

THE CAPITOL

**MULTI AWARD WINNING JV WITH M&G
REAL ESTATE – PURCHASE, SPECULATIVE
REDEVELOPMENT, INVESTMENT,
LETTING AND SALE**

The Capitol redevelopment integrates the timeless beauty of a 1930s cinema with the quality and performance of twenty-first century office accommodation. Passing through the art deco doors into the stylish entrance hall, visitors are greeted with bespoke lighting and cool, calm granite and marble.

Extending from the art deco inspired front of house, the development continues into the modern office space which benefits from floor to ceiling windows and breathtaking views over both the city and the North Sea.

The top floor of the property was pre-let prior to practical completion to PWC who relocated from traditional and inefficient space. Dentons leased 5,000 sq ft on the 4th floor for their new office proving how flexible and efficient the space can be when sub-divided. Chrysaor, the largest independent oil and gas operator in the North Sea, have leased 48,000 sq ft for their new UK headquarters. A single floor now remains in the property.

Tenants:

PWC / Dentons / Chrysaor

Value: £35m | **Contract:** 78 weeks | **Size:** 74,000 ft²

WINNER: **BCO** **SCOTTISH PROPERTY AWARDS** **OAS Development AWARDS** HIGHLY COMMENDED: **2016 RICS Awards**





NO. 2 CASTLE TERRACE

PROPERTY ACQUISITION, INVESTMENT, SPECULATIVE REFURBISHMENT AND LETTING

The property lies between Edinburgh's Exchange District and the Golden Rectangle.

It is both a focal point for the city's financial and professional services sectors and within close proximity to the outstanding amenities of Princes Street and George Street.

The property underwent a major refurbishment including remodelling of the entrance and reception, new M and E throughout, new toilets and a dedicated cycle store with associated shower and locker facilities.

The first floor was let to Knight Frank before the refurbishment began, Michael Page have since leased the 2nd floor and, with Wipro taking the 3rd and 4th, the building is now fully occupied.

Tenants:

Knight Frank / Michael Page / Wipro Digital / Wagamama

Value: £8m | **Contract:** 16 weeks | **Size:** 10,986 ft²

110 GEORGE STREET

PROPERTY ACQUISITION, REFURBISHMENT LETTING AND INVESTMENT

Now fully let, 110 George Street comprises of five floors of exceptional office accommodation within a classic Grade B listed Georgian town-house.

Situated within a prime City Centre location, on the south side of George Street between Castle Street and South Charlotte Street, the development resides within Edinburgh's Golden Rectangle area and benefits from proximity to excellent retail and transport amenities.

Tenants:

Sinnalba / Smart Energy / City Partnership / Knight Property Group

Value: £3m | **Contract:** 8 weeks | **Size:** 7,231 ft²





13 QUEEN'S ROAD

PROPERTY ACQUISITION, SPECULATIVE DEVELOPMENT, LETTING AND INVESTMENT

Queens House provides Pinsent Masons with the benefit of traditional splendour blended with a modern open plan working environment. The original villa provides a combination of offices and meeting rooms of various sizes, accessed on the upper floors by a grand staircase.

To the rear and accessed via a glazed link, Queens House benefits from three floors of modern open plan accommodation, providing Grade A office accommodation throughout. A feature spiral staircase provides access to the top floor office accommodation which has been completed to the highest decorative standards.

Tenant:

Pinsent Masons LLP

Value: £8m | **Contract:** 32 weeks | **Size:** 16,113 ft²

3–11 MELVILLE STREET

PROPERTY ACQUISITION, PART LETTING AND INVESTMENT

This was a strategic investment purchase of a prime block of Victorian properties in Edinburgh which had just undergone an extensive refurbishment. Multi-let to several different tenants this acquisition was made to geographically spread the portfolio.

Tenants:

Johnston Carmichael / Eversheds

Value: £6m | **Contract:** N/A | **Size:** 30,000 ft²





PROSPECT PARK

**LAND ACQUISITION, PRE-LET
DEVELOPMENT AND SALE**

Developed on a pre-let basis, the HQ facility for Bibby Offshore Limited occupies the highly visible corner plot of Prospect Park which is 2.53 acres in total.

Sitting over 4 floors, the facility has been developed to a high specification. The lower 3 floors incorporate open plan office space while the top floor, set back from the parapet, houses the gymnasium and catering facilities.

The development included an extensive fit out for Bibby which was incorporated into the base developer programme of works.

Tenant: Bibby Offshore Ltd

Value: £14m | **Contract:** 40 weeks | **Size:** 54,000 ft²

PROSPECT PARK

LAND ACQUISITION, SPECULATIVE DEVELOPMENT, LETTING, INVESTMENT AND SALE

Units 3 & 4 at Prospect Park are 3 storey speculative office developments built with flexibility in mind and are now home to Teekay Petrojarl and Proserv respectively.

All areas are open plan with raised access floors and VRV air conditioning, a revolving entrance door and double height feature entrance/reception with maximum car parking provided.

Unit 2, developed on a site extending to 1.20 acres, is a state of the art facility spread over 4 floors and has been fitted out by BlueSky to accommodate a new business centre serving the West of Aberdeen.

Containing break out areas, a revolving door, open plan column free space, VRV air conditioning and feature double height entrance/reception space the facility was developed on a pre-let basis while maintaining institutional values and specification.

Tenants:

Proserv / Teekay Petrojarl / Bluesky Business Space

Value: £22m | **Contract:** 96 weeks | **Size:** 64,447 ft²





CITY VIEW

LAND ACQUISITION, SPECULATIVE DEVELOPMENT, LETTING AND SALE

Amec Foster Wheeler acquired 3 pavilions within City View to accommodate an increased level of work due to contract wins.

Constructed to a high standard, emphasis has been placed on contemporary design, a high specification and an excellent allocation of car parking to ensure an attractive working environment in line with modern expectations.

Tenant: Wood

Value: £21m | **Contract:** 84 weeks | **Size:** 101,000 ft²

QUEENSFERRY ST: FOUNDRY 39

ACQUISITION AND INVESTMENT

Formerly the well known Italian eatery Bar Roma, the property changed hands and was leased to current tenant Marston Estates Limited who run the present operation. The property resides in the West End of Edinburgh close to similar bars and restaurants and was purchased for its long income profile.

Tenant: Marston Estates

Value: £3m | **Contract:** N/A | **Size:** 3,000 ft²





WESTPOINT BUSINESS PARK

LAND ACQUISITION, SPECULATIVE DEVELOPMENT, LETTING AND SALE

Taqa Bratani leased 3 Grade A office style pavilions over a 2 year period comprising of 44,000 ft², 18,500 ft² and 15,000 ft² respectively.

The properties were all developed on a speculative basis and feature open plan floorplates, raised access flooring, air conditioning and feature entrances.

TAQA House sits on the prominent corner plot at the park entrance and these properties have become the UK headquarters as TAQA expands its operations in the North sea.

Tenant: Taqa Bratani

Value: £20m | **Contract:** 72 weeks | **Size:** 77,500 ft²

WESTPOINT BUSINESS PARK

LAND ACQUISITION, PRE-LET DEVELOPMENT, INVESTMENT AND SALE

Occupying the final site at Westpoint Business Park, Pavilion 7 was developed over 3 floors for Kongsberg and incorporates ground floor lab and technical space with the upper floors forming office and training facilities.

Open plan, column free space with raised access floors and high performance cladding, the project included an extensive fit-out which incorporated underground water tanks for testing and commissioning equipment.

Tenant: Kongsberg Maritime

Value: £7m | **Contract:** 34 weeks | **Size:** 25,950 ft²





KINGSHILL COMMERCIAL PARK UNIT 1-4

SITE ACQUISITION, DEVELOPMENT AND INVESTMENT

Knight Property Group have developed an exciting new commercial business park in Westhill, which is recognised as a world centre of excellence for underwater engineering.

The development comprises a number of new build industrial properties each containing office, warehouse/ workshop, secure concrete yards and private parking. Each property has been designed to a high specification and will afford ingoing occupiers an excellent working environment.

Kingshill Commercial Park gained significant interest with the signing of four long term leases on unit 1 to Tendek, unit 2 to Texo Group, unit 3 to AIS and unit 4 to Dentec.

Tenants:

AIS / Dentec / Tendeka / Texo Group

Value: £30m | **Contract:** 5 Phases | **Size:** 280,000 ft²

KIRKHILL COMMERCIAL PARK

LAND ACQUISITION, PRE-LET DEVELOPMENT INVESTMENT AND SALE

The European HQ for Bristow Helicopters occupies the prime 1.81 acre site at Kirkhill Commercial Park. This pre-let consisted of a 3 storey open plan office and training facility with a single clear span simulator structure with 12m eaves to accommodate 4 helicopter training simulators.

The Grade A office spec incorporates column free floor plates, VRV air conditioning and a feature curtain walled entrance while the simulator building has a full length viewing gallery.

Tenant: Bristow

Value: £7m | **Contract:** 36weeks

Size: Office 20,675 ft² / Warehouse 11,571 ft²





KIRKHILL COMMERCIAL PARK

LAND ACQUISITION, PRE-LET DEVELOPMENT AND INVESTMENT

Located on site 2 this state of the art offshore training facility features classroom space for training, internal rope access, skills area and 2 pools for the simulation of offshore survival rescue.

The specification evolved from institutional standard for the offices and industrial facility to incorporate the many bespoke fitting out works required to operate such a facility and was implemented during the developer's base build works.

Tenant: Survivex

Value: £15m | **Contract:** 40 weeks | **Size:** 90,640 ft²

DENMORE PLACE

LAND ACQUISITION, DEVELOPMENT, LETTING, REFURBISHMENT AND RE-LETTING

Upon the property becoming vacant a comprehensive strip out and refurbishment of the premises was undertaken. The offices were returned to the open plan layout they originally had and the workshop was stripped of the mezzanine floor and additional offices that existed. The warehouse had a new polymer floor laid over existing flooring.

The property was subsequently re-let to Fugro on a 10 year lease.

Tenant: Fugro

Value: £2m | **Contract:** 12 weeks | **Size:** 16,317 ft²





KINGSHILL PARK PHASE 1 + 1A

SITE ACQUISITION, SPECULATIVE DEVELOPMENT, LETTING AND INVESTMENT

Phase 1 of Kingshill Park consisted of the design and build of pavilions 1-4. The development is situated near the Aberdeen Western Peripheral Route, which will allow tenants an easy commute to both the North and the South.

Each property are of a high specification with column free space internally, VRV air conditioning and a high performance external envelope with ample car parking.

Tenants:

Cala / Swagelok / Awilco / DAI / Acumen Financial

Value: £11m | **Contract:** 30 weeks | **Size:** 36,100 ft²

WESTPOINT BUSINESS PARK

**SITE ACQUISITION, SPECULATIVE
DEVELOPMENT, LETTING AND SALE**

Pavilion 3 at Westpoint Business Park was let to AMEC Foster Wheeler following vacation by the previous tenant. The premises extends over 3 floors and provides open plan offices with raised access floors, feature entrance receptions and ample car parking.

Tenant: Wood

Value: £4m | **Contract:** 24 weeks | **Size:** 12,572 ft²





KIRKHILL COMMERCIAL PARK

SITE ACQUISITION, SPECULATIVE DEVELOPMENT, LETTING AND SALE

Situated on site 3, this industrial facility was developed on a speculative basis and consists of 2 storey open plan offices, a workshop and 2 concrete yards.

Built with high performance cladding and featuring a fully glazed entrance vestibule to the offices, the warehouse has capacity for an overhead crane and has 2 roller shutter doors. Its location is close to the airport and many major oil and gas operators.



Tenant: TechnipFMC plc

Value: £3m | **Contract:** 24 weeks | **Size:** 28,179 ft²