



The Natural Place to Work

The First in the Family.

Every new community starts somewhere.

Ours begins with refurbished Grade A office
space at One Edinburgh Green.



Flexible
Workspace
To Let



5,000 -
89,323 sq ft



RetroFirst
Approach



6,226 tonnes
CO₂ saved



246 Parking
Spaces + 20
EV Charging
Points



Look Up.



**Stunning new
reception /
welcome within
a 3 - storey
high atrium**

Careful consideration has been given to the occupier's typical working day experience at One Edinburgh Green. From when they arrive to the Edinburgh Green campus, the journey within the building from the front door to their desk, the environment around their workspace and the supporting amenity spaces.





Flexible Working.

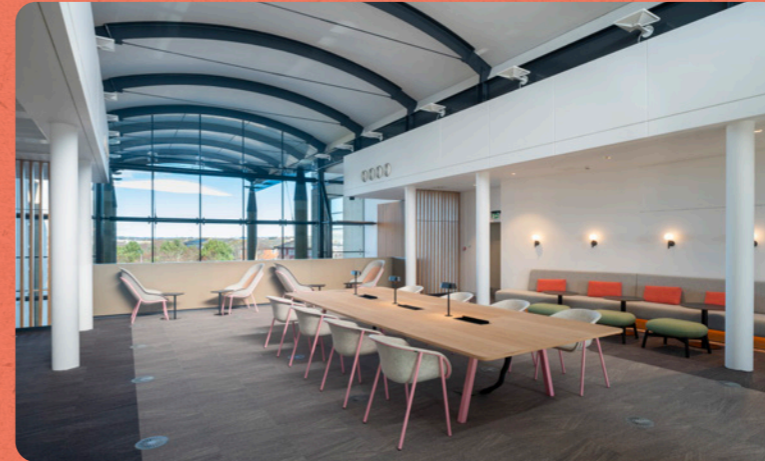
Level 1 & 2 agile breakout space.




Level 2 agile breakout space


Level 1 agile breakout space


3-storey high entrance atrium

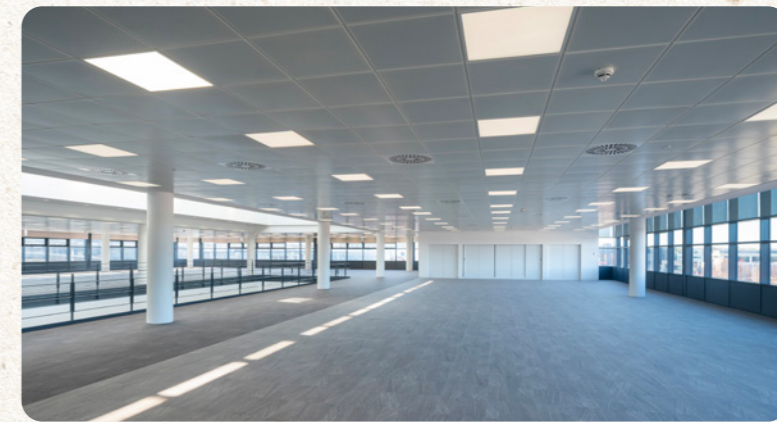


Coffee Station



Free WiFi





Get the Green Light.

-  89,323-sq ft NIA
-  Refurbished to RetroFirst approach Grade -A office building
-  3-storey high entrance atrium
-  4-storey height atria in east and west wings that can be glazed
-  246 parking spaces + 20 EV charging points
-  Improved landscaping with cycle storage

-  Level 1 & 2 agile breakout space with coffee station
-  Financial services power & ICT infrastructure
-  4 showers installed on Level 1 & Level 2
-  VRF air conditioning system with capacity to support up to 1:65 sq ft / 1:6 sq m occupancy
-  Fibre enabled building
-  5 Star eWave Telecoms rating

Well, well, well.



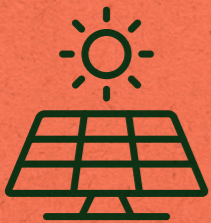
BREEAM

Targeting "Very Good" rating



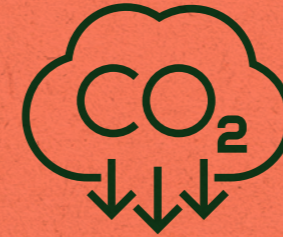
EPC

B+ rating



Solar Panels

Space for 304 PV panels on Level 4 east and west roof for tenant solar power



RetroFirst Approach

The existing façade has been retained, saving 6,226 tonnes of CO₂



Cycling

Secure storage for 24 bikes and maintenance facilities



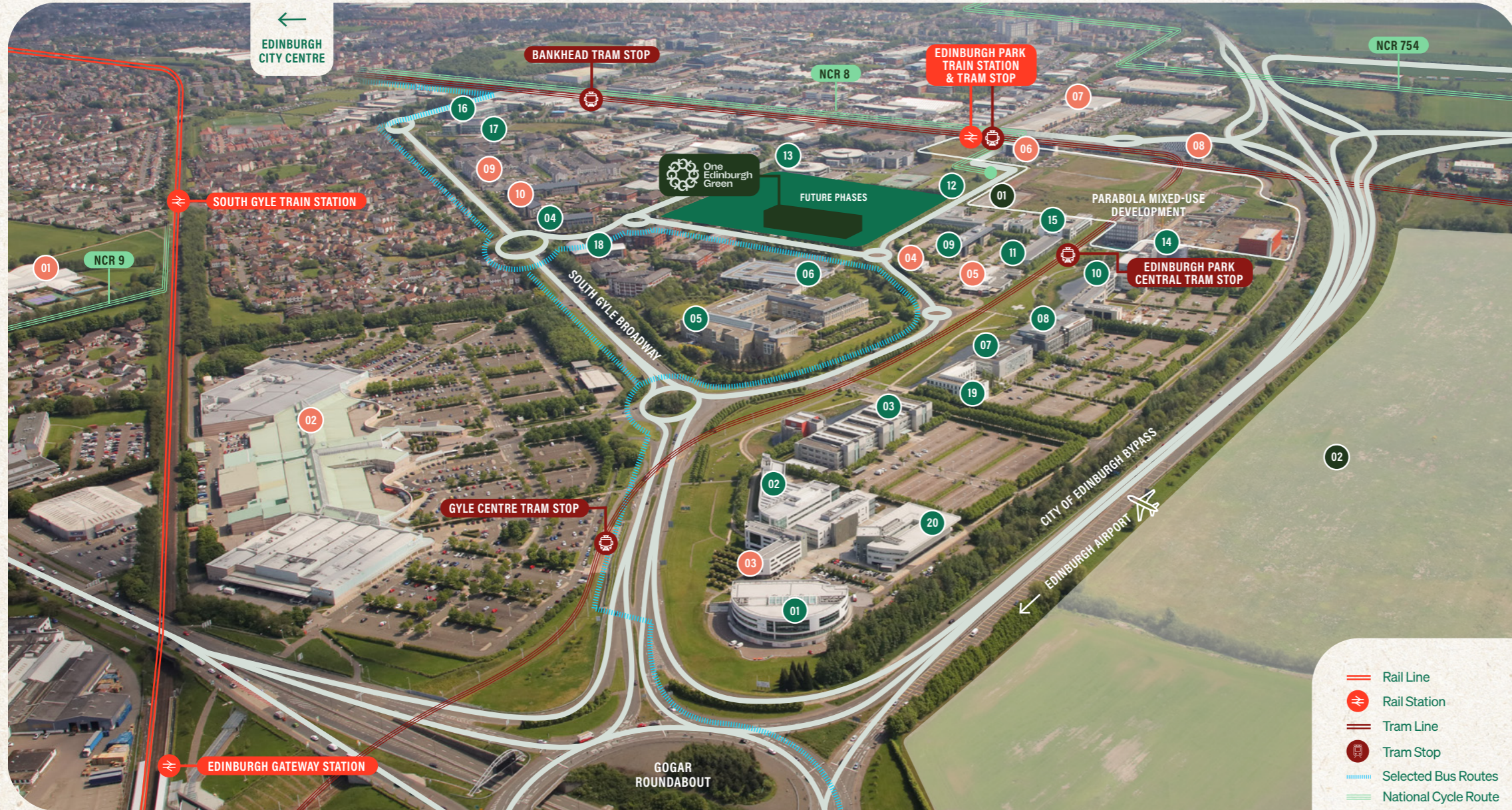
EV Charging

20 electric vehicle charging points



Park It.

At home in West Edinburgh, Edinburgh Green is situated in an environment where work meets nature.



Occupiers

- 01 Business Stream, WSP
- 02 JP Morgan
- 03 BT
- 04 M&G Prudential
- 05 Aegon
- 06 Aegon Asset Management
- 07 John Menzies
- 08 Sainsbury's Bank
- 09 Diageo
- 10, 13 HSBC
- 11 Ooni Limited
- 12, 14 Lloyds Banking Group
- 15 Pure Offices
- 16 Tesco Bank
- 17 Heineken
- 18 Regus
- 19 Scottish Prison Service Headquarters
- 20 Miller Homes

Amenities

- 01 David Lloyd Club
- 02 Gyle Shopping Centre
Bank of Scotland, Boots, Clarks, Costa, EE, The Gyle Barbers, Holland & Barrett, JD, M&S, Morrisons, River Island, Subway, Starbucks, Superdrug, The Body Shop, WH Smith.
- 03 ibis Hotel
- 04 Busy Bees Nursery
- 05 Energize Fitness and Health Club
- 06 Premier Inn
- 07 Hermiston Gait Retail Park
TK Maxx, Halfords, Poundworld, Carpetright, Staples, Mothercare, Decathlon, Tesco, B&Q Warehouse, Wren Kitchens, Krispy Kreme, KFC.
- 08 Novotel
- 09 Travelodge
- 10 Westgate Farm Dining

Residential

- 01 Edinburgh Park - 1,700 homes
- 02 Edinburgh's Garden District - 1,350 homes

- Rail Line
- Rail Station
- Tram Line
- Tram Stop
- Selected Bus Routes
- National Cycle Route



The Wider Community.

When it's time for an informal get together or a bite to eat then a short walk takes you to Lochside Cafe, Westgate Farm - Dining & Carvery and Patina restaurant, bar and in-house bakery. Further eateries await at the Gyle Shopping Centre that is also home to a wide array of well-known brands and high street names.



The attractiveness of Edinburgh Park as a place is further enhanced by Parabola's new mixed use community, the first phase of which is currently complete and features a bakery, restaurant, padel tennis, multi-purpose pitches and an art trail.



Located across the road from Edinburgh Green, the completed development will feature new office buildings, 1,800 diverse and affordable homes, a new civic square lined with restaurants, bars and shops. Other attractions include a lido swimming pool, gym and a 200 seater venue that will host events and exhibitions. The aim is to create a 24/7 active, healthy and vibrant location where people can live, work and have fun.



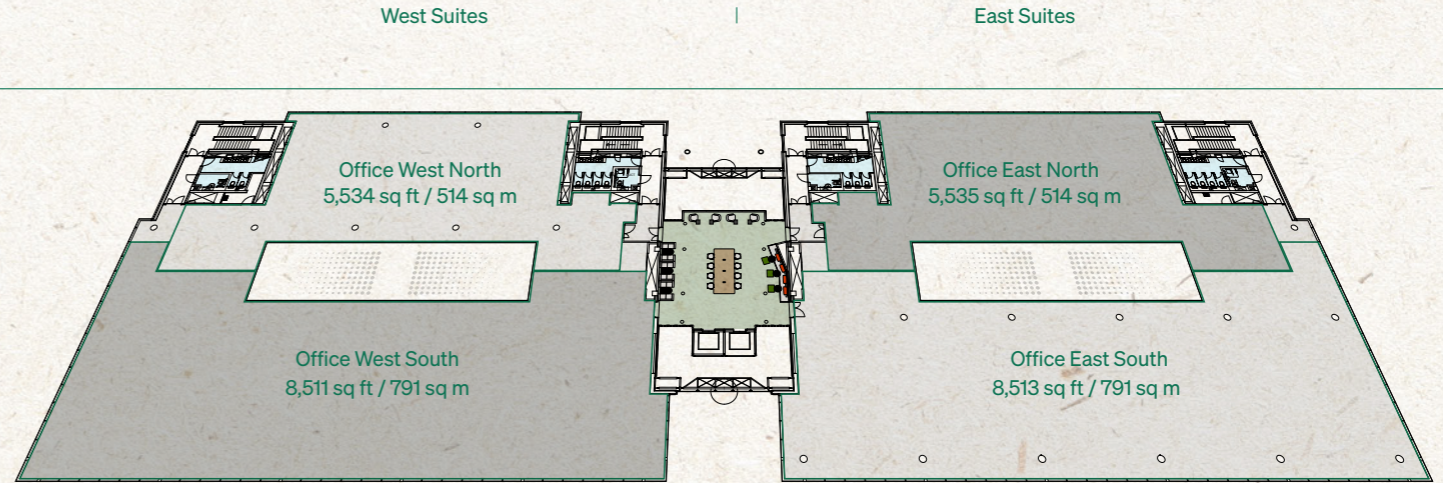


Accommodation

89,323 sq ft / 8,298.4 sq m

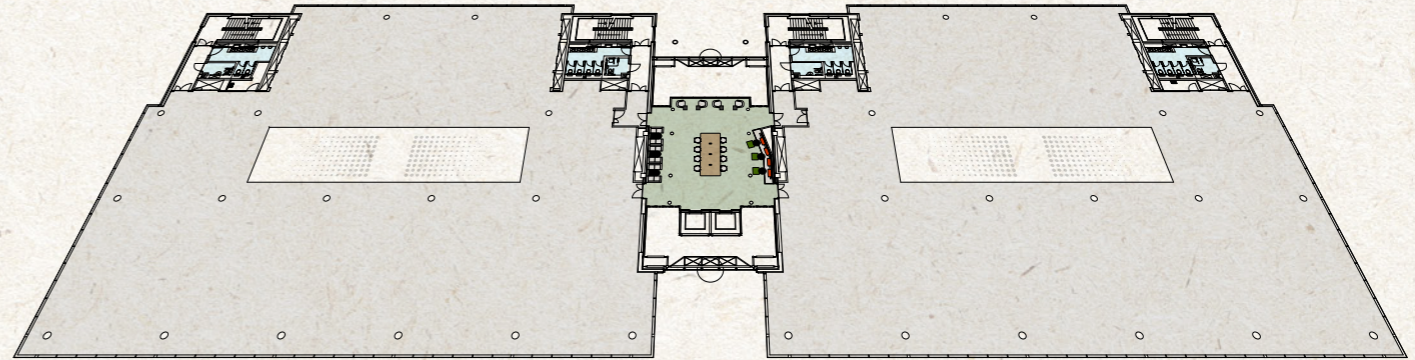
Second

| | SQ FT | SQ M |
|---------------------------|---------------|----------------|
| West Suite | 14,045 | 1,304.8 |
| East Suite | 14,048 | 1,305.1 |
| Agile Breakout Space | 1,302 | 121.0 |
| Second Floor Total | 29,395 | 2,730.9 |



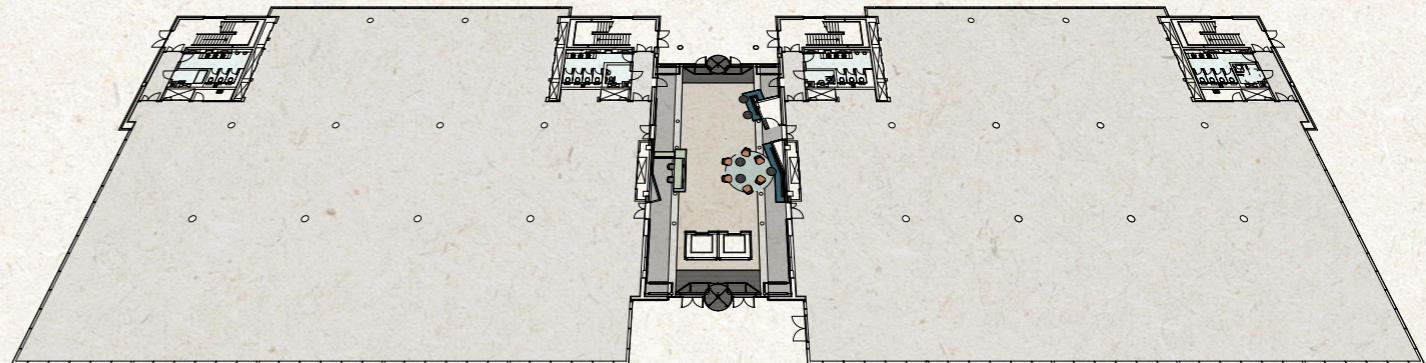
First

| | SQ FT | SQ M |
|--------------------------|---------------|----------------|
| West Suite | 14,045 | 1,304.8 |
| East Suite | 14,049 | 1,305.2 |
| Agile Breakout Space | 1,302 | 121.0 |
| First Floor Total | 29,396 | 2,731.0 |



Ground

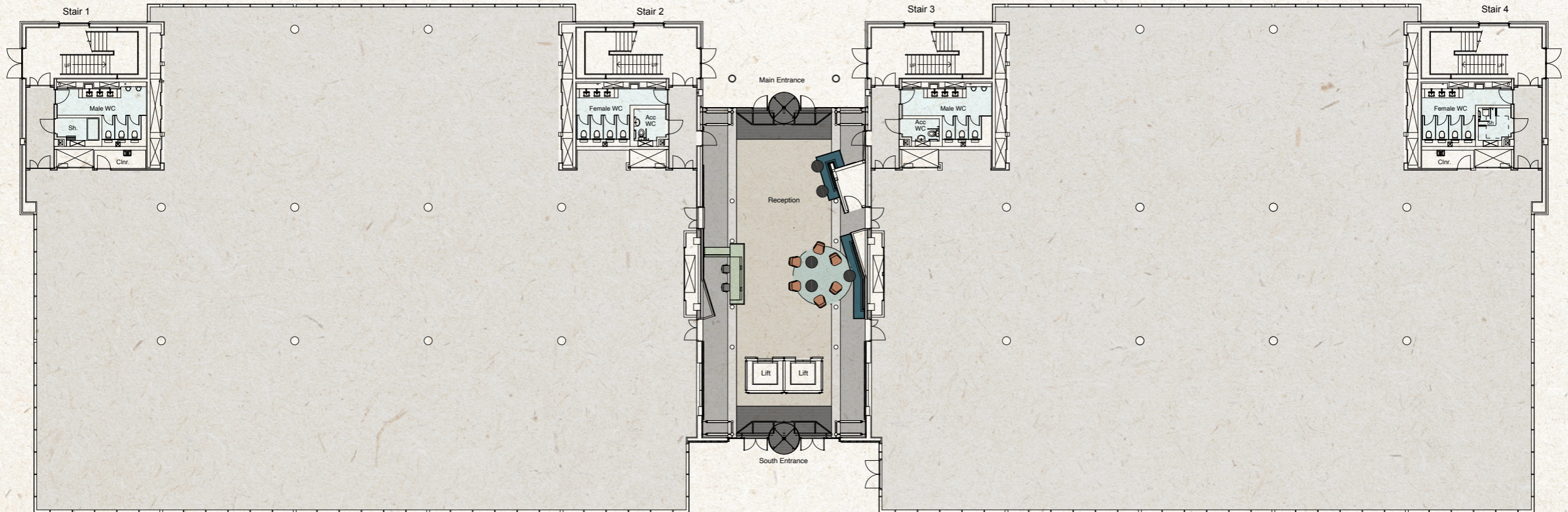
| | SQ FT | SQ M |
|---------------------------|---------------|----------------|
| West Suite | 14,094 | 1,309.4 |
| East Suite | 14,088 | 1,308.8 |
| Reception | 2,350 | 218.3 |
| Ground Floor Total | 30,532 | 2,836.5 |





Ground Floor

30,532 sq ft / 2,836.5 sq m



Ground West Suite

14,094 sq ft / 1,309.4 sq m

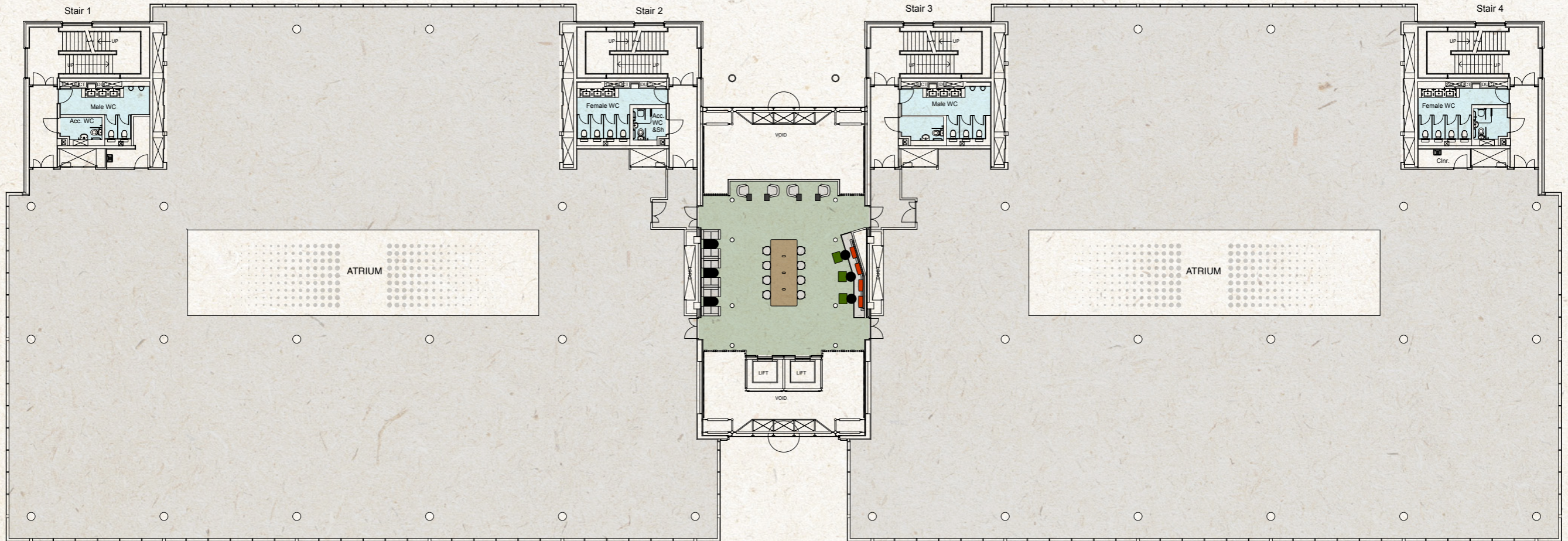
Ground East Suite

14,088 sq ft / 1,308.8 sq m



First Floor

29,396 sq ft / 2,731 sq m



First West Suite

14,045 sq ft / 1,304.8 sq m

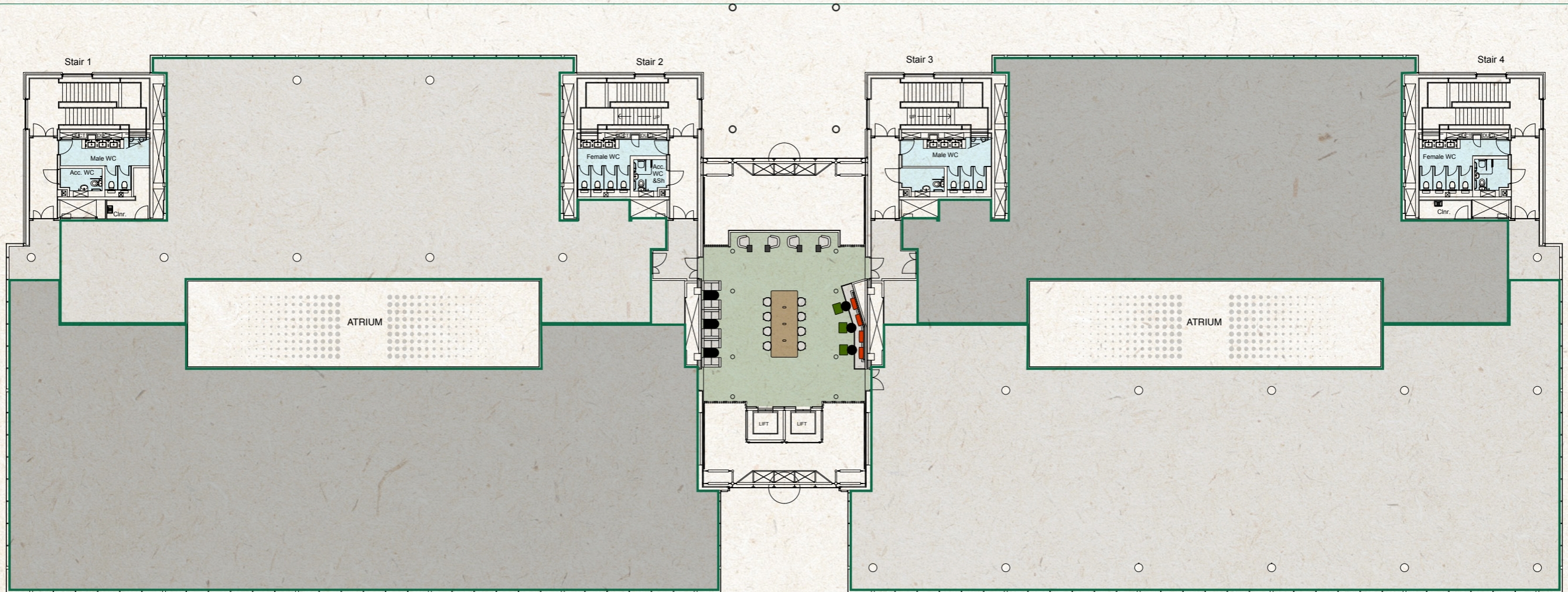
First East Suite

14,049 sq ft / 1,305.2 sq m



Second Floor

29,395 sq ft / 2,730.9 sq m



Second West Suite

14,045 sq ft / 1,304.8 sq m

Per Office Suite
Office West North
Office West South

5,534 sq ft / 514 sq m
8,511 sq ft / 791 sq m

Second East Suite

14,048 sq ft / 1,305.1 sq m

Per Office Suite
Office East North
Office East South

5,535 sq ft / 514 sq m
8,513 sq ft / 791 sq m



Future Green

**A new community comprising
802,216 sq ft of Grade A workspace set
in 4 acres of green space parkland.**

It's all about people in this natural place to work.

With wellness at its heart and just a 20 minute tram ride to the City Centre, our neighbourhood has everything you need to live, work and unwind. Our new buildings, alongside One Edinburgh Green, are highly sustainable workspaces, targeting net zero in operation.

Edinburgh Green's considerably-landscaped spaces flow between seven new buildings, with breathtaking views south to the Pentland Hills. Our vision? For you to find growth in nature and for your business to be able to connect with nature, directly from the ground floor or visually, from the outdoor terraces that feature in each building.





Edinburgh Green is naturally sustainable and well-being focused whether you work here or live in our wider community.



We believe in putting people first and embrace the United Nations Sustainability Development Goals for a fairer and better world for all. Our 360 degree vision spans growth, knowledge, and innovation, in a workspace to breathe and our buildings are designed to WELL Standard for people-first places.

Designed to be net zero carbon by 2030, Edinburgh Green will be hydrocarbon free, using electric infrastructure and Air Source Heat Pump (ASHP) technology, coupled with renewable energy (PVs on roofs) and the use of blue, biodiverse roofs and grey water systems.

The buildings are designed to make the most of natural daylight, with central atria flooding the floor plates with natural light and our façades incorporating natural ventilation and solar shading.

Our vibrant outdoor spaces will also welcome our wider community to enjoy, gather and socialise, with quiet corners for relaxation and meditation.

A mobility hub, where green routes connect pedestrians and cyclists to Edinburgh's active travel framework, will be enhanced by bike hire, bike charging points, City Car Club vehicles and collection lockers.

Edinburgh Green will be Europe's largest, 802,216 sq ft, sustainable neighbourhood, offering safe, concealed car parking as well as 800 electric vehicles charging points, naturally available to all of our Edinburgh Green community.



Mobility Hub

Bike hire, bike charging points, City Car Club vehicles and collection lockers



Sports & Leisure

Dedicated outdoor sports & leisure facilities



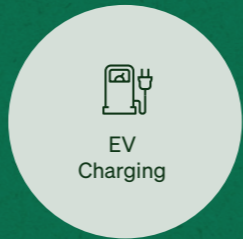
Pavilion

Social hub home to a café / events and meeting space, showers and changing facilities



Biodiversity

5 acres of greenspace parkland



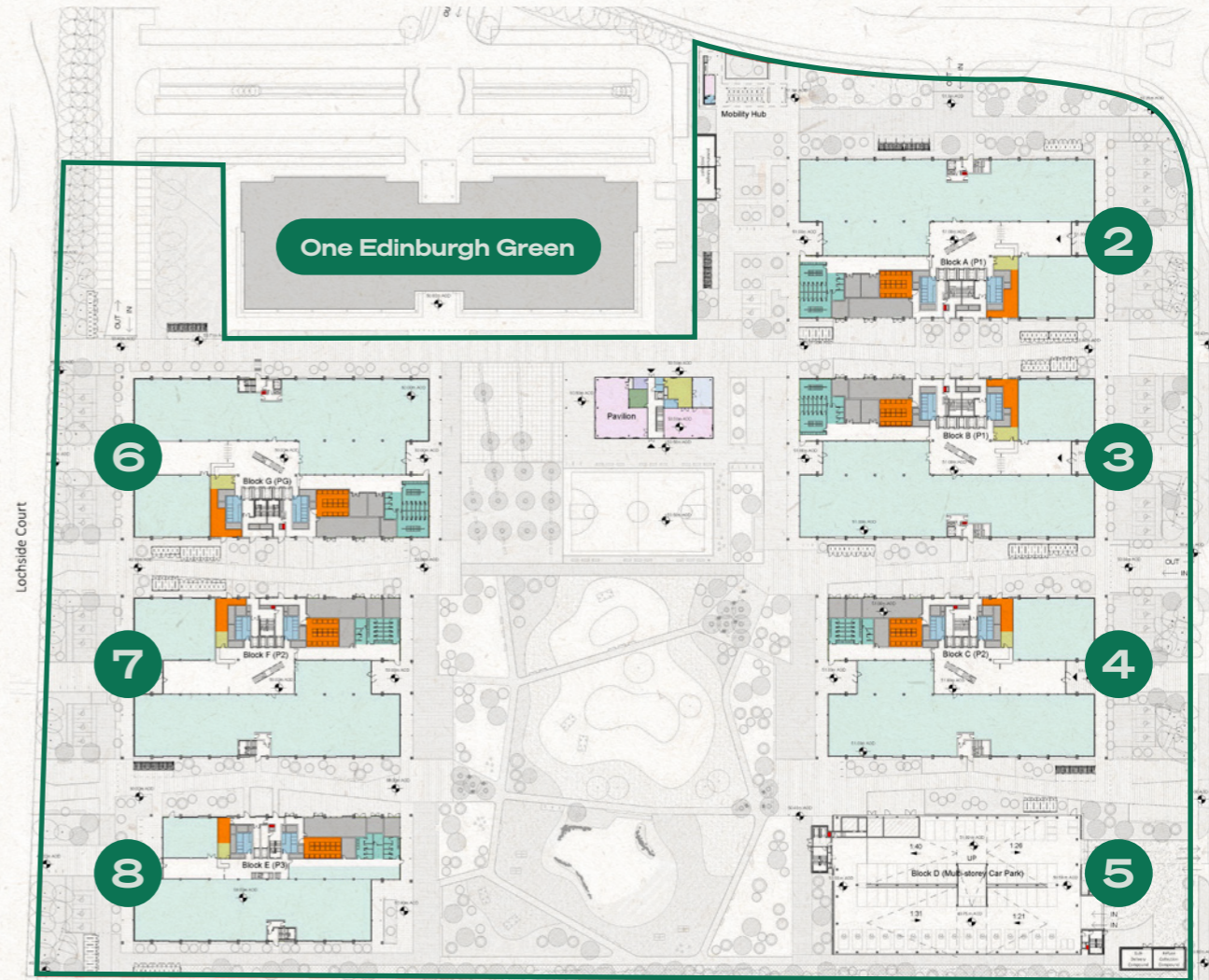
EV Charging

800 EV charging spaces

Masterplan

| Building | Storeys | Sq Ft |
|---------------------|---------|----------------|
| One Edinburgh Green | 3 | 89,323 |
| Two | 7 | 150,124 |
| Three | 7 | 150,124 |
| Four | 6 | 110,825 |
| Five | 7 | Car Park |
| Six | 6 | 134,097 |
| Seven | 6 | 110,825 |
| Eight | 4 | 56,489 |
| Total | | 802,216 |

- Lettable Office Space
- Reception
- Cycle Store and Changing
- WCs
- Circulation
- Plant and Services
- Dry Riser
- Boardroom
- Cafe / Event Space
- Lobby
- Office
- Kitchen
- Refuse and Collection Stores
- Takeaway Coffee Counter
- Waiting Room / Lockers





Shelborn Asset Management

Shelborn Asset Management is a dynamic award-winning real estate investment and management firm that is committed to creating the highest quality and sustainable office spaces in the UK market.

Edinburgh Green represents one of several such developments which includes Maxim Park in Eurocentral, Quorum Park in Newcastle and Florence Square in Leeds. Shelborn understands occupier requirements and produces schemes to reflect those needs and demands.

Our objective is to create spaces that occupiers enjoy working from and an environment where health and wellbeing are prioritised. We insist that all our new developments comply with the highest ESG, WELL and BREEAM standards and ensure that they are all zero carbon operational buildings.

We have extensive expertise in assisting large organisations in all sectors in space planning, relocations and office consolidations. HMRC, Aviva, NHS, Lumira DX, BDO are just some of the organisations we have worked with to create best in class workspace.



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