

TANFIELD-EDINBURGH.COM

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# TANFIELD

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EDINBURGH

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1 TANFIELD | EDINBURGH | EH3 5DA

JOIN THE TANFIELD COMMUNITY

21,780 SQ FT

2ND FLOOR

INSPIRING ENVIRONMENT  
INSPIRING NEIGHBOURS



INDICATIVE TENANT FIT-OUT

CURRENT TENANTS INCLUDE:

GRADE A REFURBISHED  
OPEN-PLAN OFFICE SUITE

trainline

the  
craneware  
group

AECOM

dexcom

F4S

FNZ

Zond



Secureworks

life augmented

MILK





**GREEN  
FROM THE  
INSIDE OUT.**





### WORK IN THE HEART OF EDINBURGH

With the Botanic Gardens and Water of Leith on your doorstep.



### UP YOUR STEPS

10 minute walk to George Street and 5 minutes to Stockbridge.



### SHOP & EXPLORE LOCAL

Within a stone's throw, you'll find cafés, supermarkets, restaurants & bars.

# ALL THE PERKS OF A CITY CENTRE ADDRESS.



### 64 SECURE CYCLE RACKS

For your short commute to work.



### VISITOR PARKING & DEDICATED LOADING AREA

Capacity for 1/3 of all spaces to support electric charging points.



### 3 BUS STOPS WITHIN 2 MINUTE WALK

Plentiful bus routes including number 23, 27, 8 and 61.



## KEY

### COMMERCIAL

- 1 New Town Quarter - mixed use development due for completion 2024
- 2 Royal London
- 3 abrdn
- 4 Portman Travel
- 5 Buccleuch Estates
- 6 Uber

### LOCATIONS

- 1 Edinburgh Castle
- 2 Princes Street
- 3 Dundas Street
- 4 Waverley Station
- 5 Edinburgh Bus Station
- 6 Brandon Terrace

### LEISURE/RETAIL

- 1 The Balmoral Hotel
- 2 Multrees Walk / Harvey Nichols
- 3 Waverley Market Shopping Centre
- 4 Waldorf Astoria
- 5 Children's Nursery
- 6 Dental Surgery
- 7 Tesco
- 8 BP Filling Station
- 9 Canon Court Apartments
- 10 Post Office



Full raised access floor with 150mm void.



Clear floor to ceiling height of 2.7m, in line with recommended BCO standards.



New mesh metal tile suspended ceiling, including feature open ceiling areas and new energy efficient LED lighting to offices with Passive Infrared Sensors.



Heating and cooling provided by four pipe fancoil units.



Full BEMS (Building Energy Management System) adding efficiency to building's functions.



Full 24/7 on site presence and HD CCTV systems.



4x lifts & dedicated goods lift.



High quality male and female toilets, including accessible facilities.



Dedicated country club style facilities for the sole use of this office suite, with a total of 4 showers (plus one accessible) and lockers.



Standby generator capability.



Attractive, communal garden surrounding the property and access to a private roof terrace on the 2nd floor.



Concierge Service with on site facilities team.



Generous atria with break-out and informal meeting space for tenants to use with building wide WiFi.



A new café operated by 'Milk' on site.



Exceptional car space availability with 30 spaces allocated to the available suite.



EPC rating: 'B'



64 cycle storage facilities and access to additional communal shower facilities.



Gym operator 'F45'. Offering a fitness community on your doorstep.



Ewave 5 star.  
★★★★★



A committed management team on hand to support your ESG needs.

# GRADE A OFFICE TO MEET YOUR NEEDS.



**BRING  
THE GREAT  
OUTDOORS  
IN.**



**TANFIELD PROVIDES A GREEN WORKING ENVIRONMENT, WITH IT'S  
BIODIVERSITY MAINTAINED IN PARTNERSHIP WITH THE BOTANIC GARDENS.**





INDICATIVE TENANT FIT-OUT: RECEPTION AREA



INDICATIVE TENANT FIT-OUT: VIEW TO DEDICATED GARDEN TERRACE

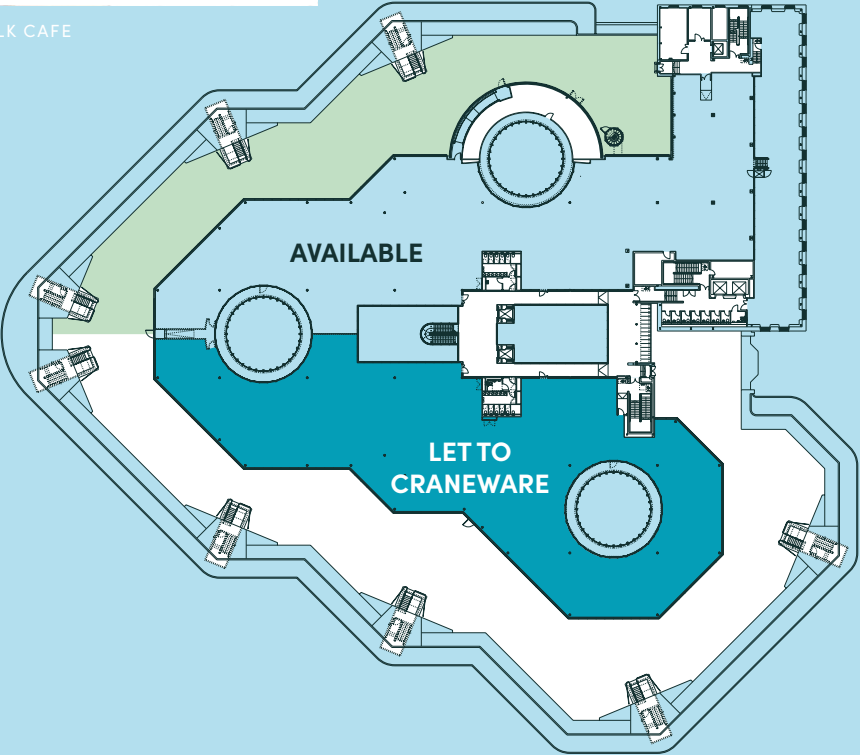


MILK CAFE

# SECOND FLOOR

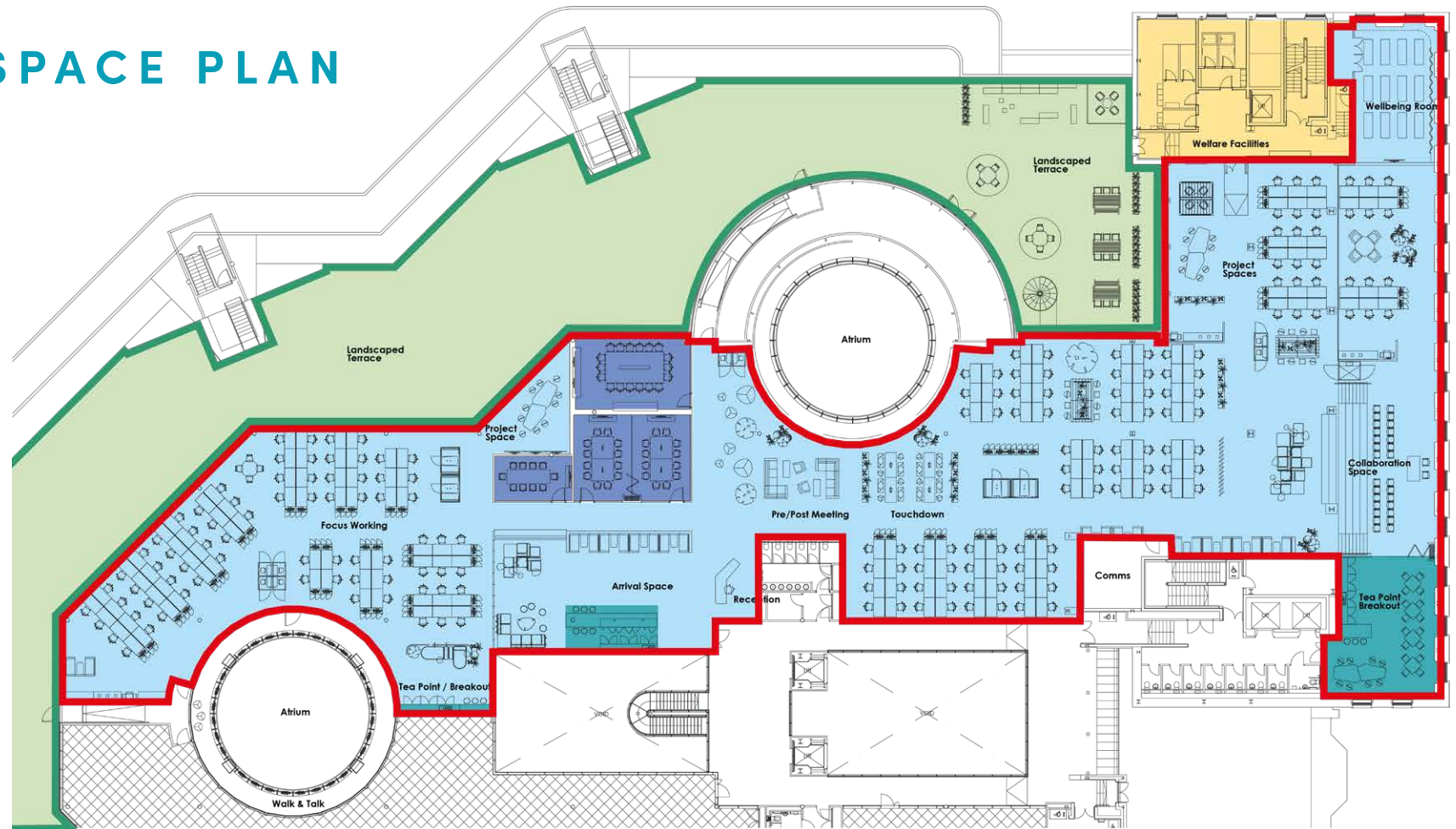
AVAILABLE	2,023 SQ M	21,780 SQ FT
LET TO CRANEWARE	1,710 SQ M	18,412 SQ FT

21,780 SQ FT



## INDICATIVE SPACE PLAN

1 x 18 person meeting room







## SERVICE CHARGE

The service charge budget can be provided on request.

## RATEABLE VALUE

The rateable value for the suite is currently £243,250, which results in rates payable (2022/23) of approximately £127,463.

## TERMS

The accommodation is available by way of a new FRI lease on the whole suite. The suite will be available summer 2022.

## VAT

All prices, rents and premiums are quoted exclusive of VAT.

## VIEWINGS

Welcome by appointment with the joint agents:

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**Ryden**





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