

**NEW  
CLARENDON**  
114-116 GEORGE STREET

**5 FLOORS PRE-LET | ONLY 2 FLOORS REMAINING**

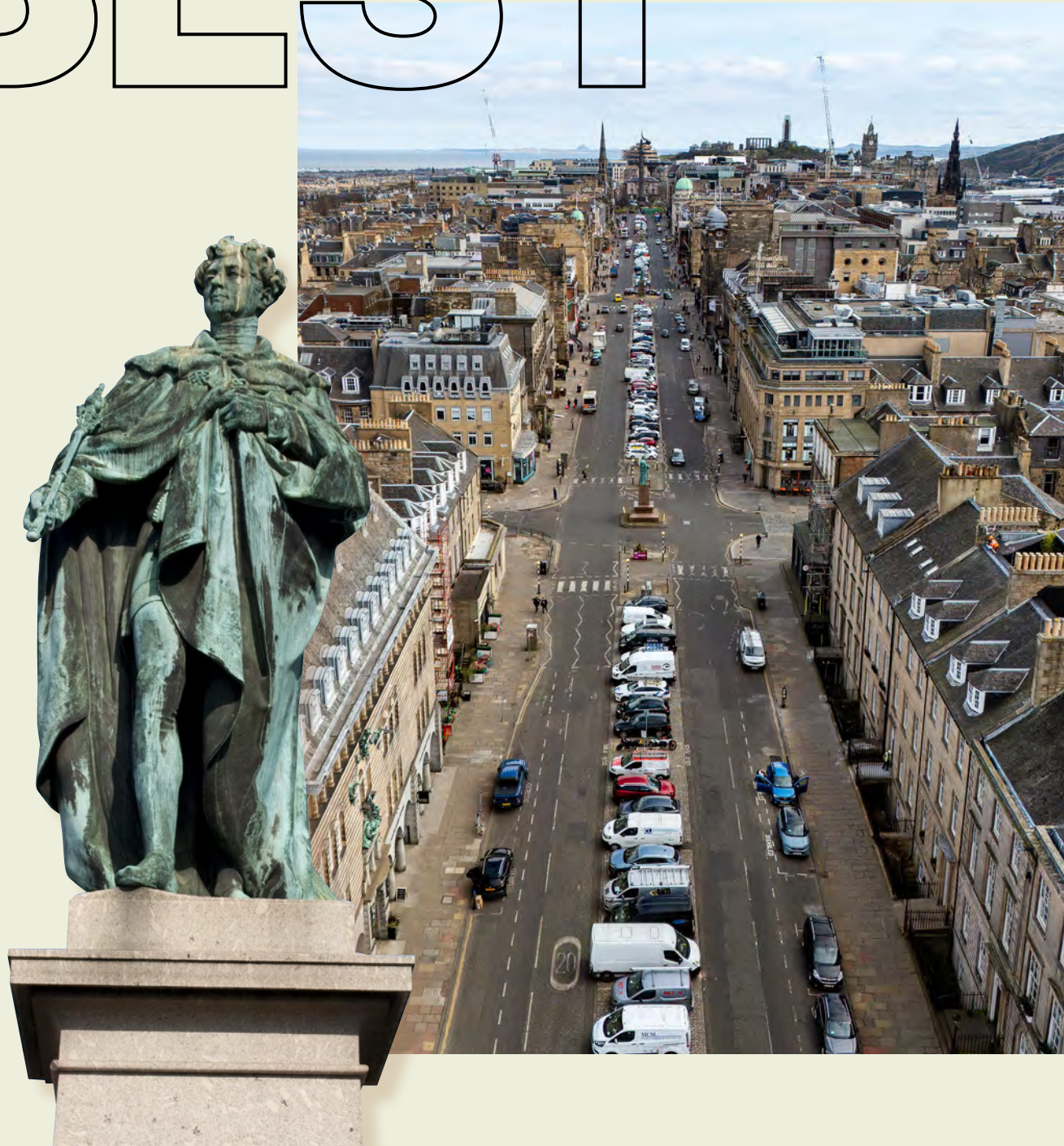


# EXPECT THE UNEXPECTED

**6,198 sq ft – 12,581 sq ft**

Contemporary office space on the second and third floors,  
situated on Edinburgh's prestigious George Street

# THE BEST



# OF BOTH WORLDS

**Welcome to New Clarendon.**

A stunning building offering contemporary interiors with only 6,198 - 12,581 sq ft remaining on Levels 2 and 3.

George Street is a prestigious address within Edinburgh which is a UNESCO World Heritage site.

# GEORGE STREET BUT NOT AS YOU KNOW IT

Behind its classic facade, New Clarendon has undergone a total transformation. The redevelopment has provided all the facilities the modern occupier expects, environmentally conscious in its delivery, beautifully finished and with occupier welfare and wellness at its heart. And all at one of Edinburgh's very best locations.



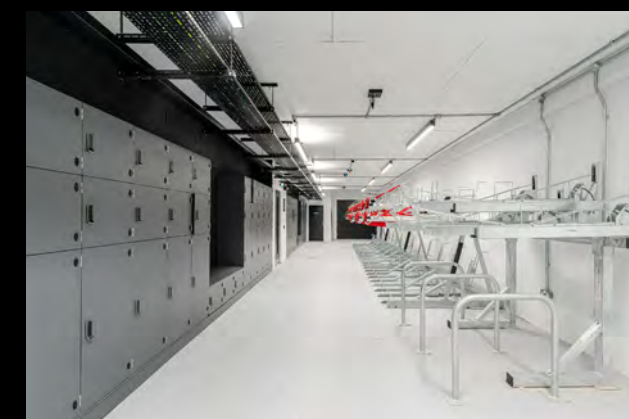
INDICATIVE FLOOR LAYOUT

# CREATING A MODERN CLASSIC



INDICATIVE FLOOR LAYOUT

# WORK HAS NEVER LOOKED SO GOOD





# EDINBURGH AWAITS

New Clarendon occupies a fantastic, central location and is easily accessible by bus, tram and train or under your own steam.

**Train**

Waverley Station is a 15-minute walk away with regular fast connections to Glasgow and beyond, and Haymarket station is just 17 minutes away. Journey times from Waverley:

Glasgow	50 mins
Newcastle	1hr 30 mins
Aberdeen	2hrs 15 mins
Manchester	3hrs 12 mins
London	4hrs 20 mins

On an average weekday, there are 21 trains from Edinburgh to London.

**Tram**

New Clarendon is a 5-minute walk from the Princes Street tram stop, with services every 7 - 10 minutes quickly and conveniently connecting the city centre with Edinburgh Airport in approximately 35 minutes.

**Bus**

Multiple bus routes run nearby connecting George Street with the wider Edinburgh area and beyond, including the airport. The Airport bus stop is a 3-minute walk away and Edinburgh's main bus station is 13-minutes away on North St Andrew Street.

**Air**

Edinburgh Airport is a short bus, tram, or taxi ride away. It is Scotland's busiest, and the UK's 6th busiest airport overall, and carries over 14.7m passengers a year.

A total of 37 airlines fly 221 routes to 158 destinations around the world.



**BETTER**  
**CONNECTED**

# WORK HARD PLAY HARDER

New Clarendon is situated on George Street, Edinburgh's premier shopping street, home to some of the UK's most iconic brands and independent boutiques. It is also close to many bars, restaurants and cafés including famous high street names as well as local favourites.

### Cafés, pubs and bars

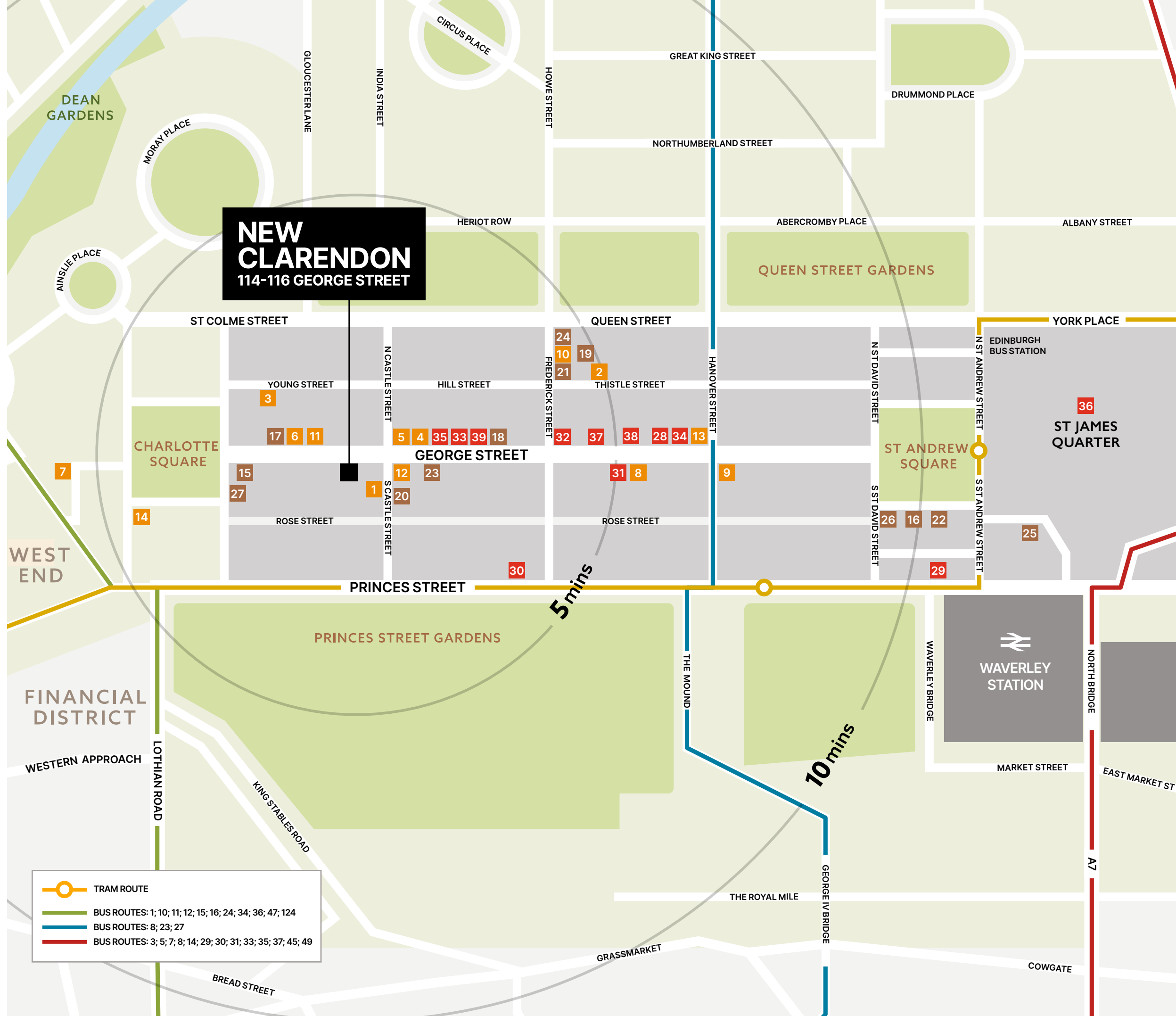
1. Badger and Co
2. Bon Vivant
3. Cambridge Bar
4. Contini
5. Copper Blossom
6. Eden Locke
7. Indigo Yard
8. Lowdown
9. Pret
10. Rabble
11. Tigerlily
12. Victor Hugo
13. Wellington Coffee
14. Whighams

### Retail

28. Anthropologie
29. Apple
30. Boots
31. Charles Tyrwitt
32. Fat Face
33. Jo Malone
34. Mint Velvet
35. Space NK
36. St James Quarter
37. Sweaty Betty
38. White Company
39. White Stuff

### Restaurants

15. Baba
16. Bread Street Kitchen
17. Browns
18. Café Andaluz
19. Café St Honoré
20. Chaophraya
21. Cote
22. Dishoom
23. Fazenda
24. Greenwoods
25. Tattu
26. The Ivy
27. Aizle



# QUALITY AS STANDARD

Now complete, the redevelopment has delivered the very highest specification for a modern office with enhanced sustainability credentials:

**BREEAM**<sup>®</sup>

BREEAM 'Excellent'



EPC 'A' Rated



**NABERS**  
UNITED KINGDOM

Targeting Nabers 5\*



Wired Score rating – Platinum



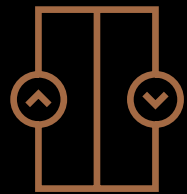
Active Score – Platinum

# BETTER BY DESIGN NATURALLY

## Key specification highlights



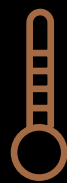
Redesign of interiors to create one design language throughout



2x new lifts



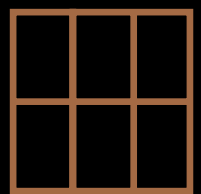
New low energy LED lighting with a lighting management system



Electric VRF heating and cooling system



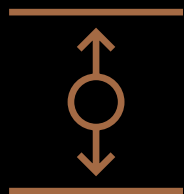
Outstanding cycle facilities and welfare amenities



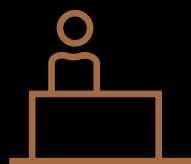
New openable windows throughout to bring in more light



6 toilets exclusive to each occupier on every floor with an accessible WC



Raised access floors and exposed ceilings



Upgrading main entrance, reception and all common areas with high quality finishes



inifi infrastructure, providing tenants with quick and easy access to dual internet connectivity

## ESG Aspirations

The redevelopment supports wellbeing and has achieved high sustainability standards with zero carbon emissions and electricity supplied entirely by renewable sources.

- new openable windows throughout to improve daylight and natural ventilation
- biophilic environment: new hard and soft landscaping with planters on terraces
- all electric services strategy to support Edinburgh's carbon neutral goals
- energy efficient VRV heat pumps installed at roof floor for each tenant floor



# WE'RE WHEELY FRIENDLY



## Welfare and wellness amenities

The replacement of the lower ground floor car parking spaces with high quality welfare facilities is a central feature of the redevelopment which will deliver:

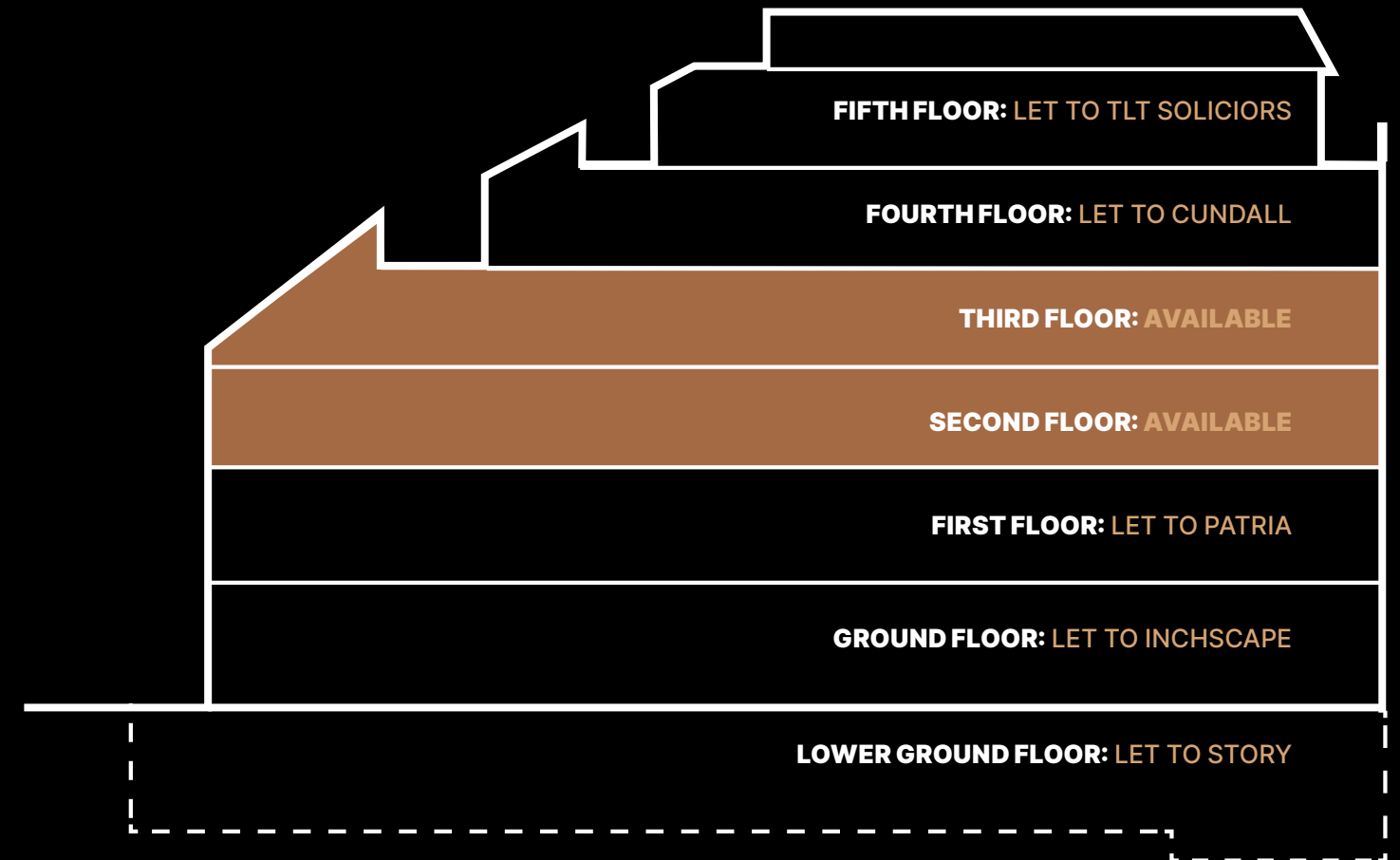
- 10 showers (males, female and accessible)
- 'ride in' cycle store with 76 cycle racks
- 8 Brompton bikes bookable via reception
- 8 e-bike charging points
- 104 storage lockers
- Drying room with 32 lockers
- Meeting/games room with dedicated tea prep facilities

In addition, the rear cycle access from the lane will provide a safer arrival point for cyclists.

# ROOMS WITH A VIEW



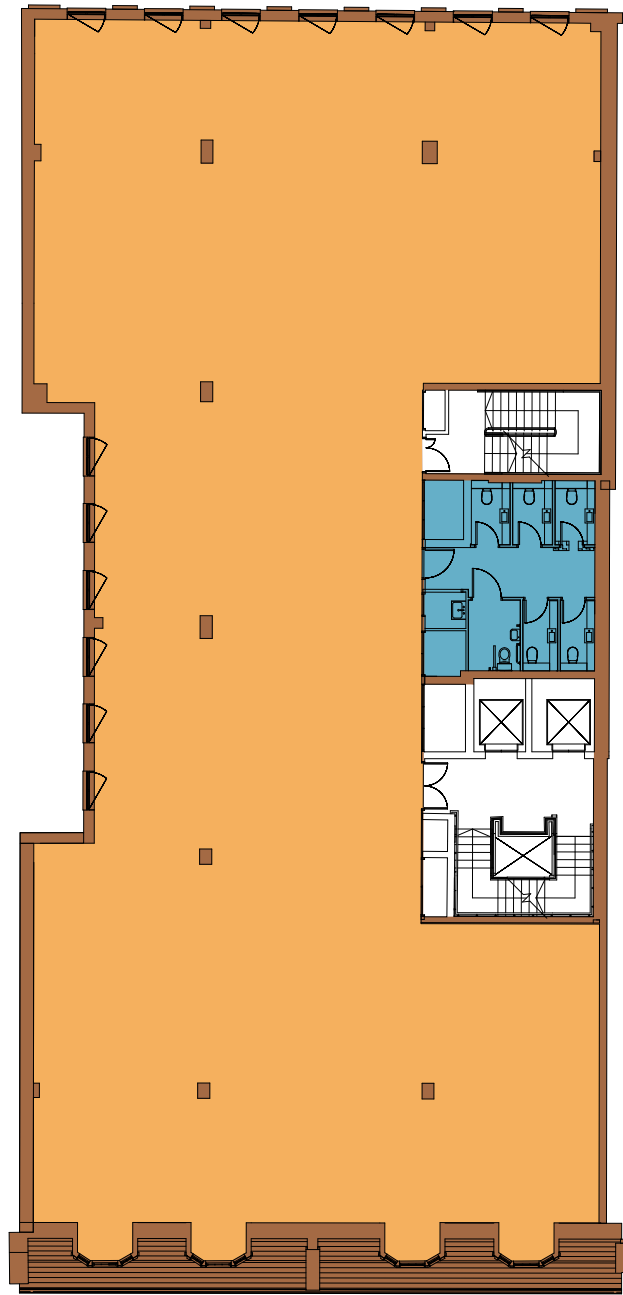
**6,198 - 12,581 SQ FT AVAILABLE ON THE SECOND AND THIRD FLOORS**



FLOOR	NIA OFFICE SUITES. (SQ FT)	EXTERNAL TERRACE (SQ FT)
THIRD FLOOR	6,198	0
SECOND FLOOR	6,383	233
<b>TOTAL</b>	<b>12,581</b>	<b>233</b>

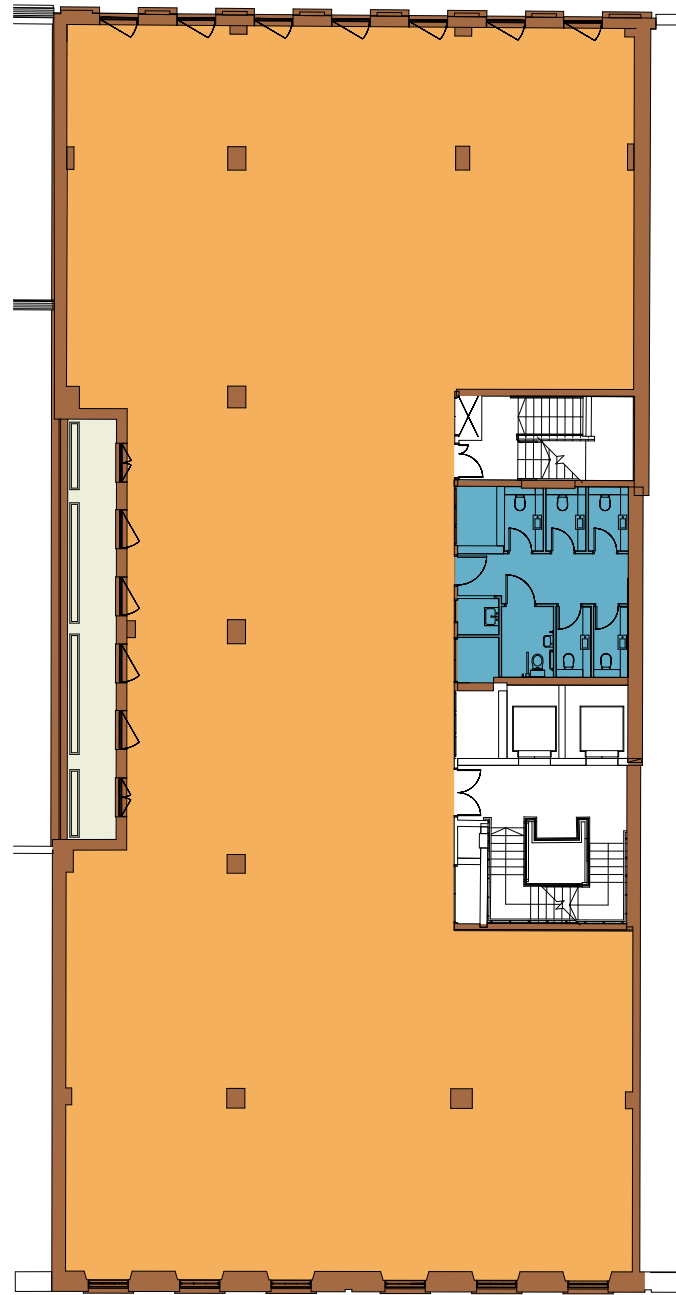
### THIRD FLOOR

6,198 sq ft



### SECOND FLOOR

6,383 sq ft



### LOWER GROUND FLOOR AMENITY

- Bike Storage & Lockers
- WC/Shower Facilities
- Drying Room
- Bookable Meeting Room
- Common Parts
- Plant



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To find out more about this exciting opportunity,  
please contact the joint agents below:



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Investments

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