



70,000 sq ft of newly  
refurbished workspace

[verdantedinburgh.com](http://verdantedinburgh.com)





# A Striking Start

Following comprehensive refurbishment both externally and internally, Verdant now offers contemporary workspace of the highest quality.

# work, well.

From 1,259 -  
35,000 sq ft  
of highly  
specified  
contemporary  
workspace

2 Redheughs Rigg  
South Gyle / Edinburgh / EH12 9DQ



# Welcome to Verdant

Welcome to Verdant where our friendly onsite team will be on reception awaiting your arrival.



# Meet,

# Eat.



Onsite Café

Whether it's coffee to kickstart your day, a healthy snack or a relaxing spot to take a break from your desk, our onsite café means that you don't even have to leave the building.

# Keeping Well



86 Bike Racks



Drying Room



Lockers



Changing Room



12 Showers



Bike Repair Station



With more and more people choosing to walk, run or cycle to work outstanding changing facilities are a must if you want to attract today's brightest minds. Verdant delivers in spades with our state of the art wellness suite located in the basement.



# Unlock Your Building

## INTRODUCING LIFE BY CEG

With over 30 years of experience, we understand the importance of creating the right environment for businesses to thrive.

We aim to make our buildings positive, healthy and sustainable. Our workplaces are environments that encourage businesses and their people to make the most of every day.

## IN-HOUSE AT EVERY STEP

Unlike other landlords, we have the internal expertise and choose to manage every detail of our buildings. This includes front of house, facilities management, and all health and safety aspects. In our experience, this works better for our customers.

Our holistic property management approach allows us to get to know our tenants in more detail, creating a positive experience for all businesses, individual tenants and visitors.

## TAILORED EVENTS PROGRAMME

Life is not all about work, so we have lovingly styled and created a series of events just for our tenants.

Our events aim to create a strong community feel in and out of your building. This means coming together to learn new skills or start a new healthy journey with your neighbours.

## OUR COMMUNITY APP

Our Life by CEG app joins the dots between work and life. Helping you, your team, and local businesses connect.

The app allows you to unlock the potential of your building, connect with people, report an issue, book meeting rooms and gym classes and discover local deals and discount codes.

## CAFÉ PARTNERSHIP

We partner with local cafe operators to provide our tenants with affordable healthy meals, coffees and treats.

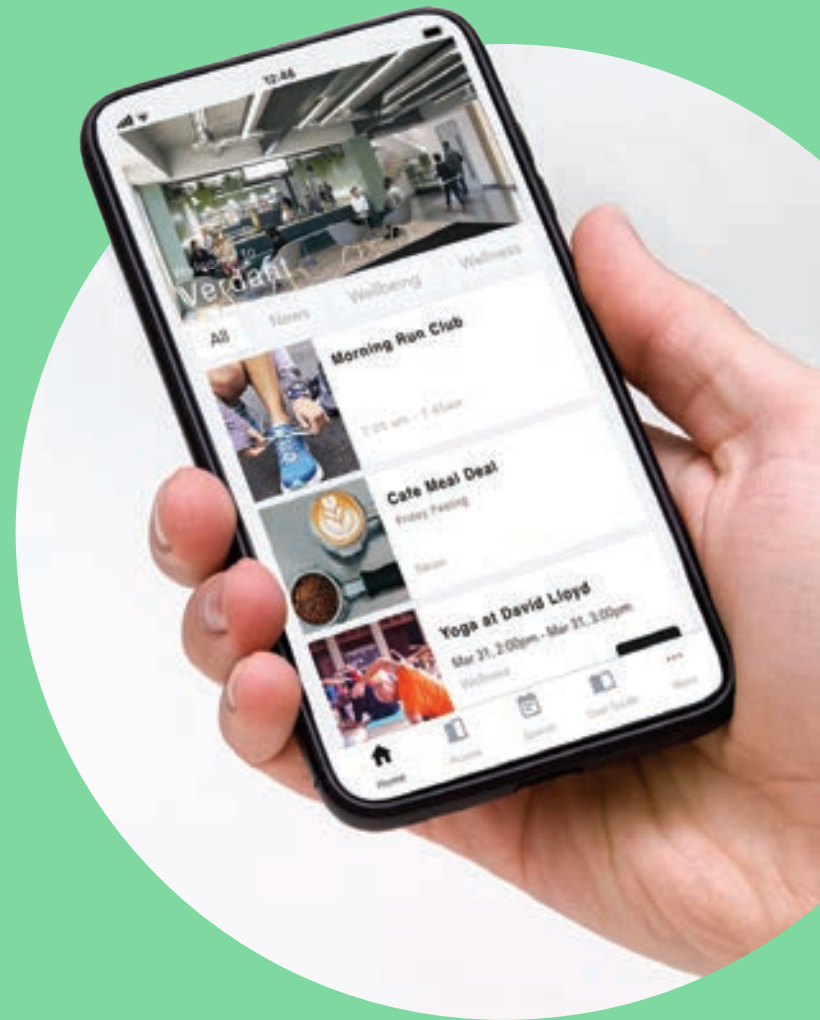
CEG look to subsidise meal deals in conjunction with the community app, ensuring we support our tenants daily.

## CREATING A HEALTHIER DAY

Reducing our tenant's daily carbon footprint is integral to our wellness and sustainability strategy.

We provide enhanced bike storage and shower facilities to help encourage cycling to work, lunchtime gym sessions or after-work yoga.

We want to remove all the barriers to creating a healthier and more sustainable day.



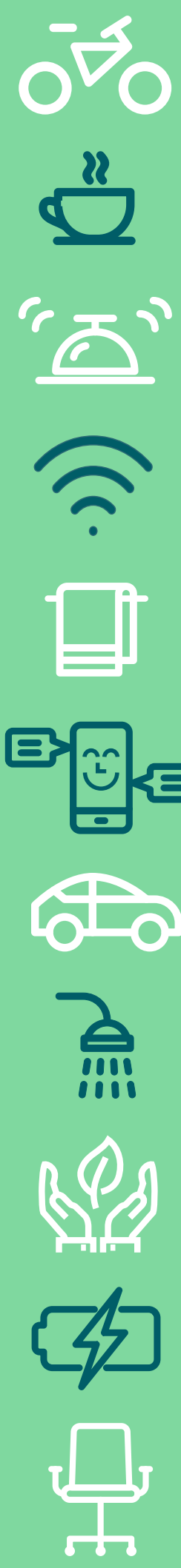
## OUR SUSTAINABILITY MISSION

As part of our broader sustainability strategy, CEG has moved all building common parts to a 100% renewable electricity tariff. We are also targeting a 100% diversion from landfill via our waste management service.

We believe in creating a more sustainable future. For this, we work alongside our tenants to help reduce waste and carbon emissions.



A better service.  
A better workspace.



**86 Bike Racks.**  
**Onsite Café.**  
**24 Hour Access.**  
**1GB Fibre.**  
**Wellness Area.**  
**Verdant Life App.**  
**210 Car Spaces.**  
**12 Showers.**  
**Sustainable - EPC 'B'.**  
**Electric Charging Points.**  
**Let Ready Space.**



# West Edinburgh



West Edinburgh is home to an array of renowned UK and international organisations attracted by the green environment and the excellent amenity and public transport on offer.

Connectivity is exceptional with the park served by three train stations, multiple bus services and its own tram stop that provides easy access to the city centre and nearby Edinburgh Airport. The City bypass (A72) runs adjacent to the park which in turn connects with the M8, M9, M90 and the national motorway network. Those choosing to cycle to work are well catered for with National Cycle Routes 8, 75 and 754 in close proximity and secure cycle racks and a repair station available on arrival.

The nearby Gyle Shopping Centre features numerous well-known brands as does Hermiston Gait Retail Park that is located close by. Other amenities include, Busy Bee Nursery, Energize Fitness and Health Club and a choice of three hotels, namely Ibis, Premier Inn and Novotel.

Parabola's new mixed use community is currently under construction on the park. Once completed the development will provide in addition to new homes and offices, a civic square featuring bars, restaurants and shops, a lido swimming pool, a gym and an exhibition venue.



Image provided courtesy of Parabola





- 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 JLT
- 12, 14 Lloyds Banking Group
- 15 Pure Offices

- Amenity
- 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 Bee 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 Westgate Farm - Dining & Carvery
- 10 Travelodge

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

# Accommodation

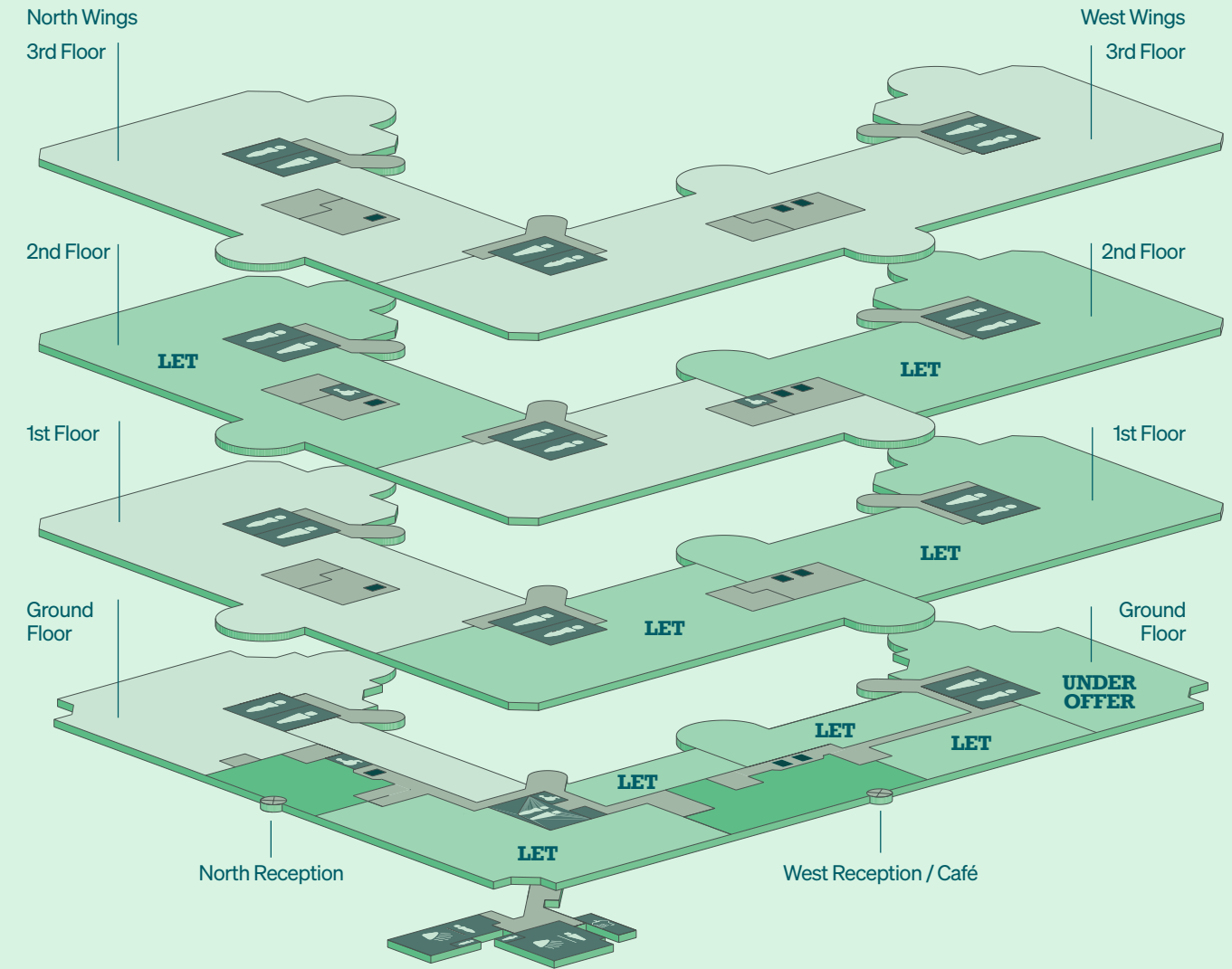
Verdant offers floors as a whole, wing by wing or in half wings.

Suites ranging from 1,259 sq ft to whole floors of 21,600 sq ft and combinations up to 50,000 sq ft.

The windows on the Ground, First and Second floors can be opened allowing fresh air to circulate around the space.

Verdant also offers Let Ready Space with an extensive range of interior design and furniture options so you can create the inspirational environment that your team will love.

-  New reception with café
-  Manned reception
-  New VRF air conditioning
-  LED Lighting
-  New double glazed windows and curtain walling
-  Newly refurbished male, female & accessible WCs
-  Raised access floor
-  Metal suspended ceiling
-  Dedicated wellness area – male and female showers and changing room with drying room (6 male & 6 female)
-  Cycle amenity – new external sheltered secure cycle hub with repair station – 86 bike spaces
-  EPC Rating: B
-  210 car parking spaces
-  Lockers
-  3 lifts
-  New central staircase
-  Pre installed 1 GB Fibre line
-  Electric charging points



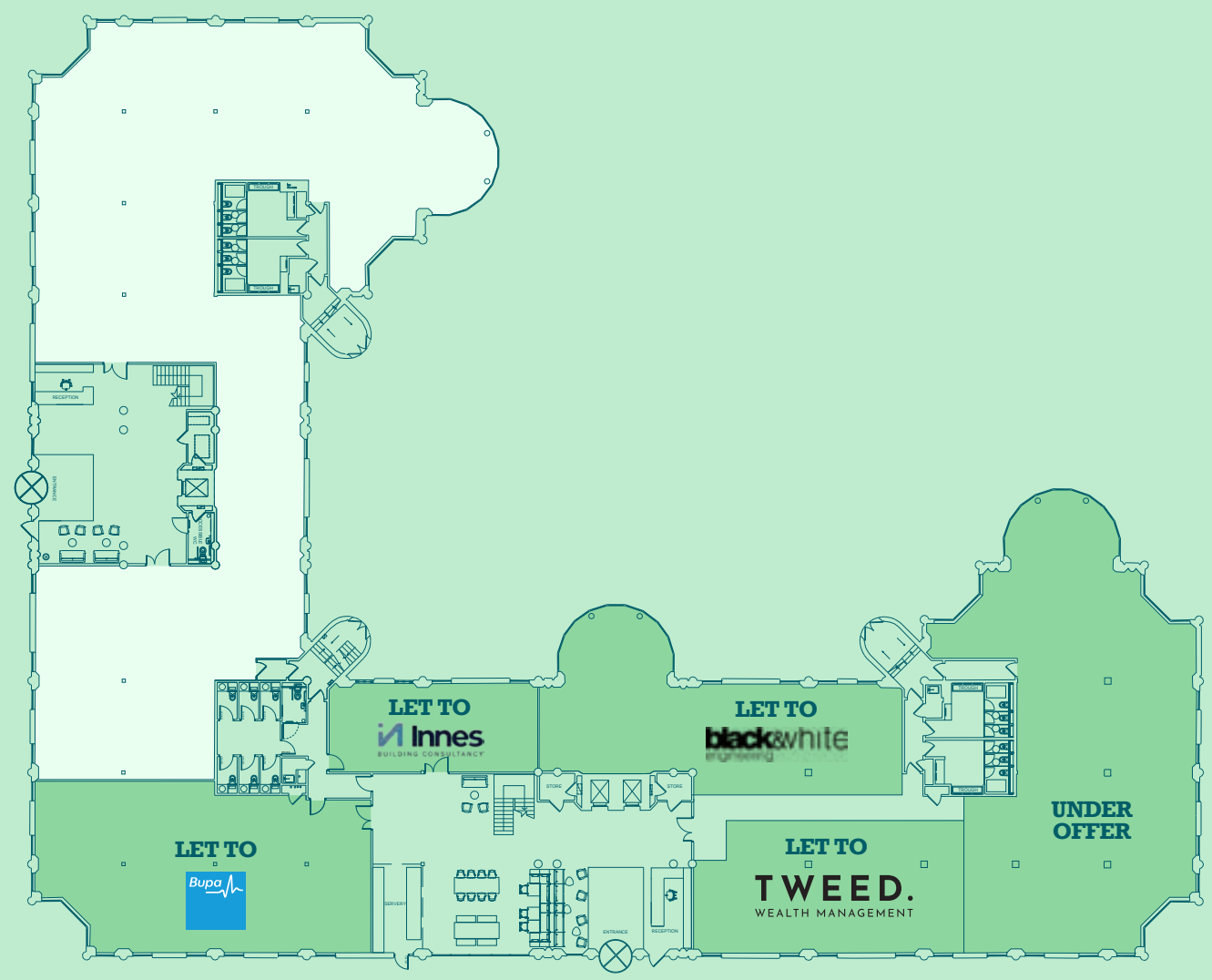
FLOOR / UNIT	SQ FT	SQ M
West Wing - Second Floor (Part 2) Fitted out with 76 Desks *	5,476	509
North Wing - Ground Floor (Part 1)	4,165	387
North Wing - Ground Floor (Part 2)	1,259	117
North Wing - First Floor	8,443	784
Third Floor	21,613	2,008
<b>TOTAL</b>	<b>44,424</b>	<b>4,449</b>

\* This space is fully fitted and furnished – Let Ready Go, available on flexible, inclusive monthly rate.

# Make,

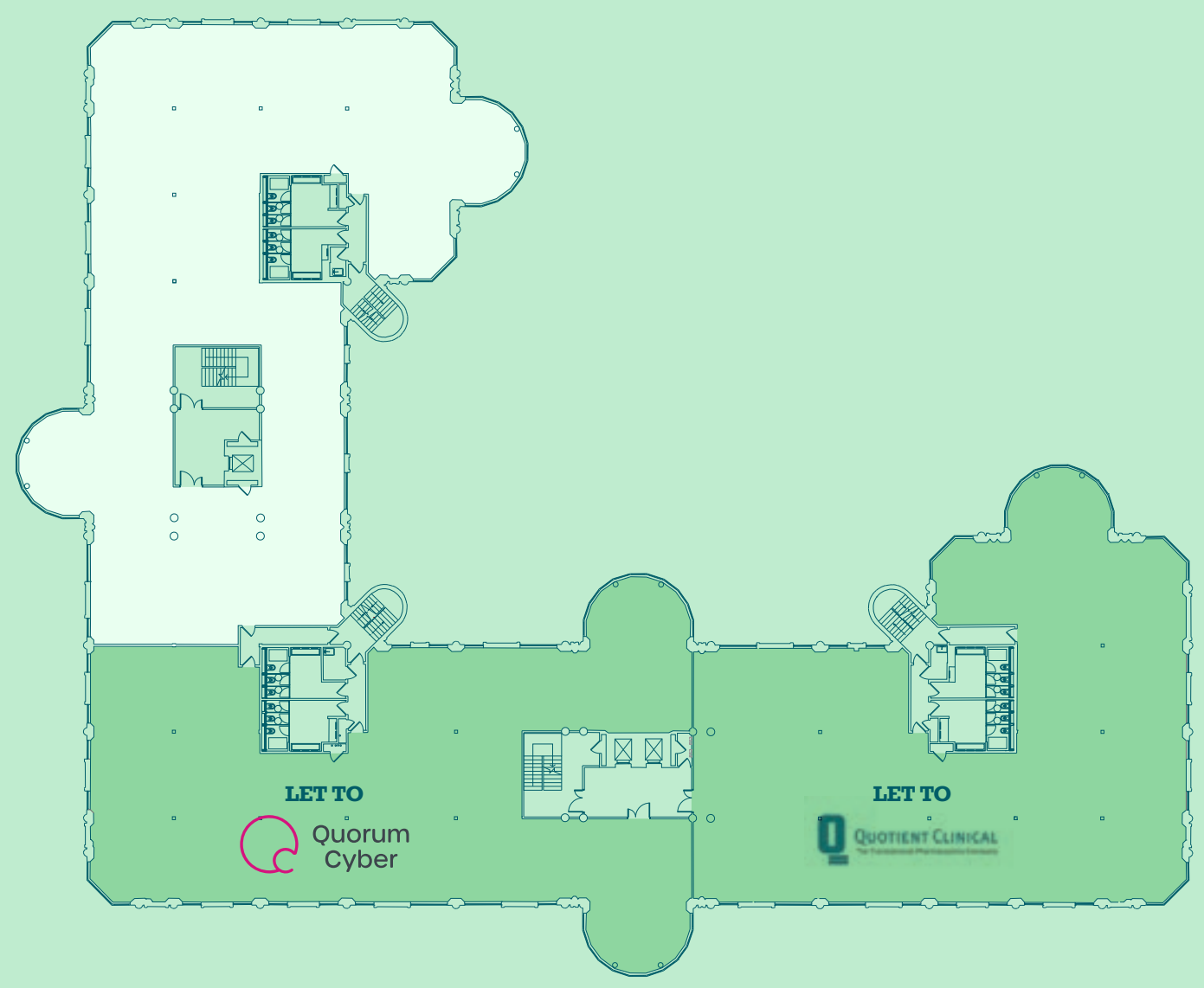
# Space.

## Level 0



## Level 1

North Wing  
8,433 sq ft

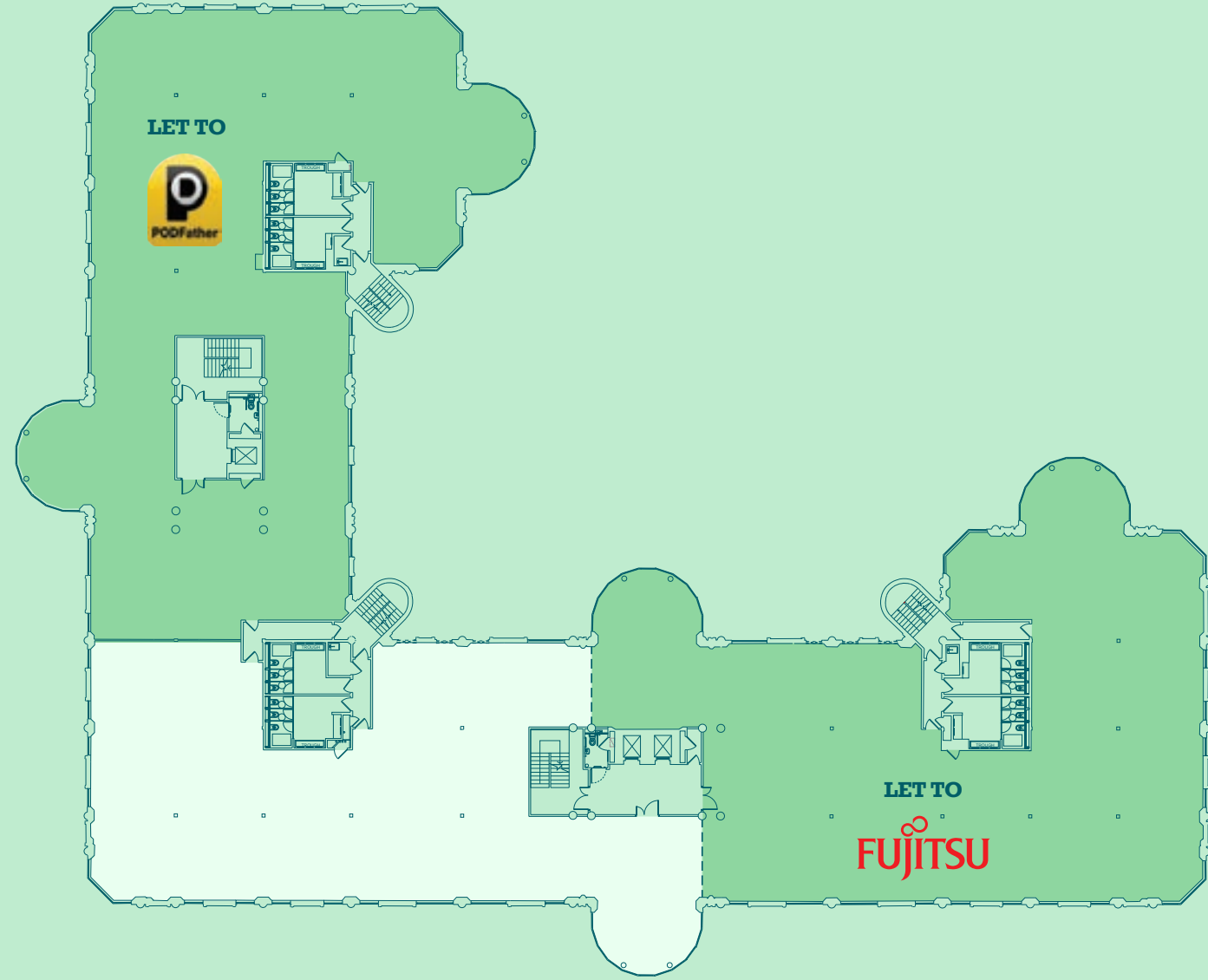


# Make,

# Space.

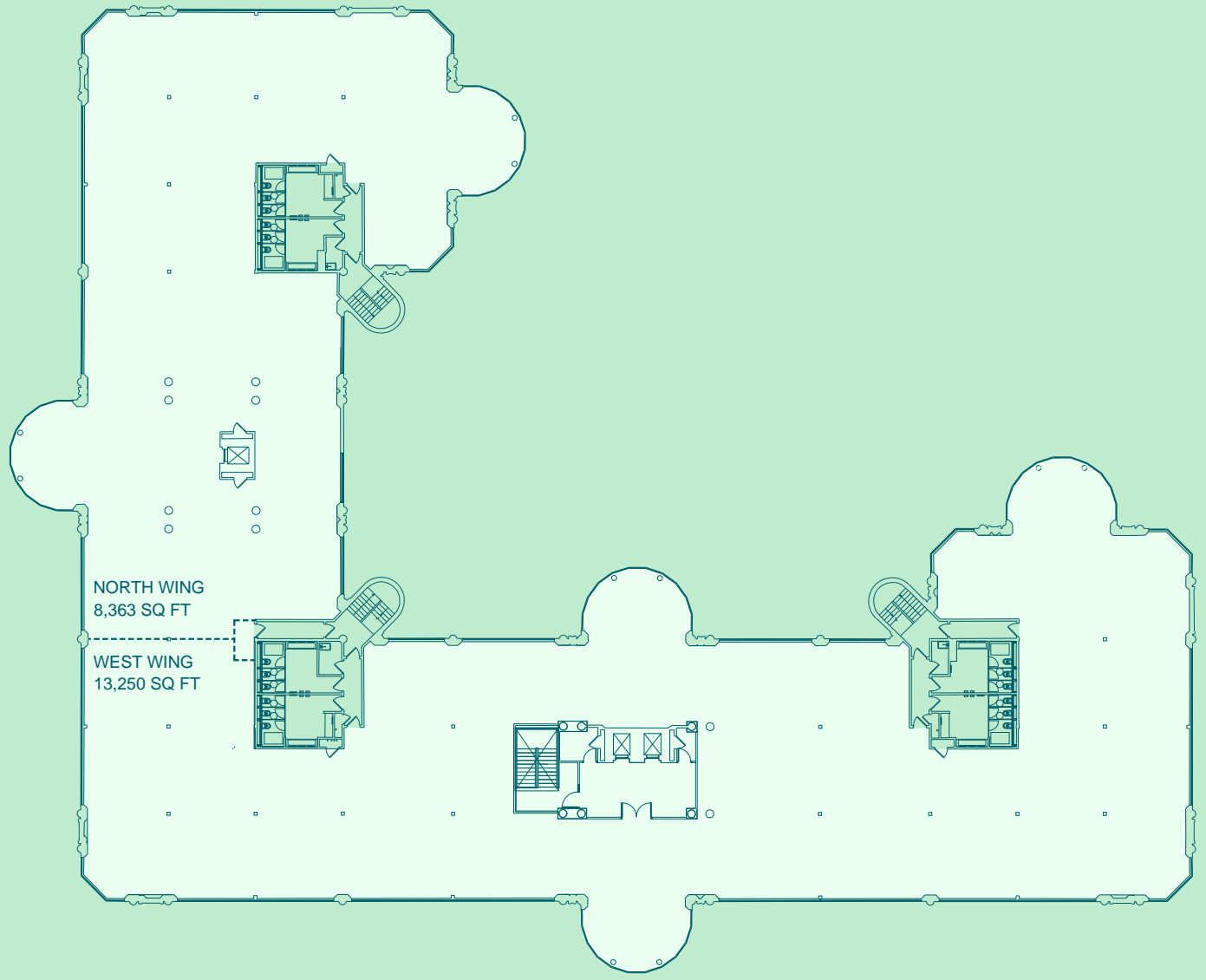
## Level 2

West Wing  
5,476 sq ft  
Fitted out with 76 Desks \*



## Level 3

21,613 sq ft  
West Wing: 13,250 sq ft  
North Wing: 8,363 sq ft



\* This space is fully fitted and furnished – Let Ready Go, available on flexible, inclusive monthly rate.

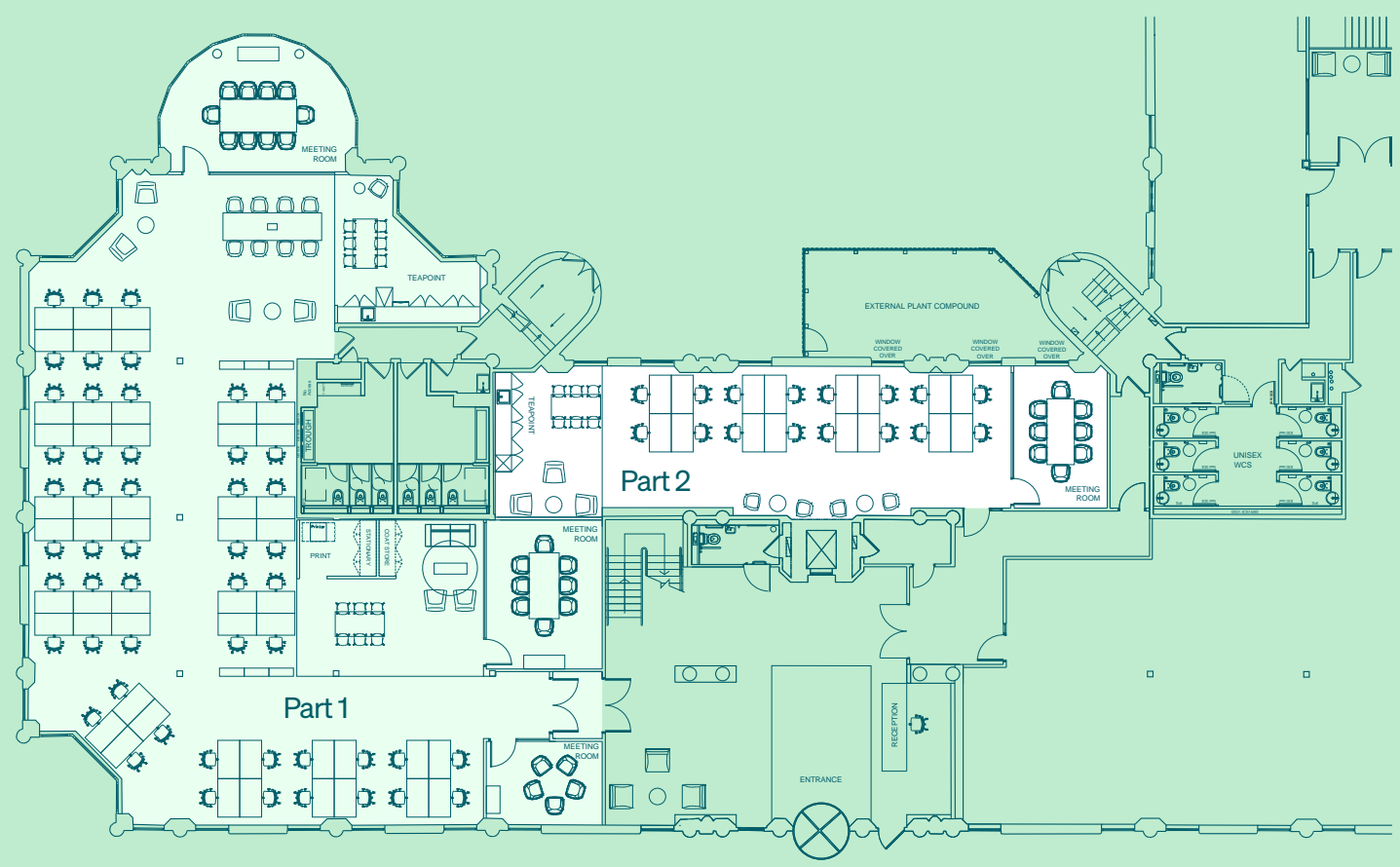
# Make,

# Space.

## Level 0

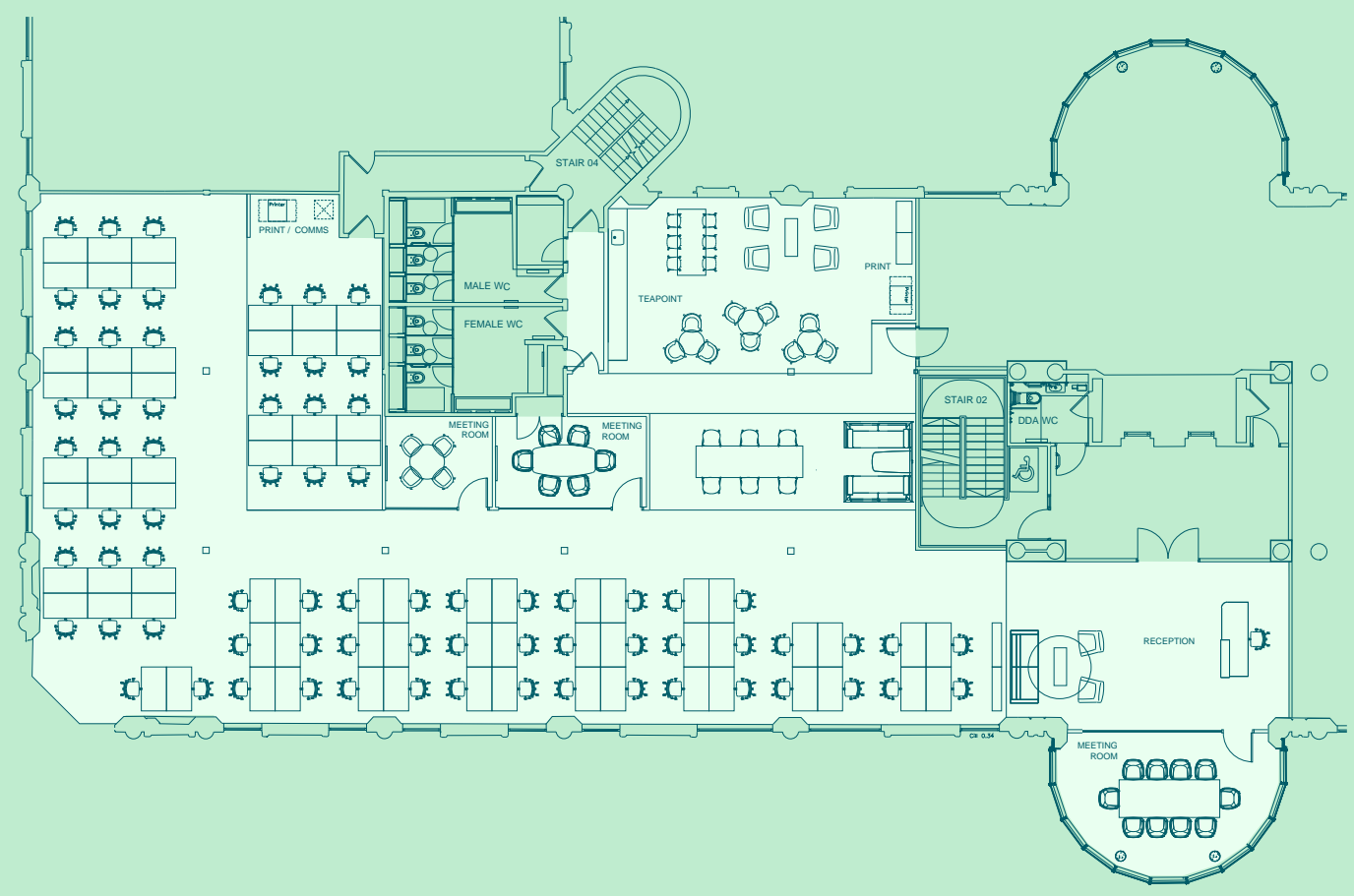
Part 1  
NIA: 4,165 sq ft / 387 sq m  
52 × 1400 × 800 workstations

Part 2  
NIA: 1,259 sq ft / 117 sq m  
16 × 1400 × 800 workstations



## Level 2

NIA: 5,476 sq ft / 509 sq m  
76 × 1400 × 800 workstations



With all parts of Verdant managed by a CEG team combined with our long term approach, we can offer a different, highly flexible approach to leasing. We have the ability to offer customers three fantastic services with a variety of payment terms to suit their needs - Let Ready Go, Custom and Complete .

## 01 Let Ready Go

Office space Ready to Go. Whether you're relocating or expanding into a new city and need touchdown space. Or you need short-term flexible space to supplement your core office. Whatever your business needs, we make sure you're good to go.

- Lease from 4 to 50 desks
- Fully-furnished
- Flexible lease length
- No dilapidations
- Immediate occupation

## 02 Custom

Bespoke fit-out managed and delivered. Office design is an important part of every business's DNA. We will help you design the space to reflect you and your staff. With 30+ years experience and in-depth knowledge our buildings, we are the perfect partner to deliver your new office space.

- Tested contractors and suppliers managed by us
- Our buying power helps you get the best price
- No capital outlay. Spread the cost across tenancy
- Fixed cost. No hidden fees
- Delivered on time

## 03 Complete

Aspirational office space. Everything covered. Bringing all your rent and service costs into one easy-to-manage plan. Our super-inclusive package that not only includes all your usual outgoings, it also includes the management of your workspace by our team, leaving you to focus solely on your business.

- Saves time. Greater budget control
- Lower internal staff costs
- On site team to solve issues
- Health & safety, fire strategy & training
- Maintenance & statutory checks



Level 2 Suite



# Flexibility.

# Happy?



# Great.

Now get in touch for  
further information:



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Never one to follow the pack, CEG leads by doing things its own way. Whether managing the investment in workspaces, land or homes, CEG has a history of delivery in long-term returns by helping create the places where people want to live and work.

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