

GRADE A  
OFFICES  
TO LET

9,000 SQ.FT to 41,000 SQ.FT

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one

WATERFRONT AVENUE

MARINE DRIVE | GRANTON | EDINBURGH | EH5 1SG

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Let's go!  
The motivation for tomorrow

TO LET  
GRADE A  
1000 sq ft  
1000 sq ft  
1000 sq ft

WATERLOO AVENUE  
WATERLOO AVENUE





# VIBRANT AND HISTORIC

## EDINBURGH

Edinburgh is one of the fastest growing cities in the UK and enjoys the strongest city economy outside London. Its population is one of the best educated and most highly skilled workforces, and it has one of the highest student populations of any UK city at more than 80,000. More than 70% of the city's population of 500,000 is of working age and as such, Edinburgh provides an unparalleled pool of resource from which to recruit staff. As Scotland's capital, it is the seat of the Scottish Parliament at Holyrood and is home of the Scottish legal system.



More than 70% of the city's population of 500,000 is of working age.

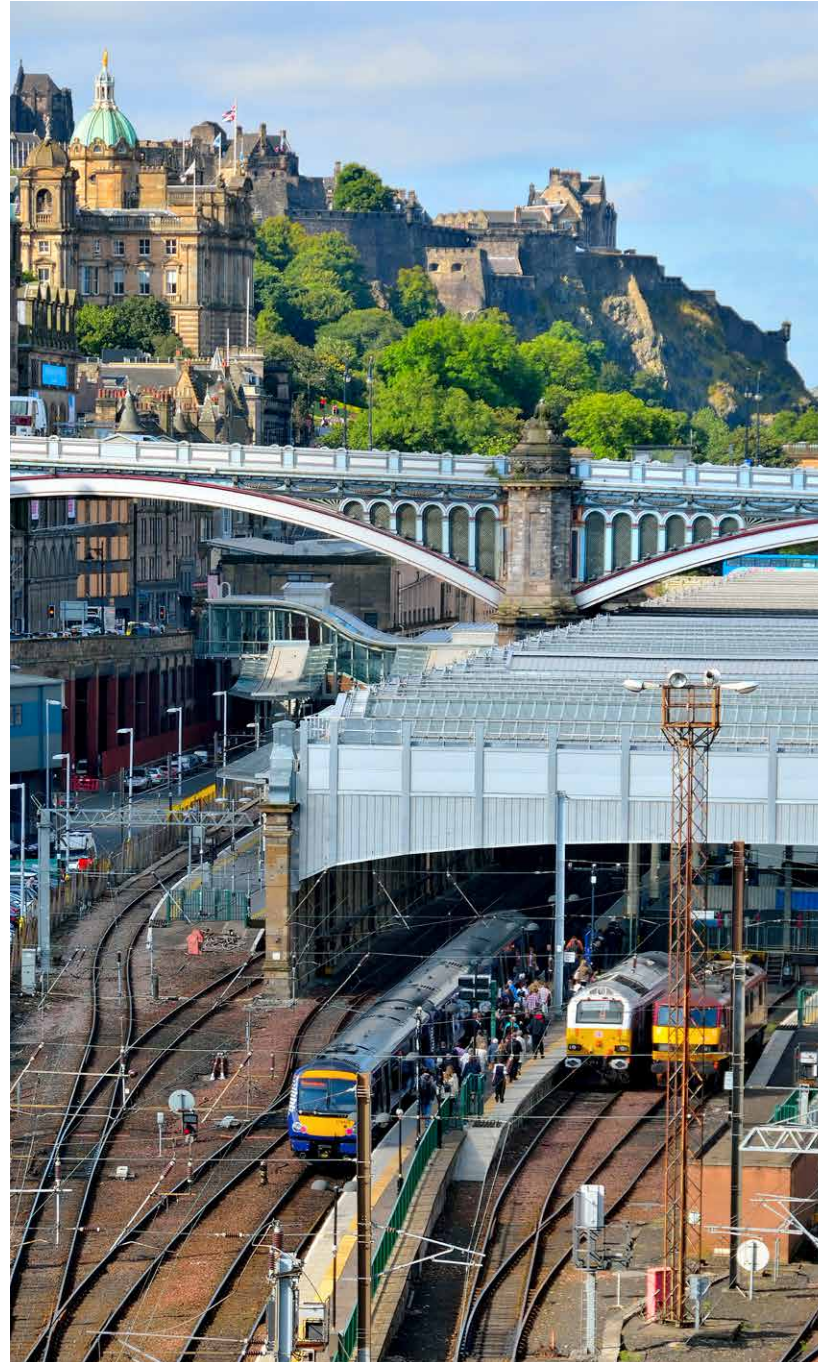


One of the highest student populations of any UK city at more than 80,000.



The city also offers an unrivalled standard of living and was named second for quality of life in a global Deutsche Bank survey. Known as the world's Festival City, residents enjoy an array of music, creative and performing arts events throughout the year. There are myriad restaurants and food and drink festivals to choose from, and plenty of sporting and outdoor activities to keep the city's dynamic population actively engaged. Simply put, there is nowhere better to live, work and do business in the UK.





## COMMUNICATIONS



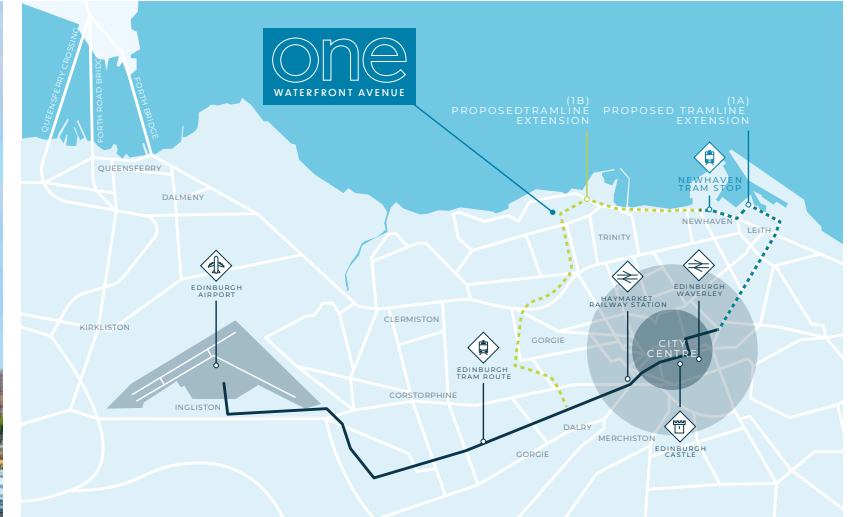
Edinburgh has excellent road communications with direct access to the national motorway network. The city is served by the M8 from the west (Glasgow and Livingston), the M90/A9 from the north (Aberdeen and Inverness) and the A1 and A7 from the south/south east (the Borders, East Lothian and Newcastle).



1 Waterfront Avenue is situated next to West Granton bus terminus and can be easily accessed via public transport. Lothian 24, 38, 47, 113, X37 and X47 all stop outside the building while Lothian 8, 14, 16, X29, N16 and Skylink 200 all stop on West Granton Road which is only a 6 minute walk from the building.



The existing tram currently runs from Edinburgh Airport to York Place. The next phase extending the tram line to connect Leith and Newhaven is underway. Future plans to extend the line from Newhaven, through Granton Waterfront to Haymarket are planned and approved with the extension in place for 2030.



Edinburgh Airport is located 8 miles west of the city centre and is easily accessed via the motorway network or directly from the city centre by bus or tram. The airport is Scotland's busiest airport and it is the sixth largest international airport in the UK.



Edinburgh also benefits from exceptional railway services and facilities following recent multi-million-pound refurbishments, line extensions and upgrades. The stations provide direct train services to and from London on the east coast rail network and are easily reached from other main English towns and cities, as well as providing Scottish services to all major centres.





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# CAPITAL COASTLINE

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Edinburgh Waterfront, is a length of coastline running from Granton Harbour to the Leith Docks which is undergoing significant regeneration.

This award winning Foster& Partners designed, Grade A office is situated 3.3 miles north of Edinburgh city centre, at the shore of the Firth of Forth and enjoys a highly prominent park location with superb views north over the Firth of Forth towards Fife and south over Edinburgh's skyline.



# ALL ALONG THE WATERFRONT

Edinburgh Waterfront offers a superb setting for business and living, benefitting from a wide range of facilities - there is a Morrison supermarket and Pure Gym within a 2 minute walk.

A variety of local shops can be found in Granton. Nearby Newhaven has a variety of bars and restaurants, there is also an ASDA supermarket, David Lloyd centre and Ocean terminal shopping / leisure centre with Cinema, café's bars and restaurants.

1. Council Ownership
2. Morrisons
3. Morrisons Petrol Station
4. Pure Gym
5. Edinburgh College
6. National Museums of Scotland
7. National Galleries of Scotland
8. Places for People
9. Link Group
10. Port of Leith Housing Association
11. Edinburgh Marina
12. David Lloyd
13. Ocean Terminal











# AWARD WINNING DESIGN

The property provides flexible, open plan office accommodation arranged around an impressive full height atrium.

The building set a new standard for office accommodation and has received several design awards including the Scottish Design Award for Commercial Interior and the British Council for Offices National and Regional Awards for Commercial Workplace.







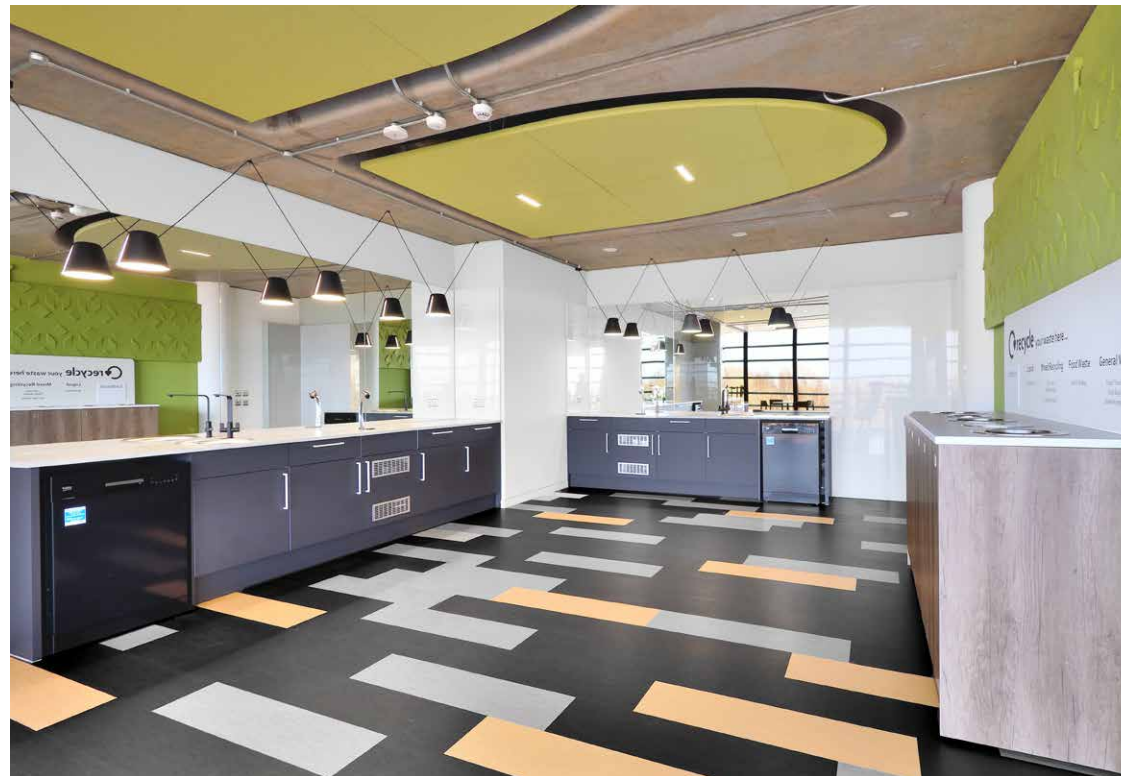
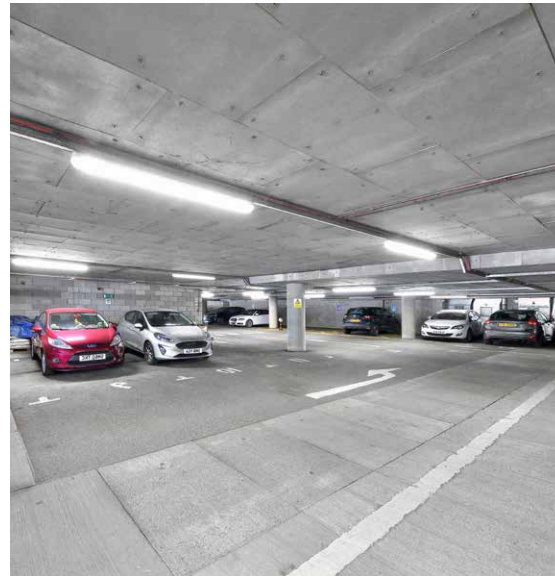


Each elevation of the building is fully glazed, with the 2nd and 3rd floors providing spectacular views across the Firth of Forth. A silver anodised "Brise-soleil" surrounds the building, delivering a striking external appearance, and combined with high performance glazing helps achieve an ideal balance between natural light penetration and solar protection.

High quality glazed and sound insulated separation works within the atrium have been completed, providing secure, bright and open plan office space. Each floorplate can be split into two suites which are fully fitted, to include furniture, cabling and meeting facilities.

The building exploits the natural slope of the land it sits on, creating a concealed external car park, which together with a secure undercroft car park provides 198 spaces (1:475 sq ft) and provision for bicycle and motorcycle storage.

## SETTING HIGHER STANDARDS



## SPECIFICATION

Internally, the building benefits from the following features:

BREEAM 'Excellent' certification. 3 x KONE 17-person passenger lifts

Full height atrium with open balconies at each floor and staggered walkways

Fully accessible raised access floors with minimum clear void of 350mm

Large, open plan, u-shaped floorplates

Finished floor to ceiling height of 2.8m.

Highly efficient cooling system via a combination of displacement ventilation with passive chilled beams.

High occupational density of 1 person per 6 sq m.

Exposed mass concrete coffered soffit with ceiling rafts carrying chilled beams and LG3 compliant lighting.

Lifts serving all floors and 1 x 17 person goods lift

Male, female and disabled toilets on each floor.

High quality catering and wellbeing facilities on ground floor. Shower facilities on ground floor.

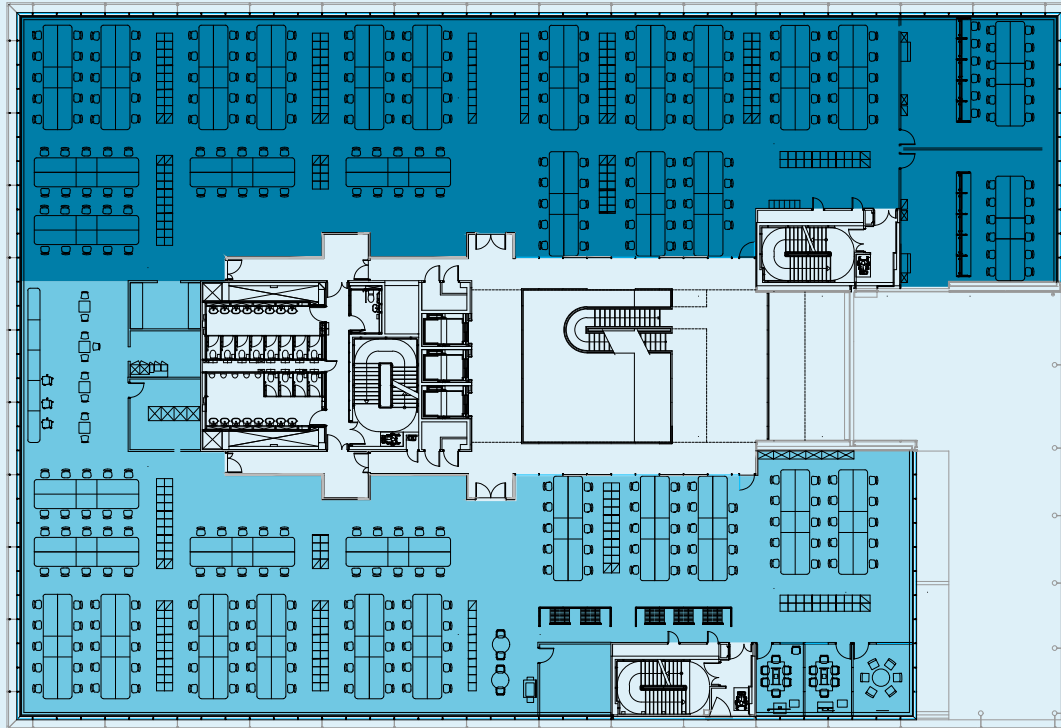
250 cycle racks

Electric charging points in car park.

Full café operation.

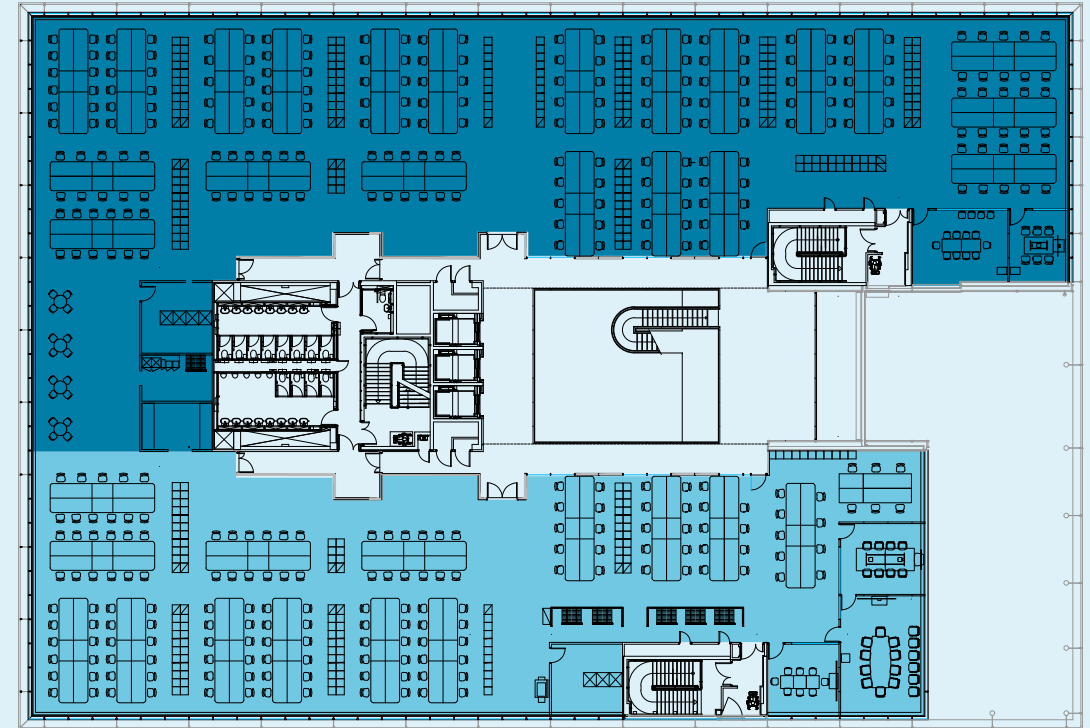
Car parking within the secure car park is available at a ratio of 1:475 sqft.





## SECOND FLOOR OFFICE

2ND FLOOR EAST: 10,343 SQ.FT (961 SQ.M)  
 2ND FLOOR WEST: 10,007 SQ.FT (930 SQ.M)  
 TOTAL: 20,350 SQ.FT (1,891 SQ.M)



## THIRD FLOOR OFFICE

3RD FLOOR EAST: 11,599 SQ.FT (1,078 SQ.M)  
 3RD FLOOR WEST: 8,718 SQ.FT (810 SQ.M)  
 TOTAL: 20,317 SQ.FT (1,888 SQ.M)







## TERMS

The property is let in its entirety to GB Gas Holdings Ltd, with a guarantee from Centrica Plc, who have been in occupation since 2003. The property is let on a Full Repairing and Insuring lease expiring 14 February 2035. There is a tenant only break option on 14 February 2030 subject to 6 months' notice. The current passing rent is £1,658,268 per annum which reflects £17.70 per sq ft (assuming the reception is taken at half-rate). There are 5 yearly rent reviews linked to CPI with a 1% and 4% per annum compound collar and cap. The next review is due on 15 February 2024. The available property can be sub-let in part or whole from suites of 11,000 sqft approximately - i.e half a floor - to 46,000 sqft.

## RATEABLE VALUE

The property has a Rateable Value of £1,035,000. The agreed area for the whole property is 93,226 sqft plus reception of 898 sqft.

The total property available to sub-let comprises 50% of the whole property and has an approximate Rateable Value of £530,000, with business rates payable of £271,000 approximately - i.e £5.85 per sqft.

Any incoming sub-tenant will be responsible for the payment of all local authority rates pertaining to their occupation and it is their responsibility to liaise with the Assessors regarding the business rates payable.

## LEGAL COSTS

Each party will be responsible for their own legal costs. The in-going sub-tenant will be responsible for the payment of any registrations dues and any LBTT payable.

Should any Landlord's costs be incurred with regard to the granting of consent, these will be shared equally between the Tenant and the Sub-Tenant.

## VIEWING

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Produced by Designworks

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