

THE YOUNGER BUILDING

SOUTH GYLE | EDINBURGH



YOUNGER-BUILDING.CO.UK

89,863 SQFT OF
STRIKING, GRADE A OFFICES
WITH 295 PARKING SPACES.
CURRENTLY VAT EXEMPT

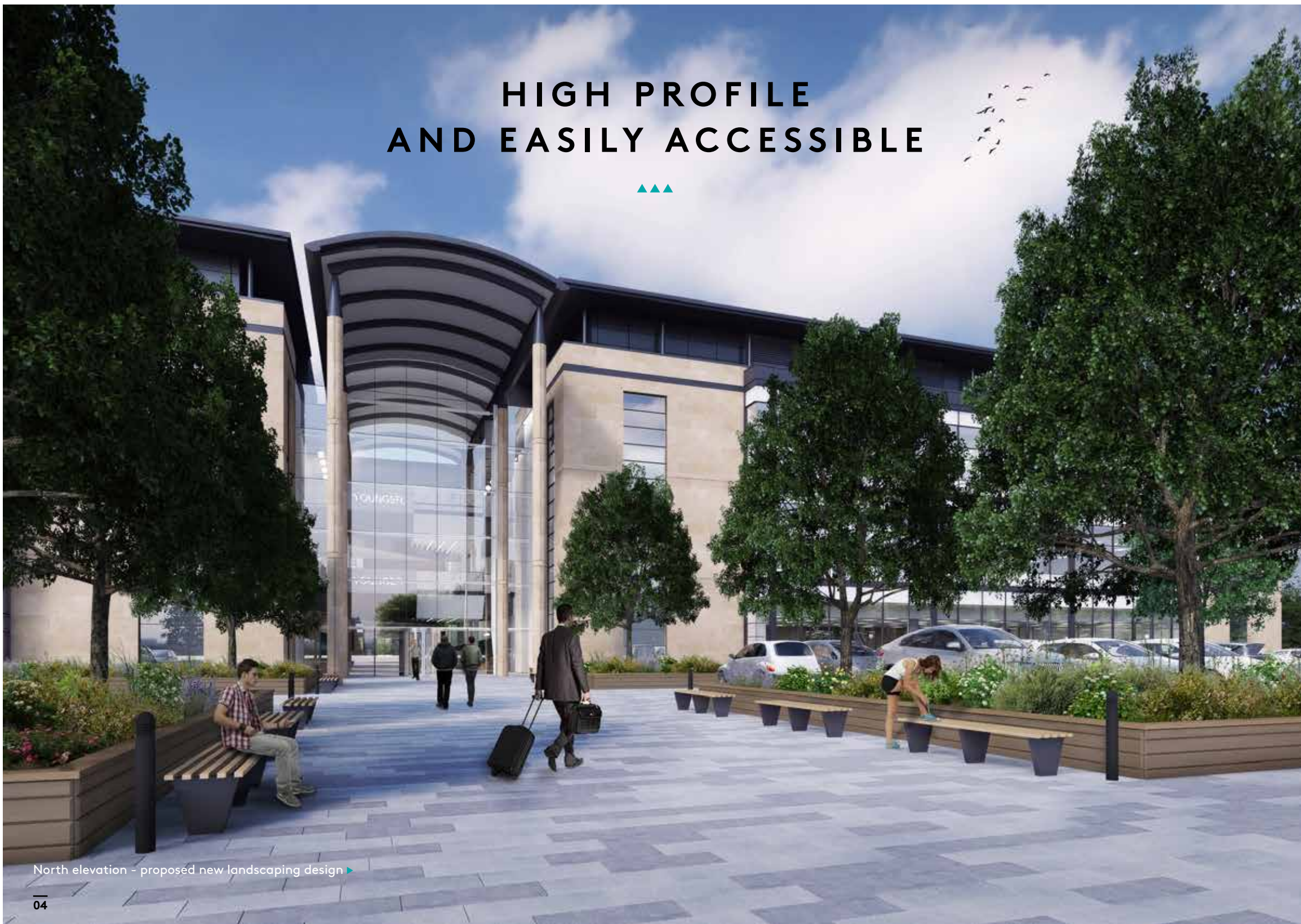


North elevation ▶

EXCEPTIONAL
OFFICES
ON A SELF
CONTAINED SITE



HIGH PROFILE AND EASILY ACCESSIBLE



North elevation - proposed new landscaping design ▶

REFURBISHMENT PACKAGE TO SHAPE YOUR OWN ENVIRONMENT



South elevation - proposed new landscaping design ▶



8

UNIVERSITIES AND FURTHER EDUCATION COLLEGES, WITH 81,000 STUDENTS, AND THE HIGHEST PROPORTION OF OVERSEAS STUDENTS IN ANY UK CITY

INVEST EDINBURGH



55%

OF WORKFORCE EDUCATED TO DEGREE LEVEL OR HIGHER, THE HIGHEST OF ANY UK CITY

INVEST EDINBURGH



83%

OF THE UNIVERSITY OF EDINBURGH'S RESEARCH IS RECOGNISED AS WORLD LEADING

INVEST EDINBURGH

ECONOMIC POWERHOUSE



Edinburgh is one of the UK's fastest growing and most productive cities, second only to London as a home for FTSE 100 companies. As Scotland's capital city, it hosts both the Scottish Parliament and Government, and is the UK's largest regional financial centre with over 30 banks operational and £500 billion of assets under management.



No.1

UK CONFERENCE DESTINATION AFTER LONDON, GENERATING £300 MILLION IN ECONOMIC VALUE FROM BUSINESS TOURISM

INVEST EDINBURGH



BEST

PLACE TO LIVE IN THE UK 2014, 2015, 2016 AND 2017

DAILY TELEGRAPH



3.85M

VISITORS PER YEAR GENERATING OVER £1.32 BILLION OF EXPENDITURE ANNUALLY

INVEST EDINBURGH

COMPETITIVE CAPITAL



142 DESTINATIONS

WITH OVER 33 AIRLINES OPERATING FROM EDINBURGH

The airport offers both business and leisure travellers a choice of 142 destinations, with 42 flights a day to London. Regular services are also available throughout Europe and to worldwide destinations, including New York, Washington, Toronto, Dubai, and Beijing.

COMPETITIVE OCCUPANCY COSTS

OCCUPANCY RATE PER ANNUM

London (City)	€859 per sqm
Dublin	€646 per sqm
Frankfurt	€456 per sqm
Amsterdam	€400 per sqm
Birmingham	€400 per sqm
Edinburgh	€388 per sqm
Berlin	€372 per sqm

The Younger Building is currently VAT exempt

FLIGHT TIMES

London	1 hrs 10 mins
Amsterdam	1 hrs 20 mins
Dublin	1 hrs 30 mins
Paris	1 hrs 30 mins
Frankfurt	1 hrs 55 mins
Munich	2 hrs 15 mins
Rome	3 hrs 0 mins
Istanbul	4 hrs 20 mins
New York	6 hrs 30 mins
Doha	7 hrs 20 mins
Toronto	7 hrs 30 mins
Abu Dhabi	7 hrs 30 mins
Chicago	8 hrs 35 mins
Beijing	10 hrs 50 mins





IN GOOD COMPANY

OCCUPIERS

- 1. JP Morgan
- 2. BT
- 3. AEGON
- 4. Fujitsu
- 5. Sainsbury's Bank
- 6. Agilent Technologies
- 7. HSBC
- 8. JLT
- 9. Lloyds Bank
- 10. Diageo
- 11. RBS

AMENITIES

- A. Hotel Ibis
- B. Gyle Shopping Centre
- C. Novotel
- D. Premier Inn
- E. Convenience Store
- F. Energize Health and Fitness
- G. Busy Bees Nursery
- H. Edinburgh Gateway rail station

- Bus Stops
- Train Station
- Tram Stop
- Edinburgh International Airport

FLEXIBLE CONNECTIONS

The Younger Building is a short walk from Edinburgh Park rail and tram stops, and also railway stations at Edinburgh Gateway and South Gyle. These offer a range of connections across Scotland and the UK. It also has immediate access to the motorway network, and an excellent provision of buses.

TRAIN

Three nearby railway stations with connections to all Scottish and UK major destinations.

City centre	▶ 10 mins
Glasgow	▶ 50 mins
Newcastle	▶ 1 hr 30 mins
Aberdeen	▶ 2 hrs 15 mins
Leeds	▶ 3 hrs 0 mins
Manchester	▶ 3 hrs 14 mins
Birmingham	▶ 4 h 13 min
London	▶ 4 hrs 20 mins

CAR

Immediate access to Scotland's motorway network.

City centre	▶ 21 mins
Glasgow	▶ 45 mins
Newcastle	▶ 2 hrs 0 mins
Aberdeen	▶ 2 hrs 0 mins
Leeds	▶ 4 hrs 19 mins
Manchester	▶ 4 hrs 40 mins
Birmingham	▶ 5 hrs 14 mins
London	▶ 7 hrs 19 mins

BUS

The focus for multiple bus routes accessing the entire city.

Gyle Shopping Centre	▶ 2 mins
Airport	▶ 15 mins
City centre	▶ 25 mins
Ocean Terminal	▶ 57 mins

TRAM

Adjacent tram stop providing quick access to the airport and city centre.

Airport	▶ 12 mins
Haymarket	▶ 14 mins
City Centre	▶ 20 mins
St Andrew Square	▶ 23 mins



AN EXTENSIVE CHOICE OF AMENITIES



The wellbeing of your people is paramount, and impacts your ability to recruit and retain the best. The Younger Building can be a part of this.

- ▶ Diverse public transport options
- ▶ Opportunities to exercise and relax
- ▶ Facilities for showering and changing
- ▶ Options for an enhanced working environment
- ▶ Diverse eating and coffee provision locally
- ▶ High quality retail nearby
- ▶ Quick city centre access
- ▶ Green and tranquil environment

▲▲▲
RETAIL THERAPY
ON YOUR
DOORSTEP

▲▲▲
MAGNIFICENT
CONFERENCING
FACILITIES

▲▲▲
EDINBURGH
INTERNATIONAL
CLIMBING
ARENA

▲▲▲
WATERSIDE
WALKS IN A
TRANQUIL
ENVIRONMENT

▲▲▲
A SHORT
DRIVE
TO 6 GOLF
COURSES

▲▲▲
IBIS, MARRIOTT,
PREMIER INN
AND NOVOTEL ALL
NEARBY

▲▲▲
SUPERB 5-A-SIDE
FOOTBALL
FACILITY JUST
4MIN DRIVE

▲▲▲
ENERGIZE
HEALTH & FITNESS
& PURE GYM
CLOSE BY

▲▲▲
EXCELLENT
CHOICE OF
BARS AND
RESTAURANTS

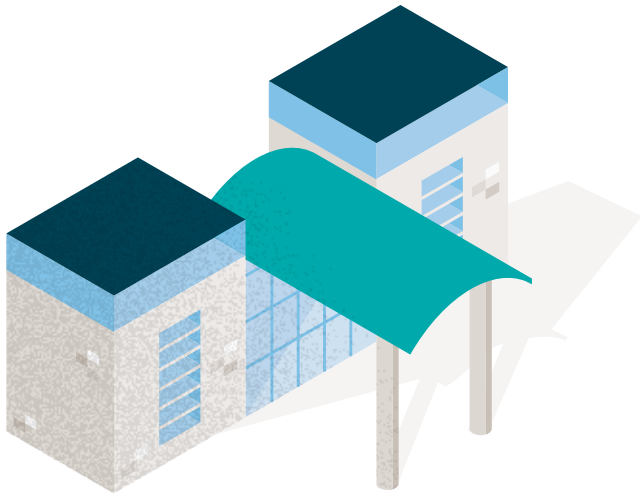
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DIRECT CYCLE
NETWORK
ACCESSIBILITY

A BUILDING THAT WORKS FOR YOU



The Younger Building is designed to a high specification, and offers both capability and flexibility.

A comprehensive refurbishment package is available to modernise the building, which can be shaped to meet occupier's specific requirements.



THREE STOREY ENTRANCE ATRIUM

SECURE LANDSCAPED SITE WITH 295 PARKING SPACES (A RATIO OF 1 TO 305 SQ FT)

BIKE STORAGE, WITH MALE AND FEMALE SHOWERS, LOCKERS, AND DRYING AREA

STONE, GLASS AND CLADDING SYSTEM EXTERIOR

SHARED BREAKOUT SPACES OVERLOOKING THE ENTRANCE ATRIUM

OFFICE FLOORS WITH OPEN ATRIA AND FLEXIBILITY TO SPLIT BY FLOORS AND WINGS

15M 'GLASS TO ATRIUM' FLOOR PLATES, WITH EXCELLENT NATURAL LIGHT

HIGH QUALITY FINISHES AND CARPETING THROUGHOUT



FOUR PIPE FAN COIL AIR CONDITIONING

TWO 8-PERSON PASSENGER LIFTS

MAPLE VENEER DOORS WITH STAINLESS STEEL FIXINGS

BUILDING MANAGEMENT SYSTEM

METAL TILE SUSPENDED CEILINGS WITH INSET FLUORESCENT LIGHTING TO OFFICE AREAS

MALE AND FEMALE WC'S ON EACH FLOOR WITH SHOWER PROVISION

11KV HV POWER SUPPLY

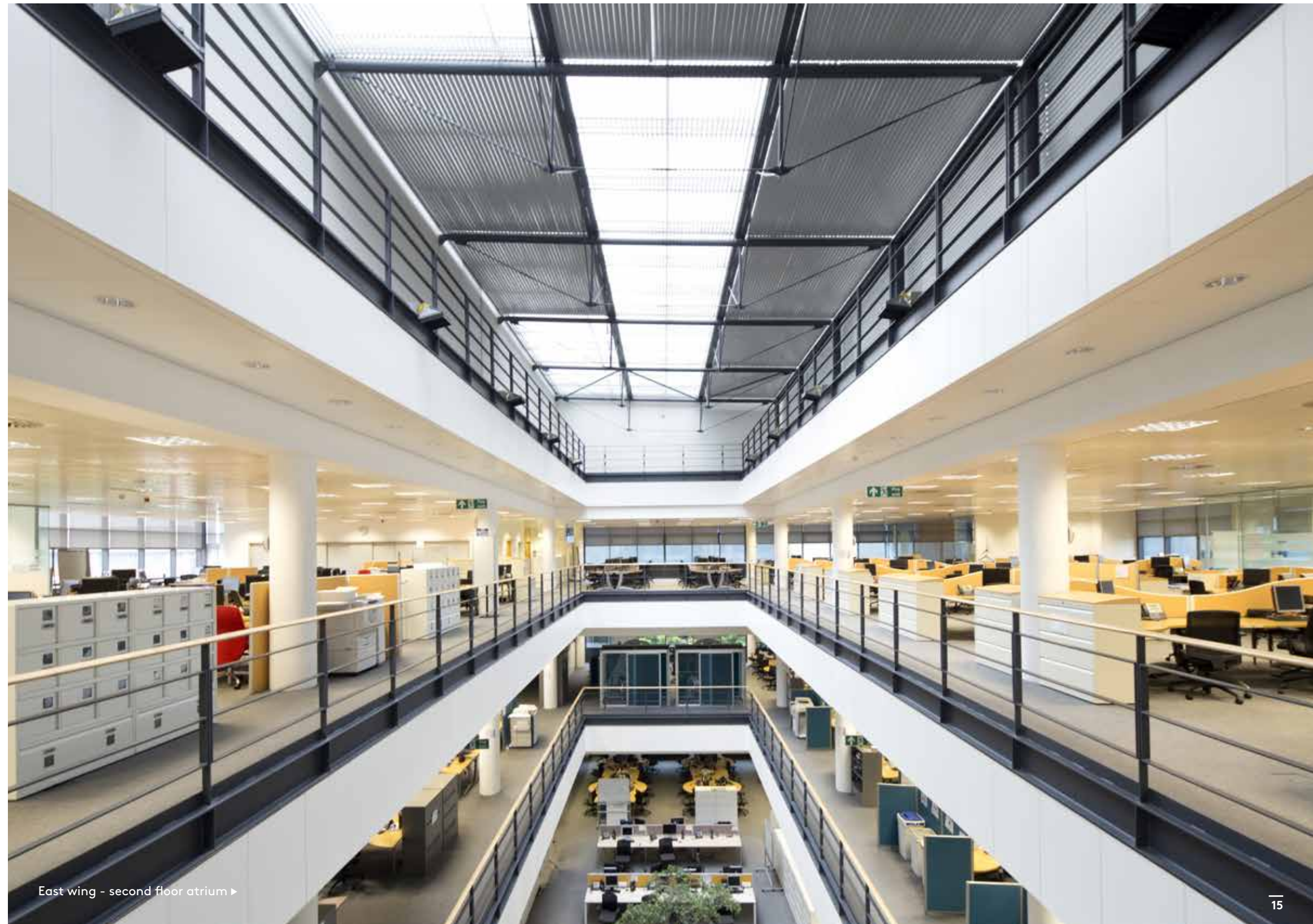
2.75M FINISHED FLOOR TO CEILING HEIGHT

1,000KVA GENERATOR SUPPORT, AND 3 X 30 KVA UPS UNITS

FULL ACCESS RAISED FLOORS WITH 210 MM VOID

East wing - ground floor atrium ▶



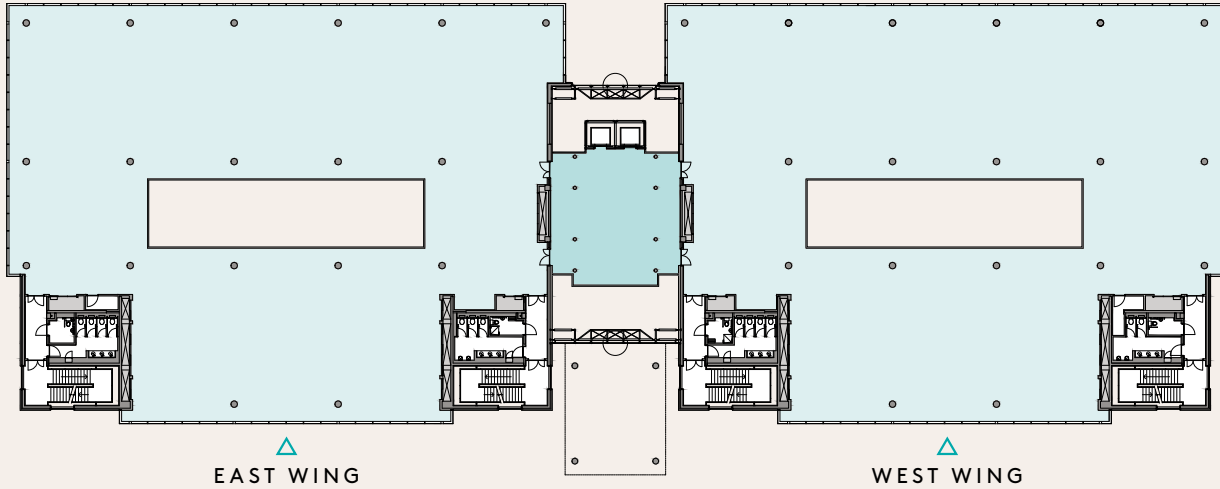


A HIGH EFFICIENCY ENVIRONMENT

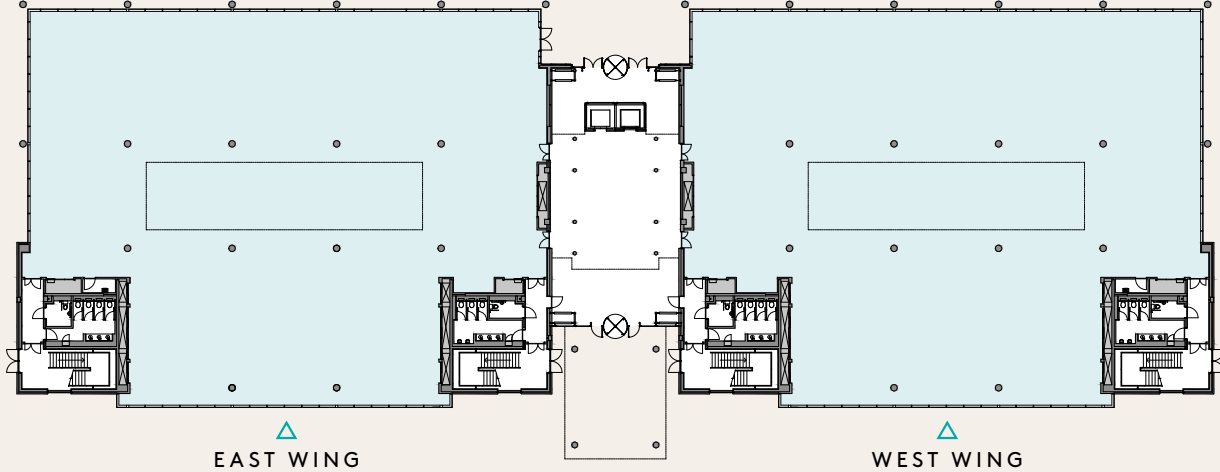


The Younger Building is designed with regular and efficient floor plates, offering flexible occupancy options.

FIRST AND SECOND FLOORS ▾



GROUND FLOOR ▾



FLOOR AREAS

The building can sub divide by wings, by floors and by half floors, and has attractive collaboration areas in the reception atrium for break out and coworking.

FLOOR	SUB AREA	SQM	SQFT
SECOND	West Wing	1,315.5	14,160
	East Wing	1,315.7	14,162
	Collaboration	121.5	1,308
	Total	2,752.7	29,630
FIRST	West Wing	1,315.4	14,159
	East Wing	1,315.9	14,164
	Collaboration	121.5	1,308
	Total	2,752.8	29,631
GROUND	West Wing	1,309.5	14,095
	East Wing	1,308.6	14,086
	Reception	224.9	2,421
	Total	2,843.0	30,602
GRAND TOTAL		8,348.5	89,863



CHOOSE YOUR OWN WORK STYLE



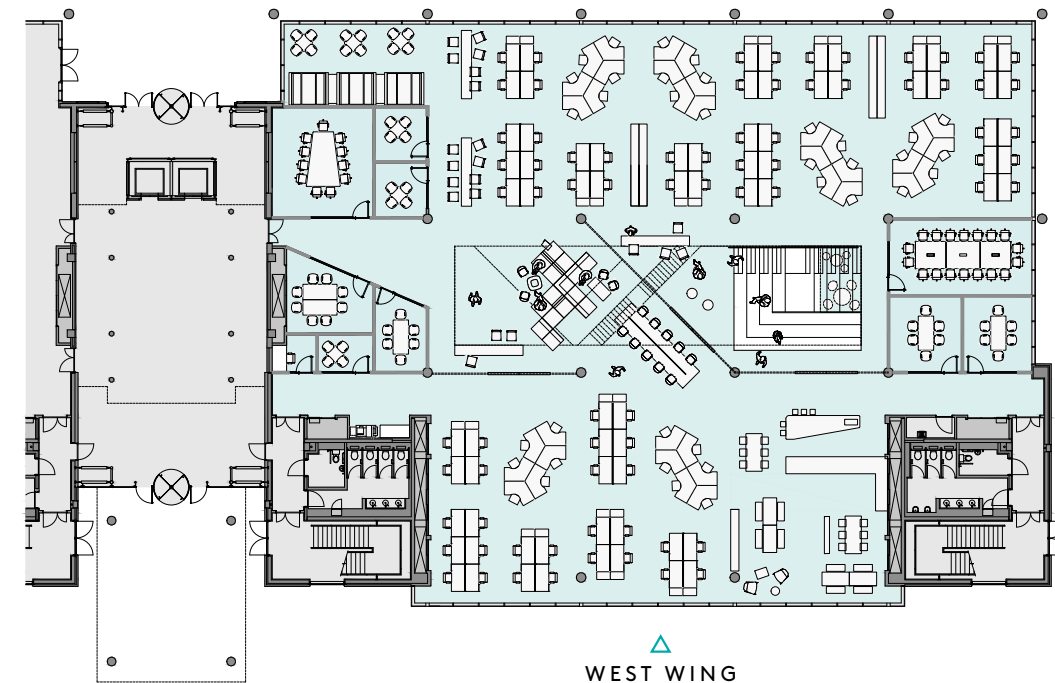
The building can embrace fit out options to suit a wide range of work styles, from high density efficiency to relaxed coworking.

LOW DENSITY FIT OUT ▶



🚶 TOTAL DESKS: 110

👤 12 SQM / PERSON



HIGH DENSITY FIT OUT ▶



🚶 TOTAL DESKS: 191

👤 7 SQM / PERSON



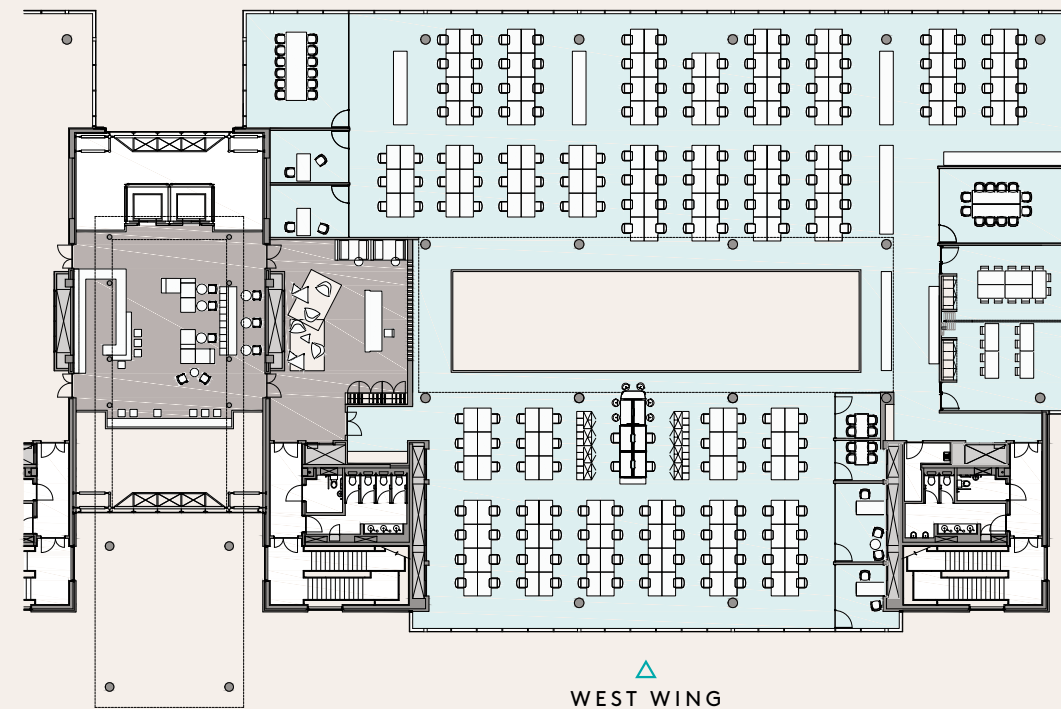
CHOOSE YOUR OWN WORK STYLE

INDEPENDENT HALF FLOOR ▶



🖨️ TOTAL DESKS: 191

👤 7 SQM / PERSON



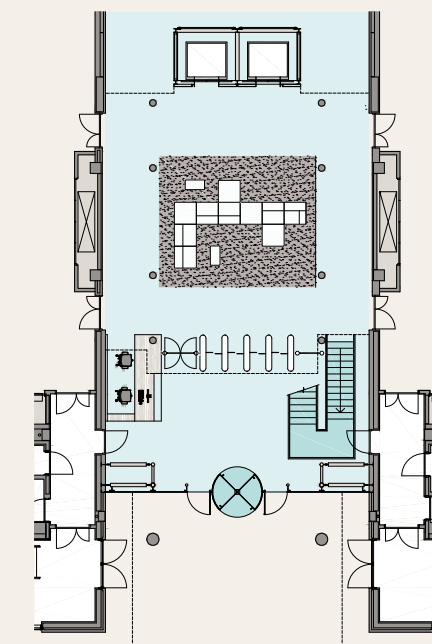
WEST WING

RECEPTION AREA OPTIONS ▶

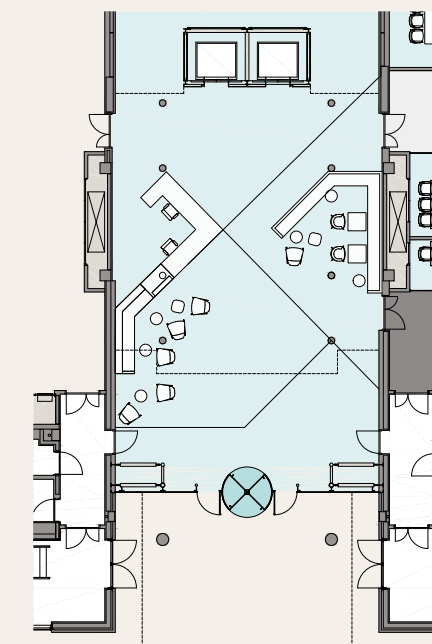


The reception atrium can be configured to optimize security, or to offer a collaboration space for meeting and relaxing.

HIGH SECURITY OPTION ▼



COLLABORATION SPACE OPTION ▼

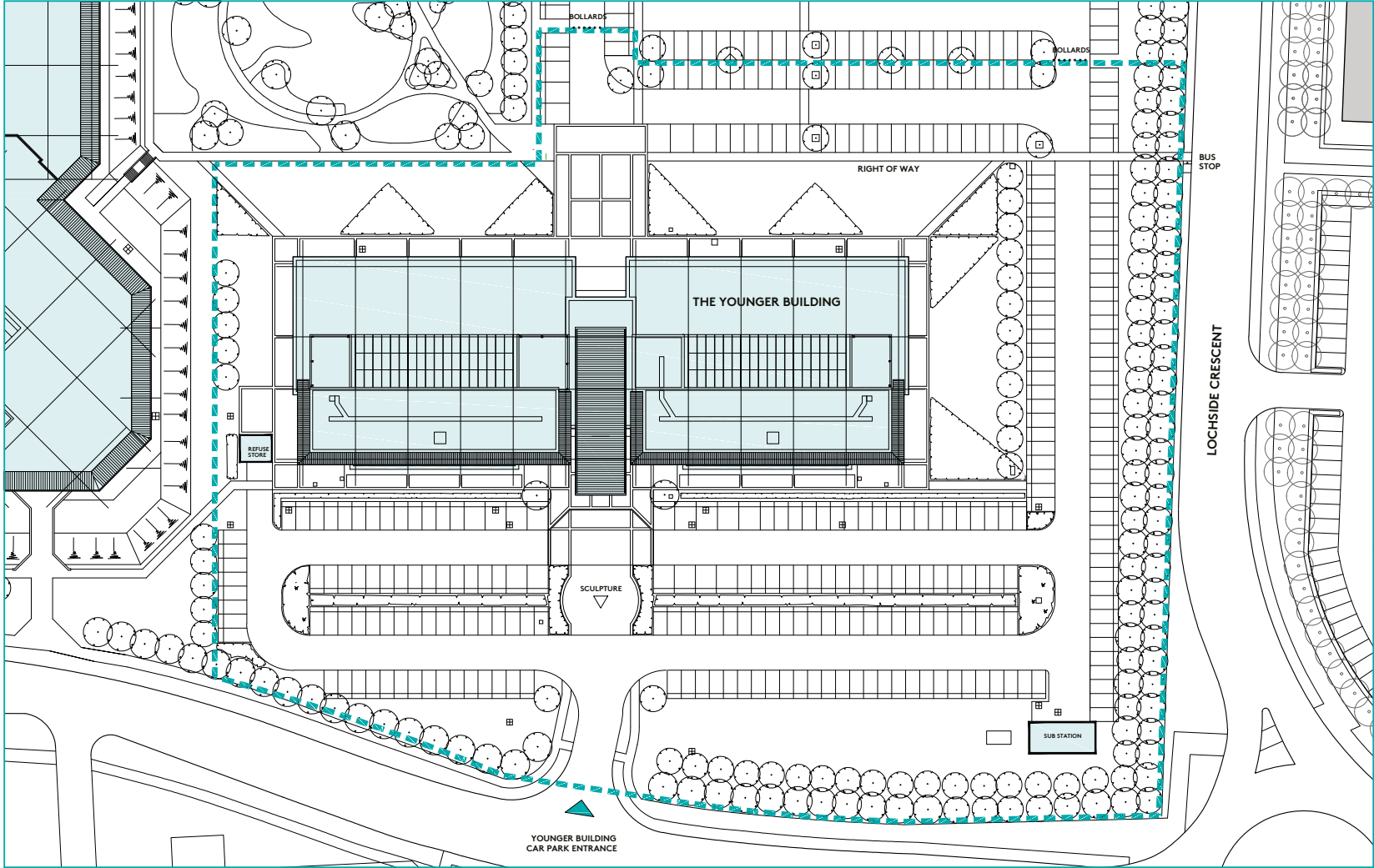


Collaboration space option

PROMINENT, SELF CONTAINED, AND WELL SERVICED



The Younger Building is high profile and easily accessible, and on a self contained site which can be readily secured.



TERMS

The Younger Building is available to let, either as currently configured, or fully refurbished.

A comprehensive refurbishment option has been prepared, costed and programmed, and can be delivered within a defined and efficient timescale.

Please contact the letting agents for terms.

VAT EXEMPTION

The lessor has not elected to waived exemption for payment of VAT, and it is therefore an option to occupy on a VAT exempt basis.

GRANT FUNDING & ASSISTANCE

By locating in Scotland and at The Younger Building, your company may qualify for grant funding and a range of other practical assistance. To find out more please go to www.scottish-enterprise.com or contact Scottish Development International on 0300 013 3385.

POSTAL ADDRESS

The Younger Building
3 Redheughs Avenue
Edinburgh
EH12 9RH

FURTHER INFORMATION

For further information or to view the building, please contact:-

BEN REED

T +44 (0) 131 301 6712
M +44 (0) 7771 982 485
E Ben.Reed@eu.jll.com

JAMES THOMSON

T +44 (0) 131 222 4545
M +44 (0) 7768 472 130
E James.Thomson@cushwake.com

CRAIG WATSON

T +44 (0) 1131 301 6711
M +44 (0) 7739 299 532
E Craig.Watson@eu.jll.com

STEWART MCMILLAN

T +44 (0) 1131 222 4547
M +44 (0) 7887 795 503
E Stewart.McMillan@eur.cushwake.com

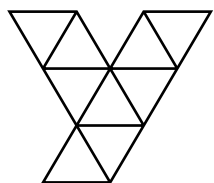
JLL
7 Exchange Crescent
Conference Square
Edinburgh EH3 8LL

Cushman & Wakefield
One Edinburgh Quay
133 Fountainbridge
Edinburgh EH3 9QG



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