

TANFIELD-EDINBURGH.COM

TANFIELD

EDINBURGH



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

Zonal



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

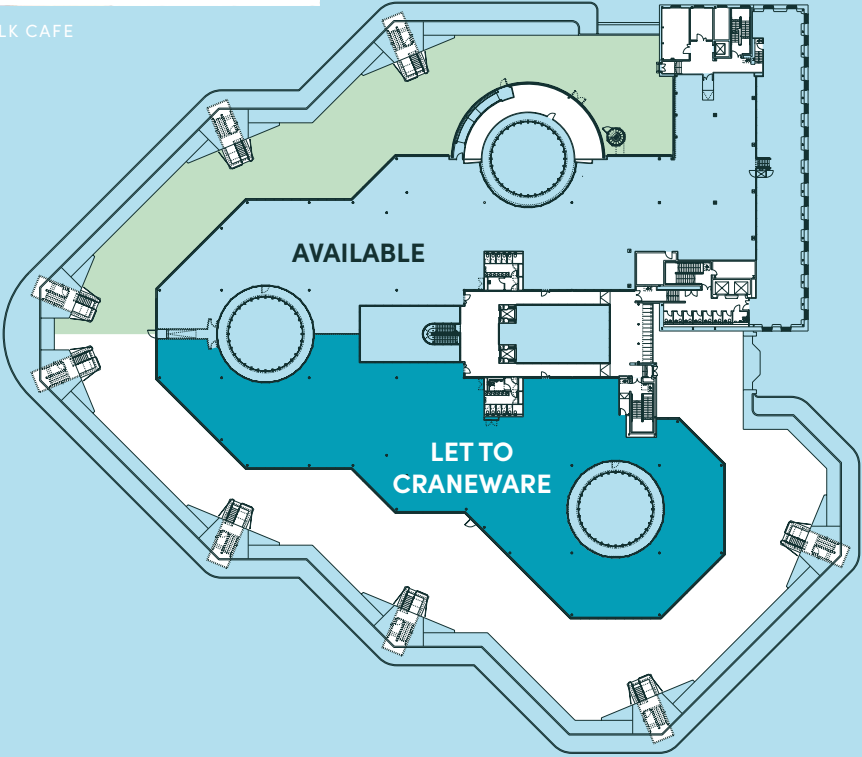


MILK CAFE

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



EFFICIENT SPACE TO WORK WITH YOUR NEW WAY OF WORKING.

INDICATIVE SPACE PLAN

- 184 desks, plus touch down seating throughout
- 2 x 12 person meeting rooms
- 1 x 10 person meeting room
- 1 x 18 person meeting room

KEY

WORKSPACE

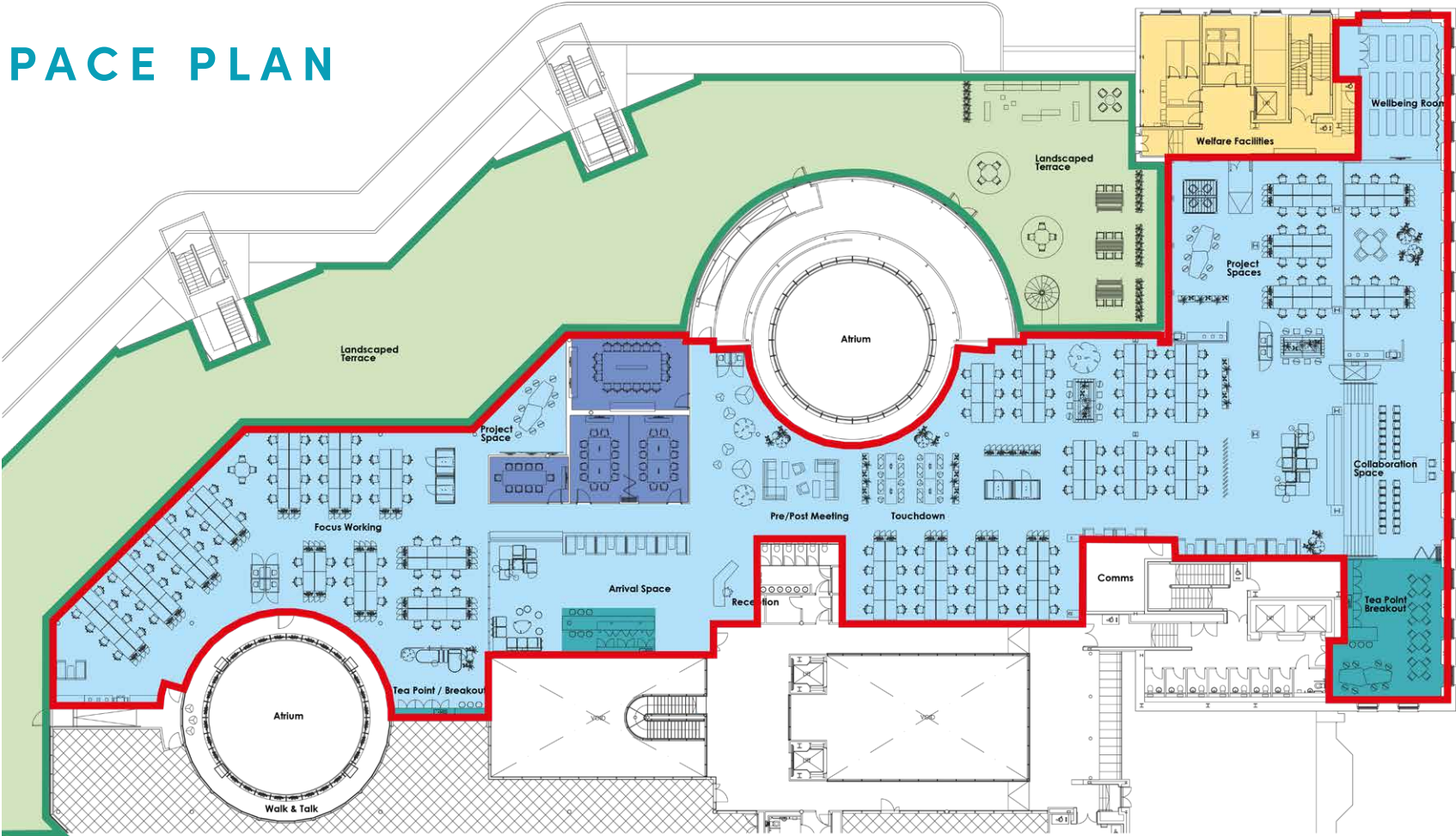
MEETING ROOM

KITCHEN / BREAK OUT

DEDICATED GARDEN TERRACE

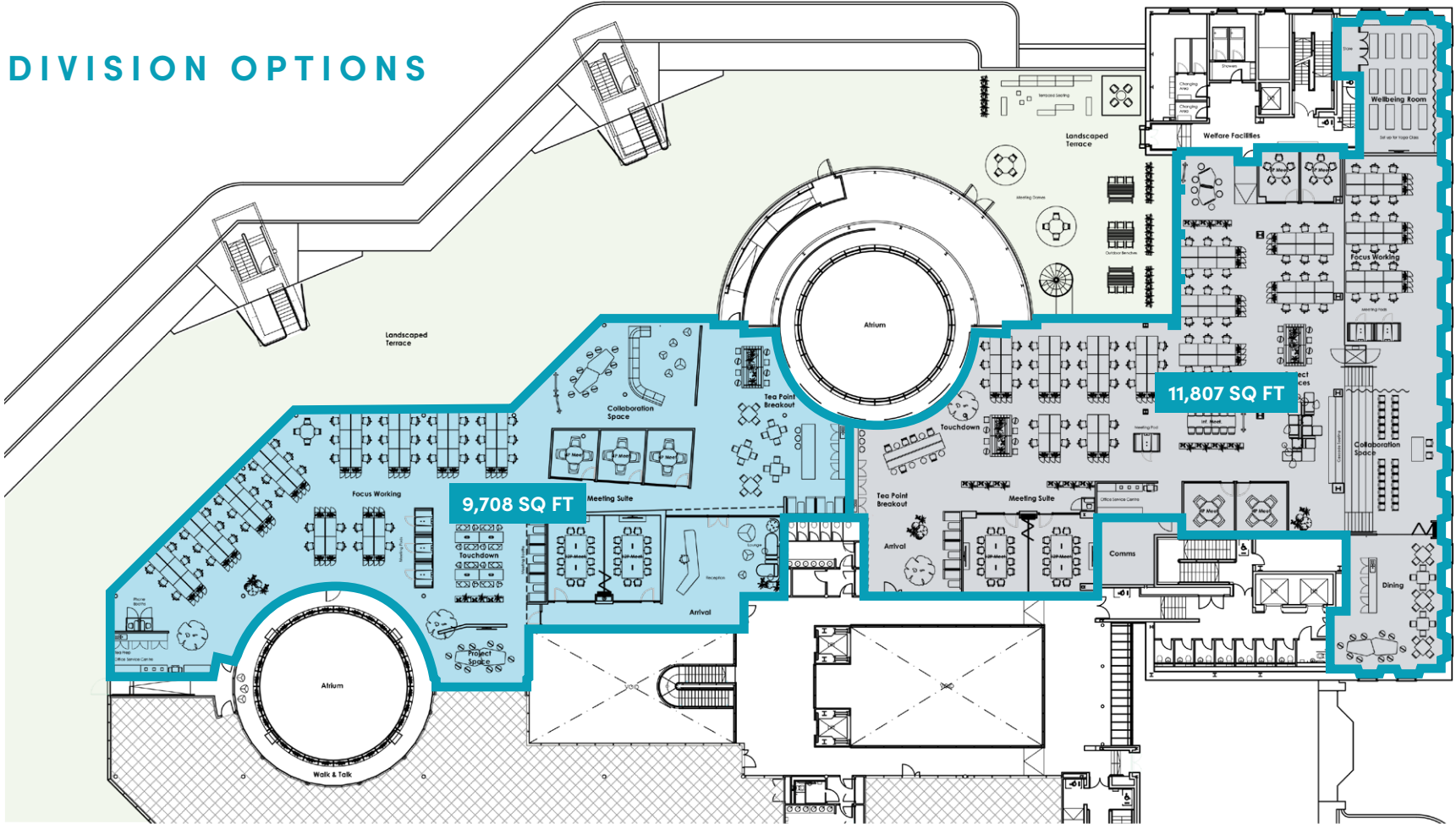
WELFARE FACILITIES

DEMISE



EFFICIENT SPACE TO WORK WITH YOUR NEW WAY OF WORKING.

SUB-DIVISION OPTIONS





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:

Peter l'Anson

T: 0131 473 3233

M: 07785 970 678

E: peter.i'anson@ryden.co.uk

Iain Taylor

T: 0131 473 3264

M: 07884 322 759

E: iain.taylor@ryden.co.uk

Ben Reed

T: 0131 301 6712

M: 07771 982 485

E: ben.reed@eu.jll.com

Hannah Done

T: 0131 243 2209

M: 07927 566 327

E: hannah.done@eu.jll.com

Ryden



TANFIELD-EDINBURGH.COM

TANFIELD

EDINBURGH

1 TANFIELD | EDINBURGH | EH3 5DA

The Agents for themselves and for the vendors and lessors of this property whose agents they are, give notice that: 1. The particulars are produced in good faith, are set out as a general guide only and do not constitute part of a contract, 2. No person in the employment of The Agents has any authority to make or give any representation or warranty whatsoever in relation to this property, 3. The images of the development are correct as at the date of publication and 4. All floor areas and site areas quoted will be subject to final verification upon completion of the development. Date of publication July 2022.

Produced by Designworks.