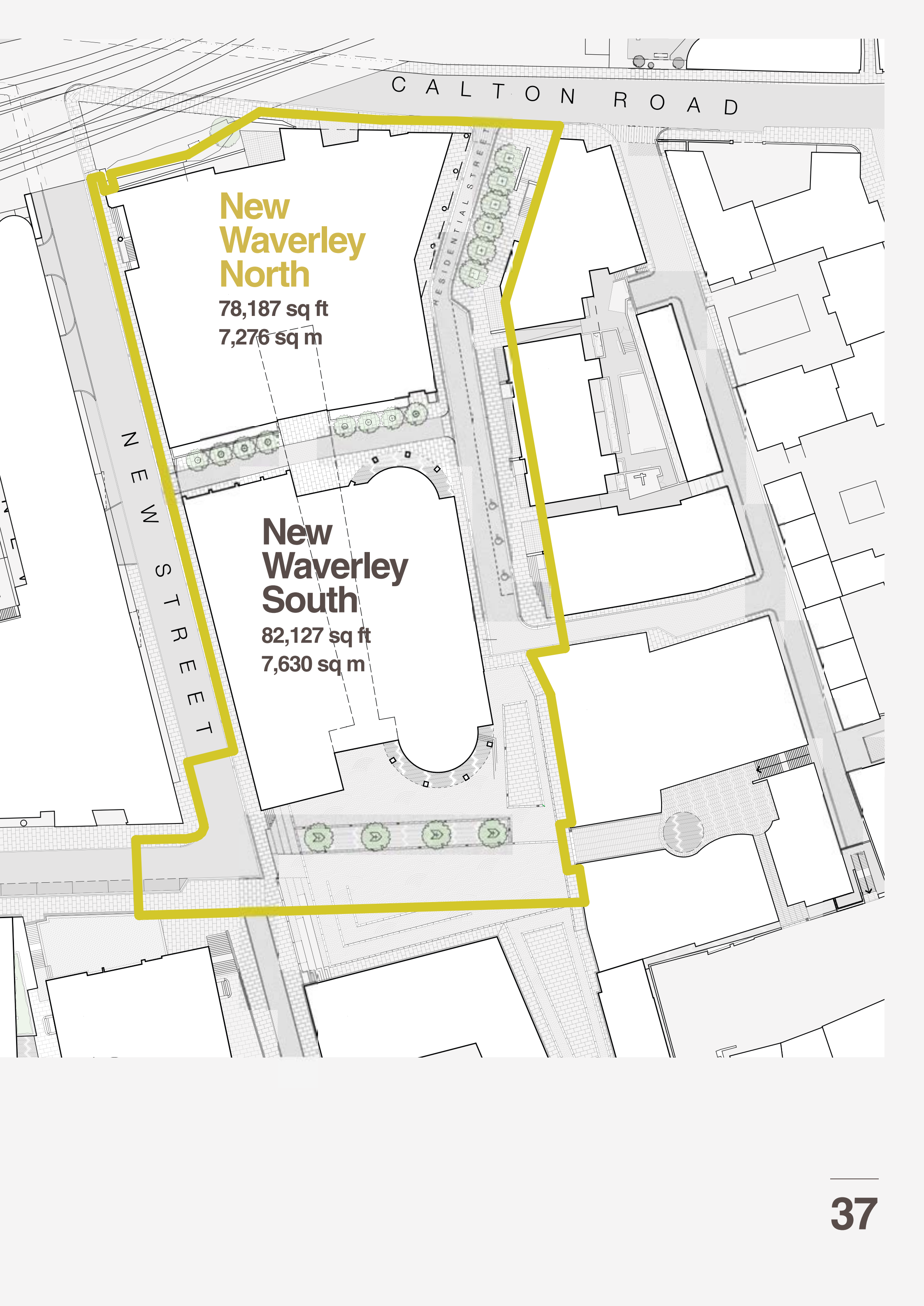
There is an opportunity to choose from a pallet of differing costed internal solutions to meet specific office needs.











**New  
Waverley  
North**

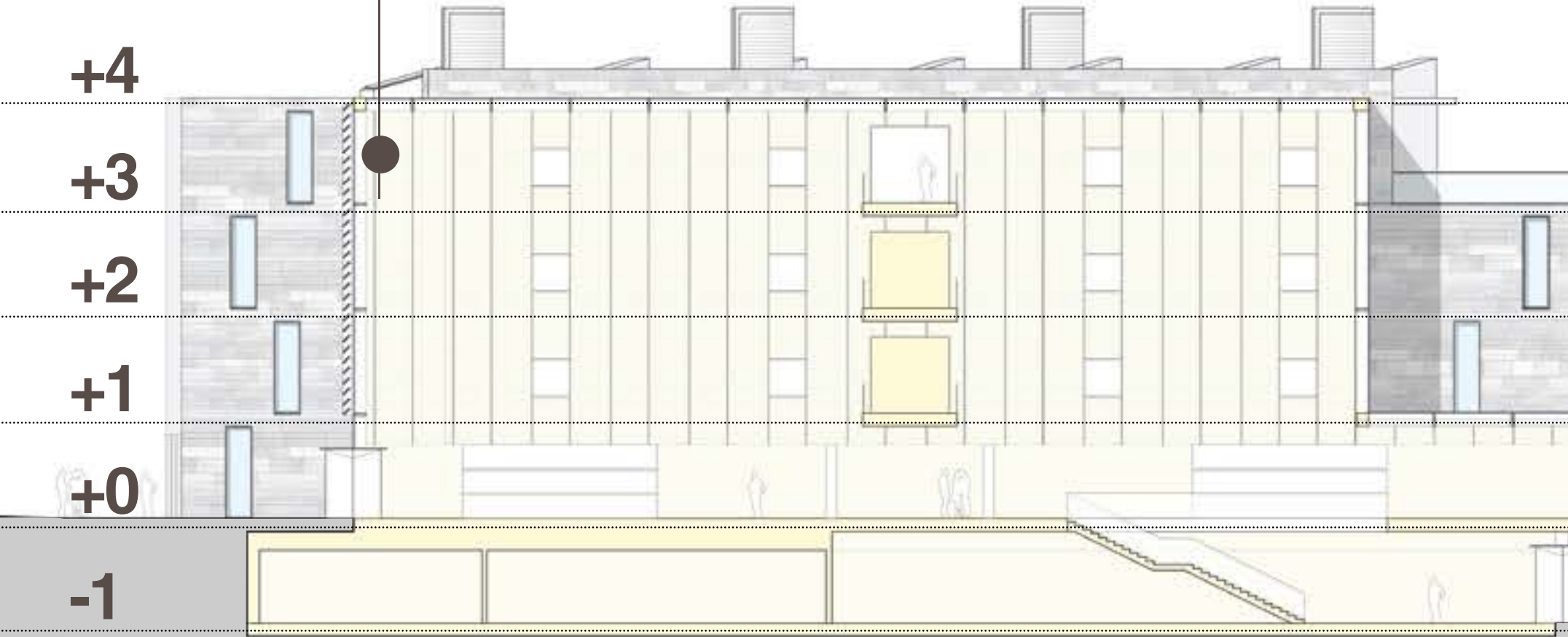
78,187 sq ft  
7,276 sq m

**New  
Waverley  
South**

82,127 sq ft  
7,630 sq m

# New Waverley South

## Level



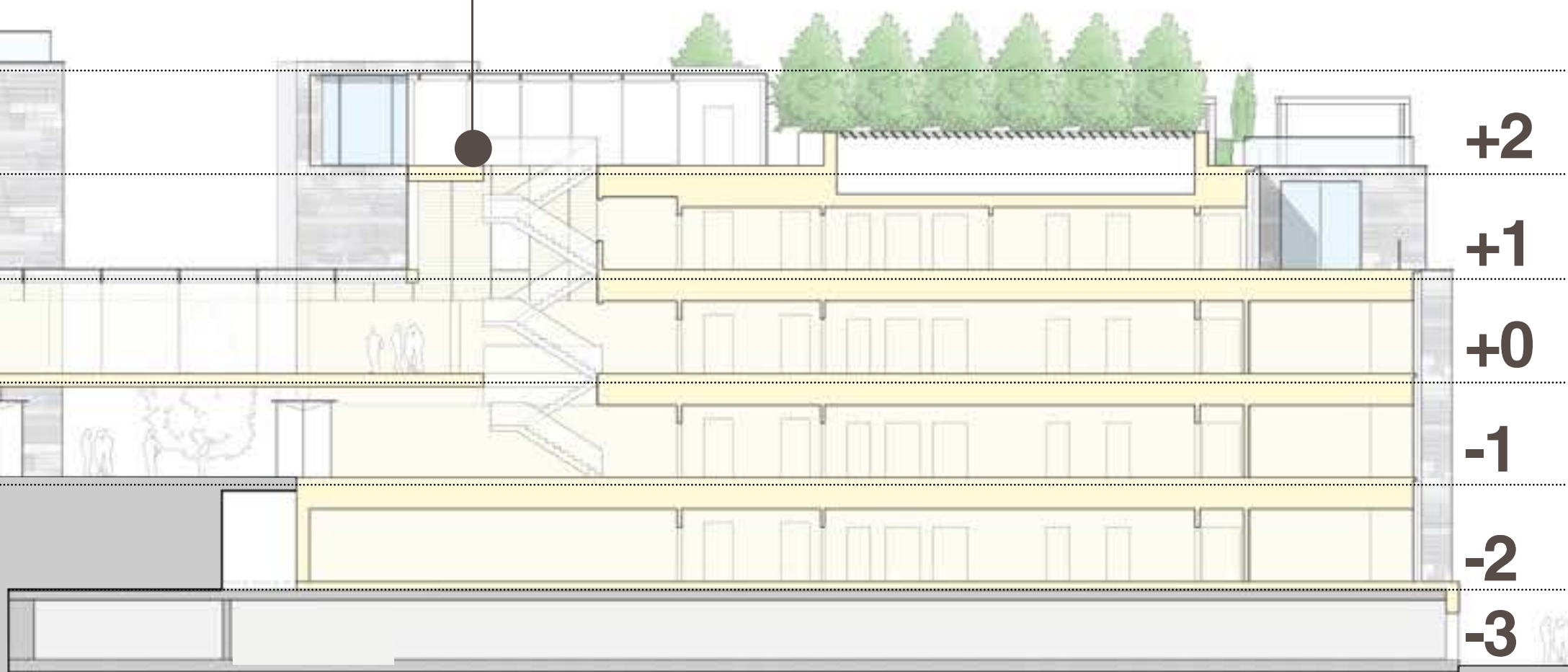
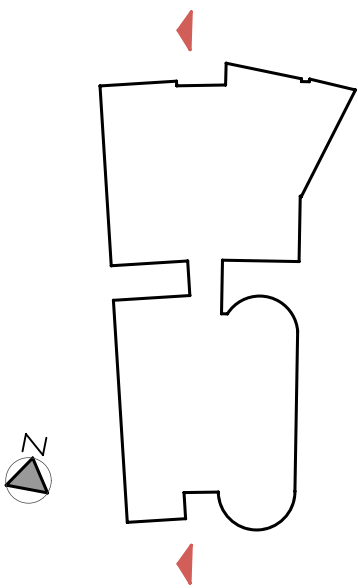
Long Section (North)

New Waverley South - Accommodation Schedule

Floor	sq ft	sq m
+ 3	13,648	1,268
+ 2	16,587	1,541
+ 1	16,587	1,541
0	17,190	1,597
-1	18,115	1,683
Total	82,127	7,630



# New Waverley North



## New Waverley North - Accommodation Schedule

Floor	sq ft	sq m
+ 2	1,485	138
+ 1	17,459	1,622
0	20,096	1,867
- 1	19,482	1,810
- 2	19,665	1,827
Total	78,187	7,264
- 3	38 car parking spaces / 24 motorbike / 70+ cycle	

There is flexibility for sub-division

# New Waverley South

## Level -01

18,115 sq ft  
(1,683 sq m)



## Level 00

17,190 sq ft  
(1,597 sq m)

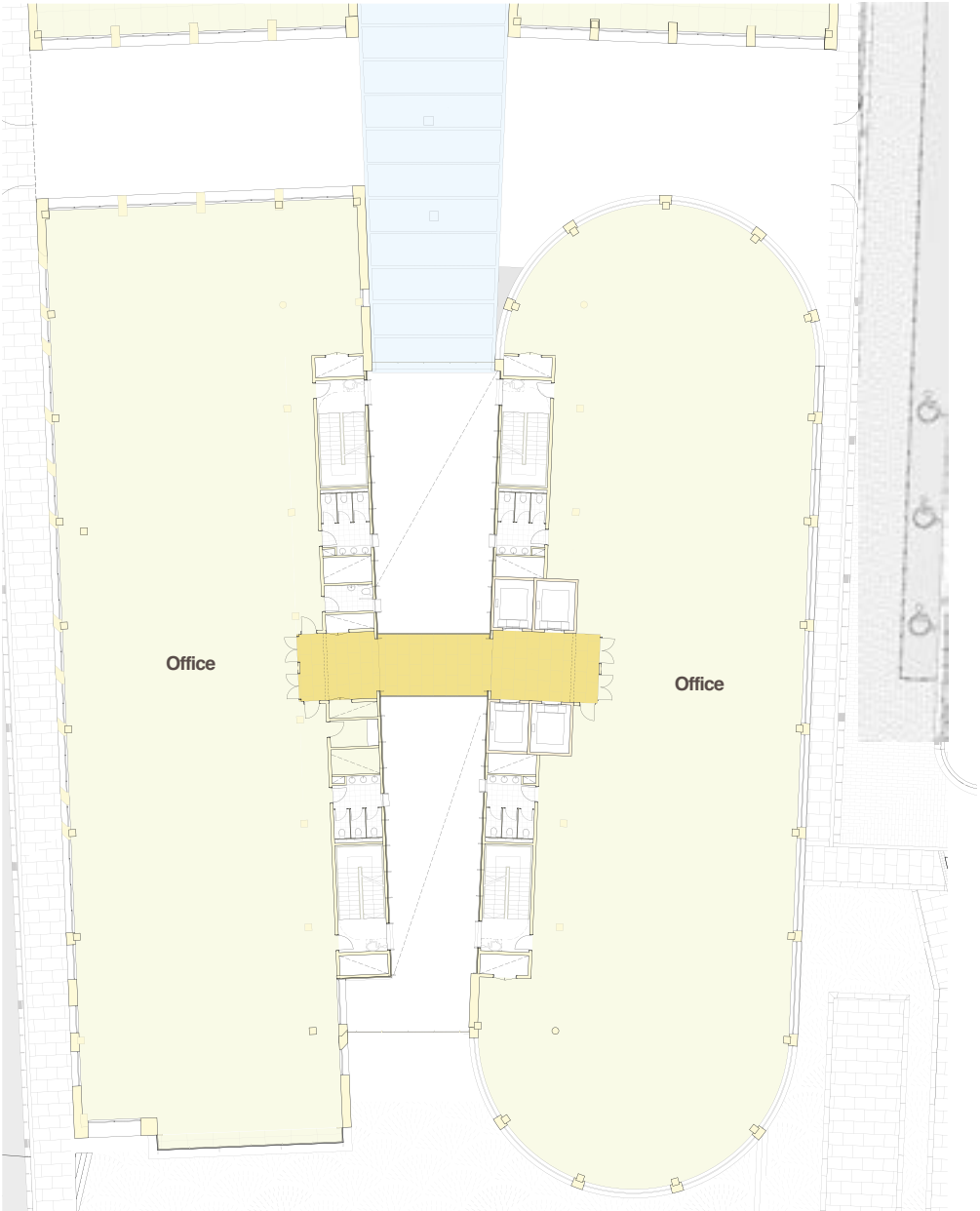




# New Waverley South

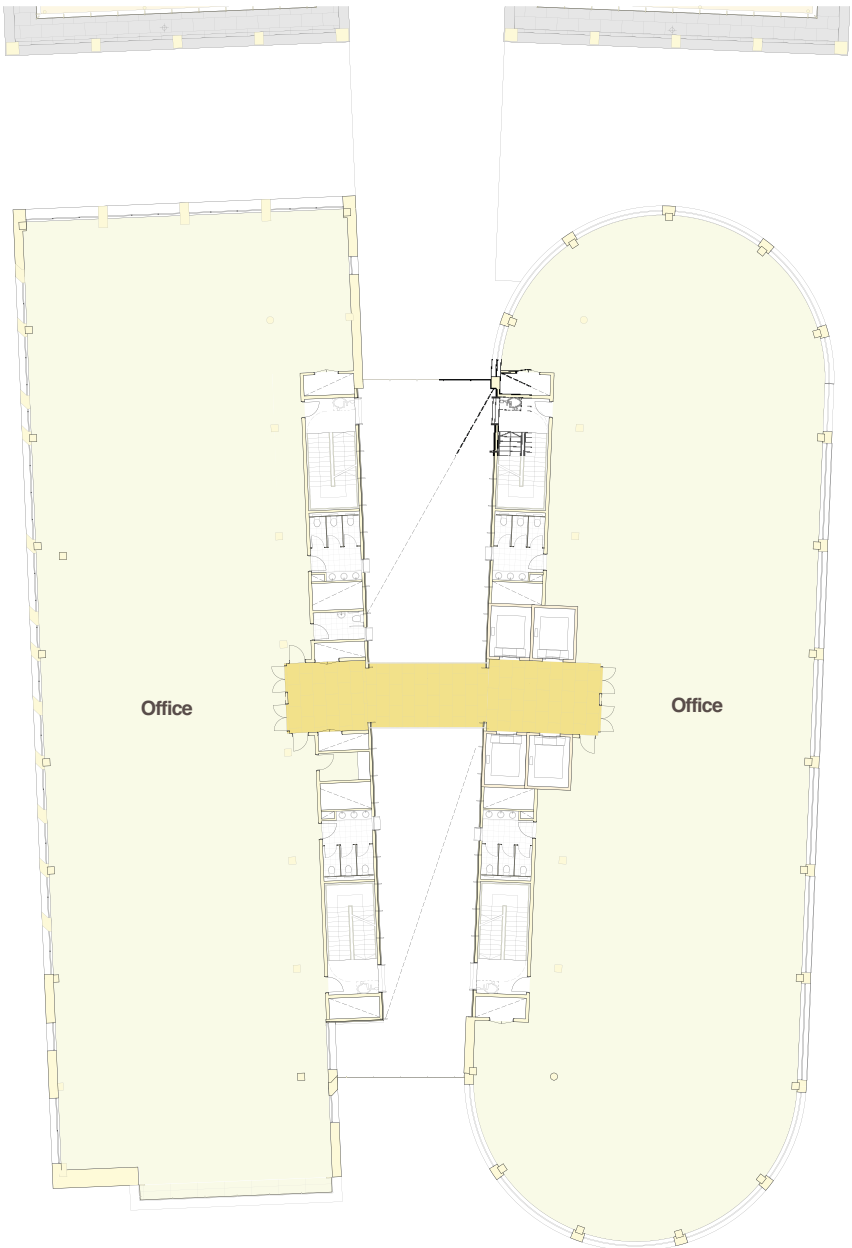
## Level 01

16,587 sq ft  
(1,541 sq m)



## Level 02

16,587 sq ft  
(1,541 sq m)

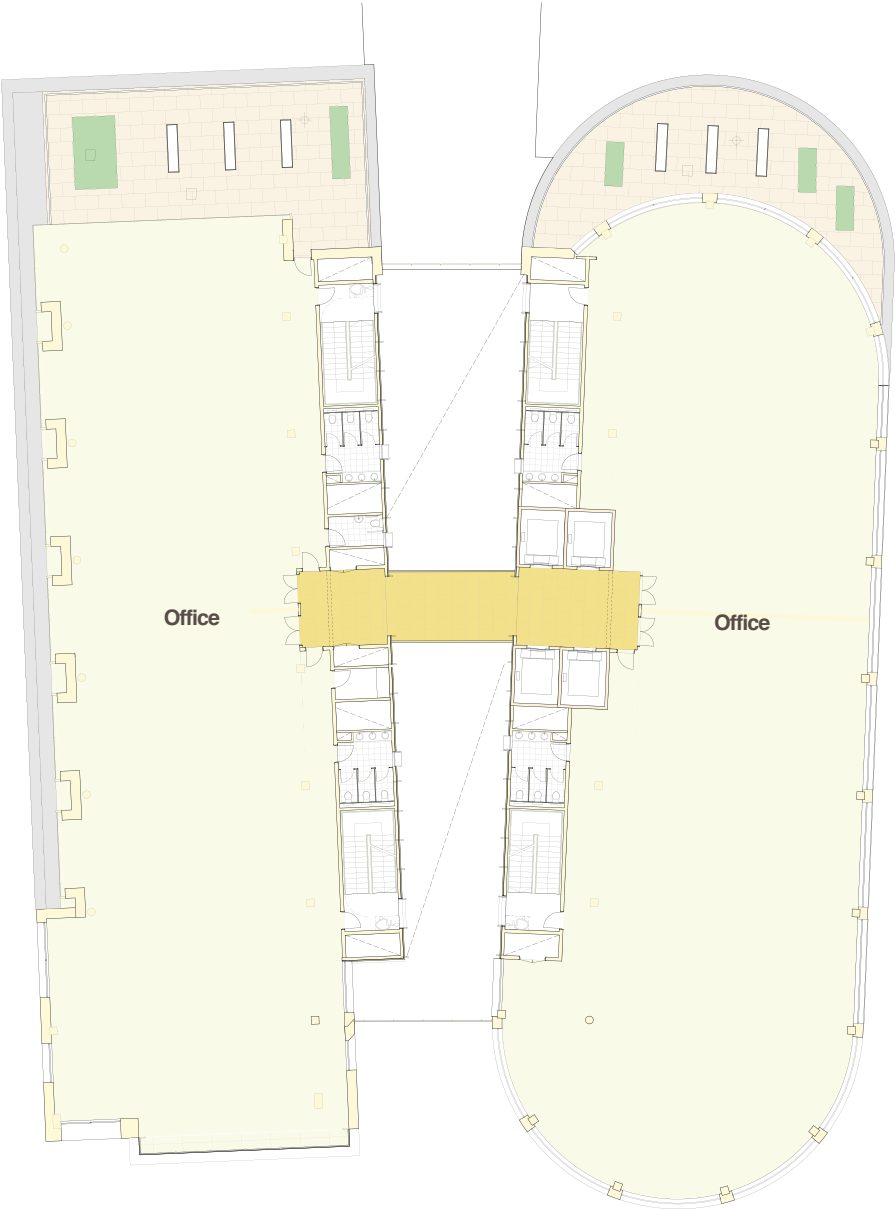




# New Waverley South

## Level 03

13,648 sq ft  
(1,268 sq m)

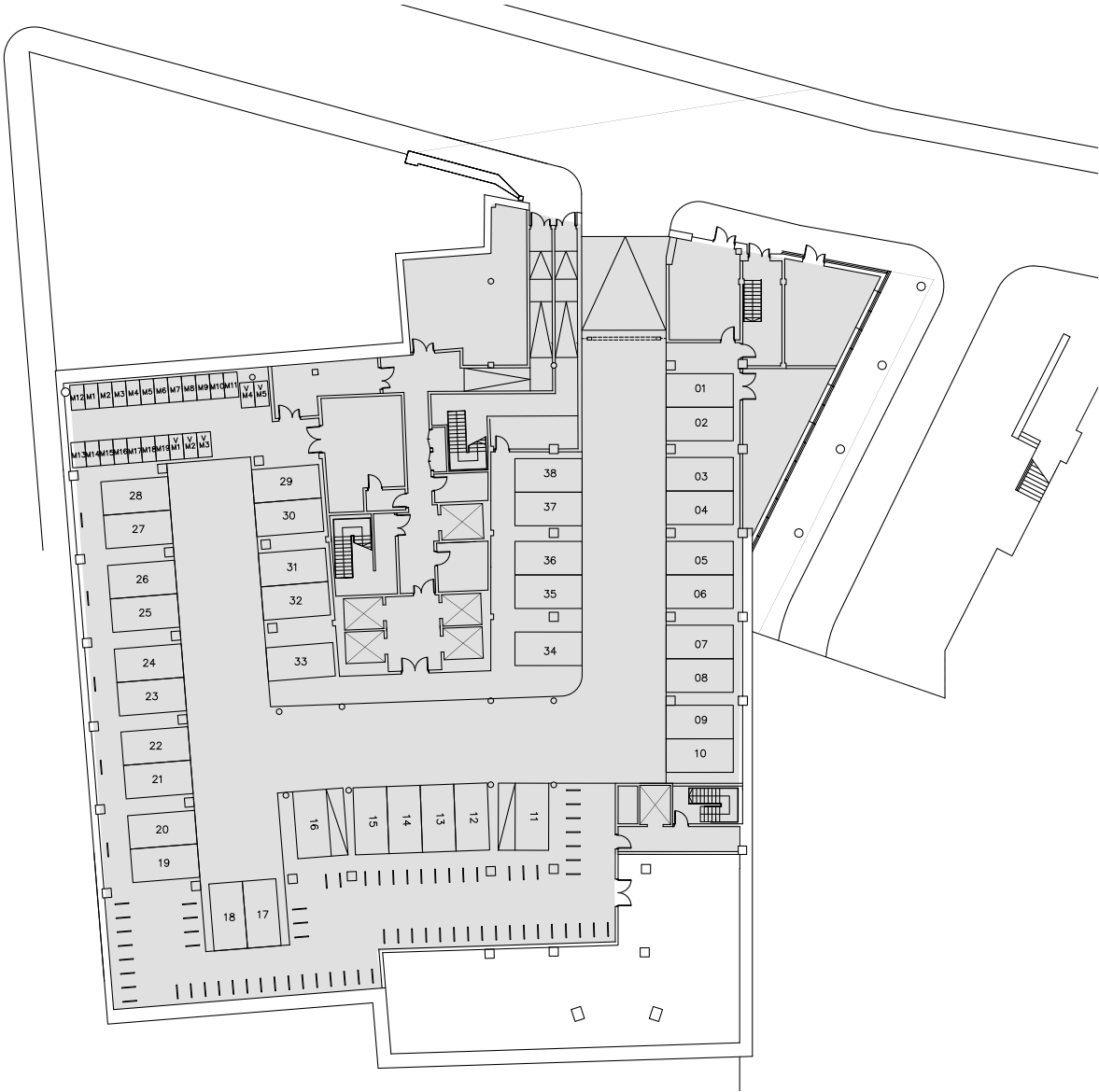




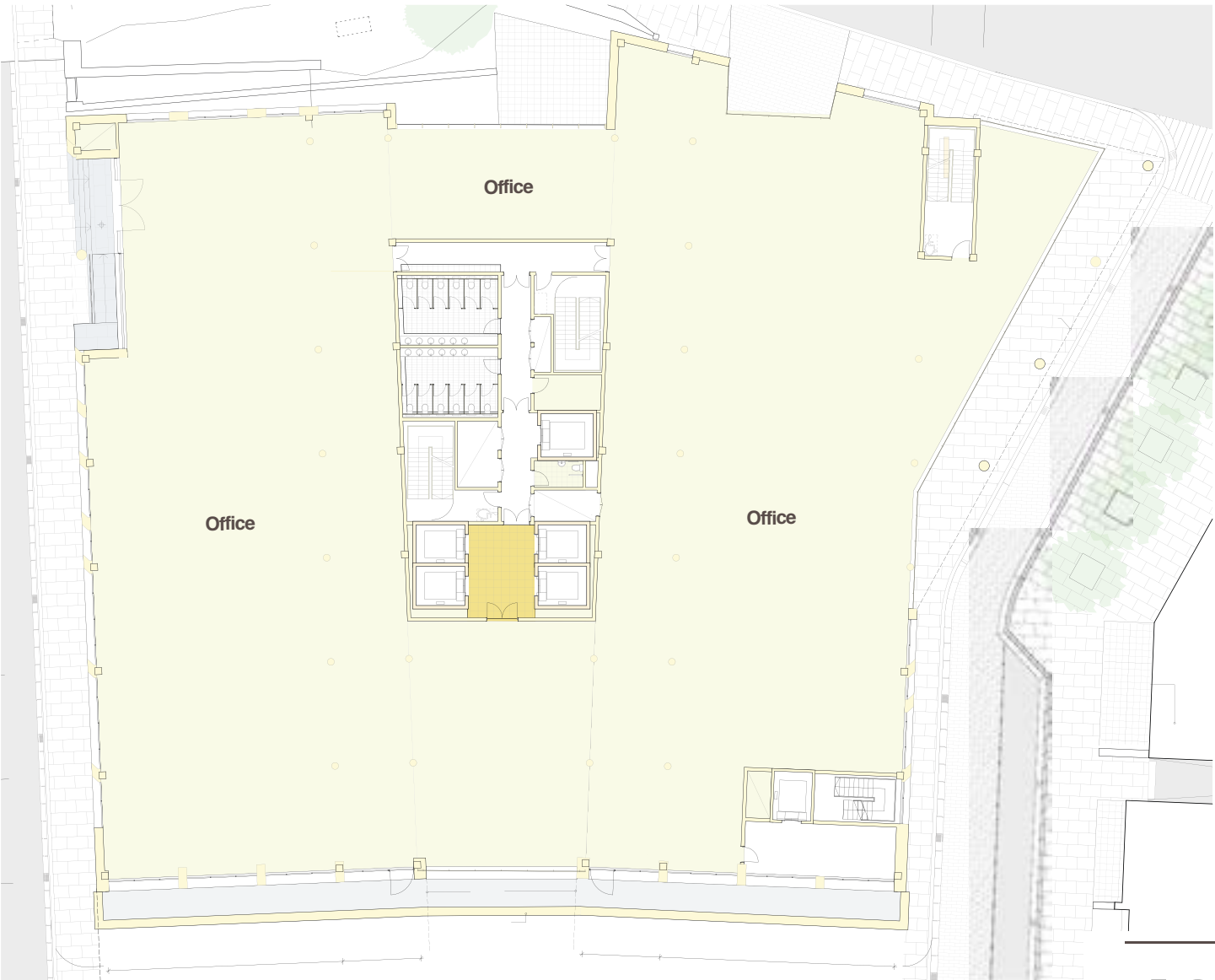
# New Waverley North

## Level -03 Car Parking

38 car parking spaces  
24 motorbike  
70+ cycle



## Level -02 19,665 sq ft (1,827 sq m)

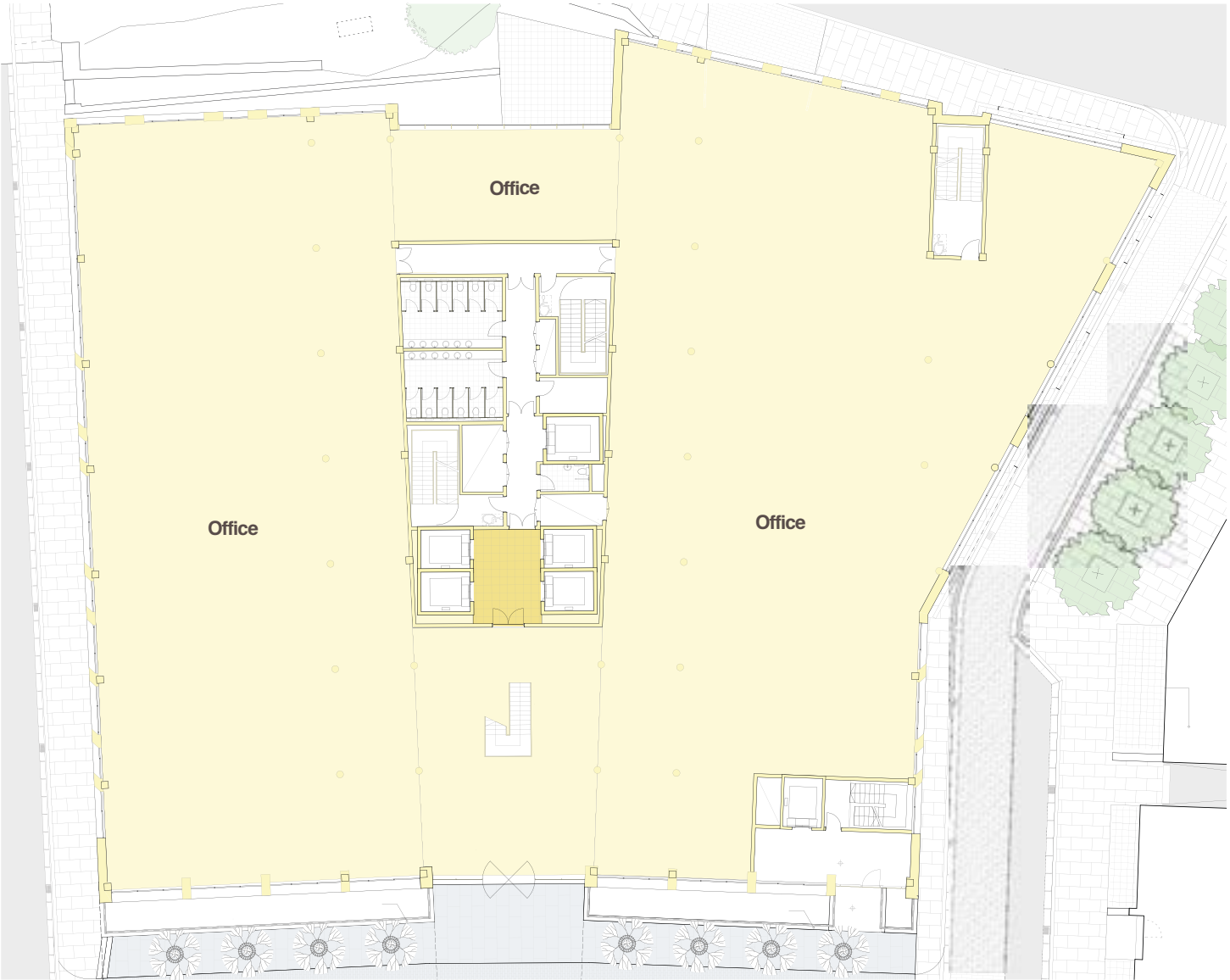




# New Waverley North

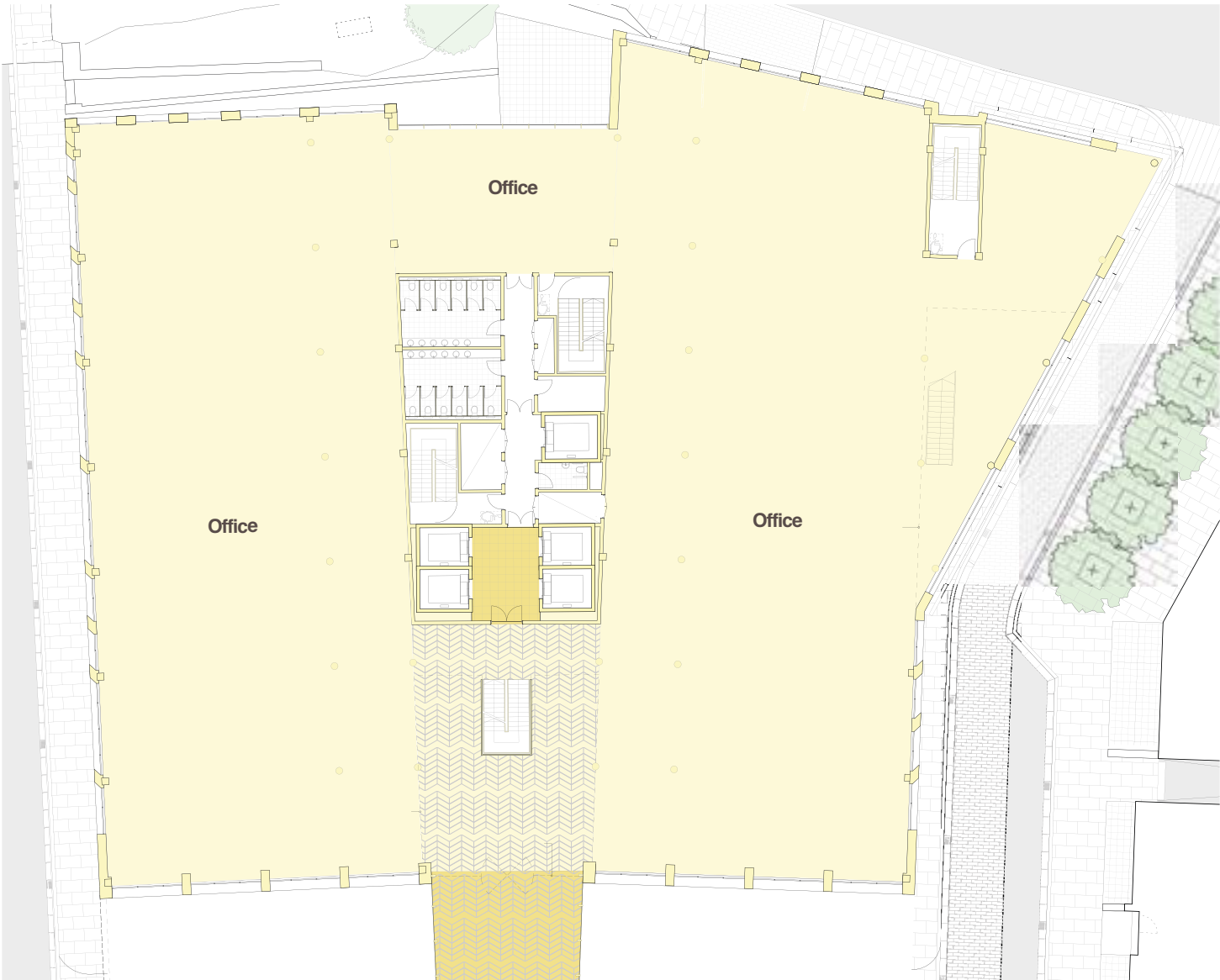
## Level -01

19,482 sq ft  
(1,810 sq m)



## Level 00

20,096 sq ft  
(1,867 sq m)

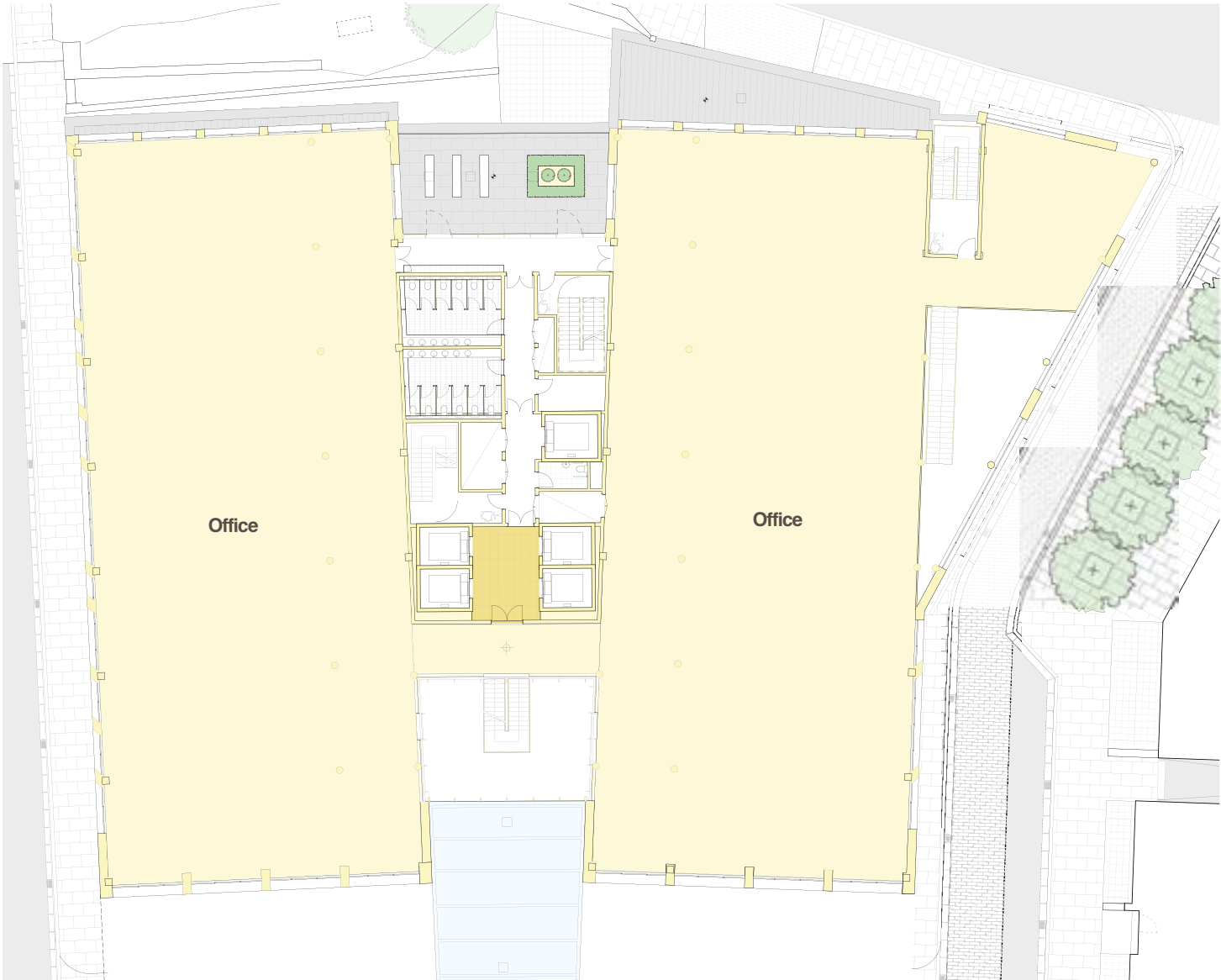




# New Waverley North

## Level 01

17,459 sq ft  
(1,622 sq m)



## Level 02

1,485 sq ft  
(138 sq m)





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# specification

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This is a generic specification and there are opportunities for occupiers within institutional parameters to input into the final specification.

## Design Features

- Dramatic 4 storey atrium accessed from a new public square
- Glazed revolving entrance doors to both receptions
- Four 13 person passenger lifts in New Waverley South and five 13 person passenger lifts in New Waverley North
- Feature lighting to entrances and atrium
- External landscaped roof garden to north building
- Service bay and goods lift

## WC and Shower Facilities

- WC and shower facilities, contemporary male, female and accessible toilets on all levels
- Shower, locker and changing facilities on all main levels
- Shower, changing facilities and drying rooms adjacent to cycle storage area in the basement

## Security

- 24 hour staff and security system controlled building access
- Card access and extensive CCTV coverage with the provision for gated access controls

## Parking

- 38 car parking spaces, 24 motorcycle spaces and over 70 cycle spaces

## Cooling, Heating and Lighting

- Full air conditioning
- Intelligent lighting in the spirit of LG7
- Ceiling heights of 2.9m on lower levels and 2.7m on upper floors

## Floor Plates

- Quality metal suspended ceiling tiles and grid
- Raised floor depth 150mm overall
- Floor plate depth 15 m to 18 m
- Floor loadings, substantial floor loading capabilities – 4+1kn per m sq plus 5% at 7.5kn per m sq



New Waverley North and South will challenge the Edinburgh office market in providing the highest standard of office accommodation in this capital city.

The office buildings will enable potential large occupiers the opportunity to input into the internal layout, specification and colour schemes to meet their particular needs.

The comprehensive redevelopment of this quarter of the city, which integrates with its surrounding area, will create the most exciting and happening office location in Edinburgh and Scotland as a whole.

## Sustainability

- Targeted “Excellent” BREEAM rating
- Targeted EPC rating of ‘B’
- Low carbon energy technology
- Low water use systems
- Energy efficient lifts
- Green sedum roof system
- All glazing is low e-glass
- Power and telecommunications 4.3 MVA has been secured for the overall development
- Space to install tenant plant
- There are 2 separate entry points for incoming telecoms

## Space Efficiency

- The building has been designed to be occupied on a floor by floor or part-floor basis
- The floor plates are designed to maximise operational efficiency on highly flexible sub-letting space options from 1,865 sq ft upwards

## Design Features

Detailed technical pack available upon request



# The Developer, Artisan



Artisan Real Estate Investors is a real estate investment and development advisory business formed by a powerful consortium of South African and Isle of Man based investors.

Artisan Real Estate Investors brings together more than 20 years of experience in Grade A office, retail, industrial and leisure developments. Artisan's specialism is in delivering large scale mixed use schemes, such as Phase 1 of the New Waverley development underway in Edinburgh. This includes 3 new hotels delivering 400 rooms, 30,000 sq ft of retail, mainly food and beverage and creative common areas.

Artisan has broad experience. It recently completed two student accommodation schemes in Birmingham and has advised on acquisitions totalling in excess of £100m across the UK, Germany and Switzerland.

Partners in Artisan include property developers Atterbury, who have a 20 year track record of delivering prestigious mixed use developments across the Southern Hemisphere, including the development of The Mall of Africa, with 155,000 sq m of office space completed, which is only a third of the total site. Sanlam, a dominant financial services conglomerate, together with private equity firm Argosy Capital, provide strong shareholder support.

The partnership have extensive experience of working with office occupiers including DPD, PWC, Altech group, Cell c, and Digistics to name a few.

More information can be seen on:

[www.artisanrei.com](http://www.artisanrei.com)

[www.atterbury.co.za](http://www.atterbury.co.za)

<http://waterfall.co.za/atterbury>





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## OFFICE ACCOMMODATION **OPPORTUNITIES**

New Waverley provides a tempting range of Grade A space opportunities.

For further details please contact the joint letting agents:

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 **JLL**  
0131 225 8344

**MONTAGU  
EVANS**   
0131 229 3800



# timeline

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Name	Start	Duration	Finish	2015			2016					
				O	N	D	J	F	M	A	M	J
				19	16	14	11	8	7	4	2	30
				180			188		197		205	
Agree Cat B fit-out specification with Tenant(s) / Tenant(s) Advisors	05/10/2015	10 weeks	11/12/2015	<div></div>								
Construction procurement	14/12/2015	12 weeks	18/03/2016	<div></div>			<div></div>					
Appoint contractor and mobilise	21/03/2016	4 weeks	15/04/2016	<div></div>			<div></div>					
Construction podium and underground car park	18/04/2016	44 weeks	03/03/2017	<div></div>			<div></div>					
Construct offices	10/10/2016	78 weeks	04/05/2018	<div></div>								
Cat A fit-out works	15/01/2018	16 weeks	04/05/2018	<div></div>								
Cat B fit-out works	19/02/2018	20 weeks	06/07/2018	<div></div>								
Completion works to plaza and public realm	04/12/2017	20 weeks	04/05/2018	<div></div>								
Ready for occupation date	09/07/2018		09/07/2018	<div></div>								

Timeline key

Tenant liaison

Procurement

Construction

Cat B fit-out works for Tenant

Public realm

## development team

Allan Murray  
Architects  
architecture + urbanism

















# **new waverley** **ticking all the right boxes**



**Credible delivery timeline**



**Ability to influence design and specification**



**Attractive, competitive occupational costs**



**Satisfies CSR and sustainability targets**



**Full warranty package**



**Ability to advance tenant fit out as part of CAT A specification, thereby reducing cost and time to the occupier**



**Target BREEAM “Excellent” and EPC “B”**



**Connectivity - the best in town**



**In the true heart of Edinburgh**



**Abundance of staff amenities on your doorstep**









**[newwaverley.com](http://newwaverley.com)**