



LABS @ TANFIELD

1 TANFIELD | EDINBURGH | EH3 5DA

EMPOWERING SCIENTIFIC EXCELLENCE

TANFIELD HAS THE CAPABILITIES TO ACCOMMODATE THE TECHNICAL REQUIREMENTS OF THE LIFE SCIENCES SECTOR AND CAN PROVIDE ATTRACTIVE LABORATORY FACILITIES IN A CITY CENTRE LOCATION.



UTILITIES AND COMMS

- 5 star ewave rating (2022)
- Resilience – secure intake locations via the ground floor telecoms room
- Risers – secure risers available with restricted access



LOADING CAPACITIES IN THE OFFICE

- 2nd floor has capacity for 2.5kn/m2, with potential up to 4-5 kn/m2
- Easily accessible loading bay, with weight limit of 9,000 kg
- Goods lift weight limit of 1,250 kg



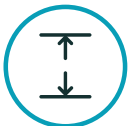
ELECTRICAL POWER

- Power supplies suitable for labs
- 900kVA
- 12-16 watts per sq ft



BELOW-SLAB PLUMBING AND WASTE SYSTEMS

- The false floor allows any plumbing to be taken direct to the waste risers



FLOOR TO CEILING HEIGHTS

- Ample raised floor to slab height for lab ventilation via ceiling grid

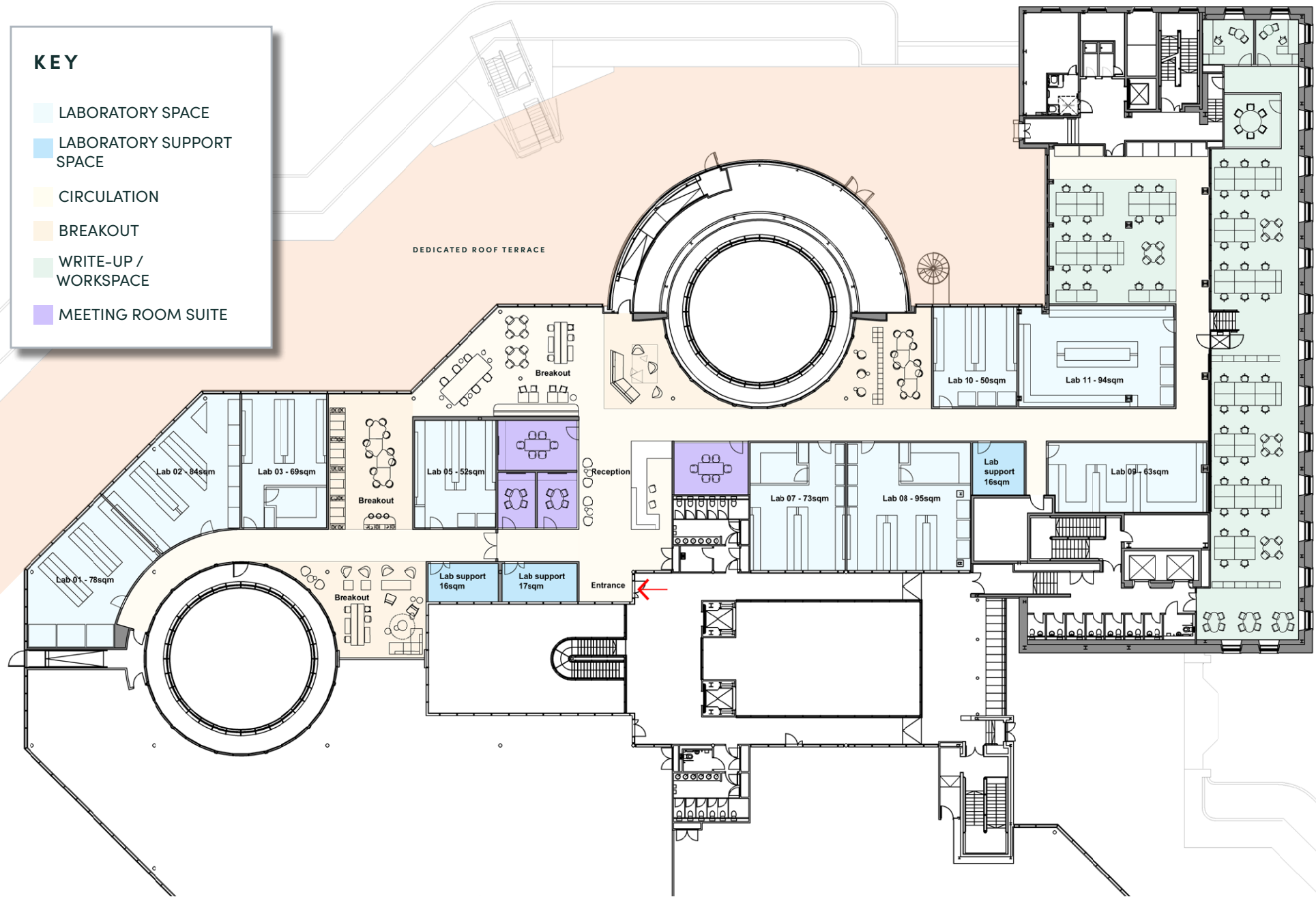


BACK UP GENERATOR

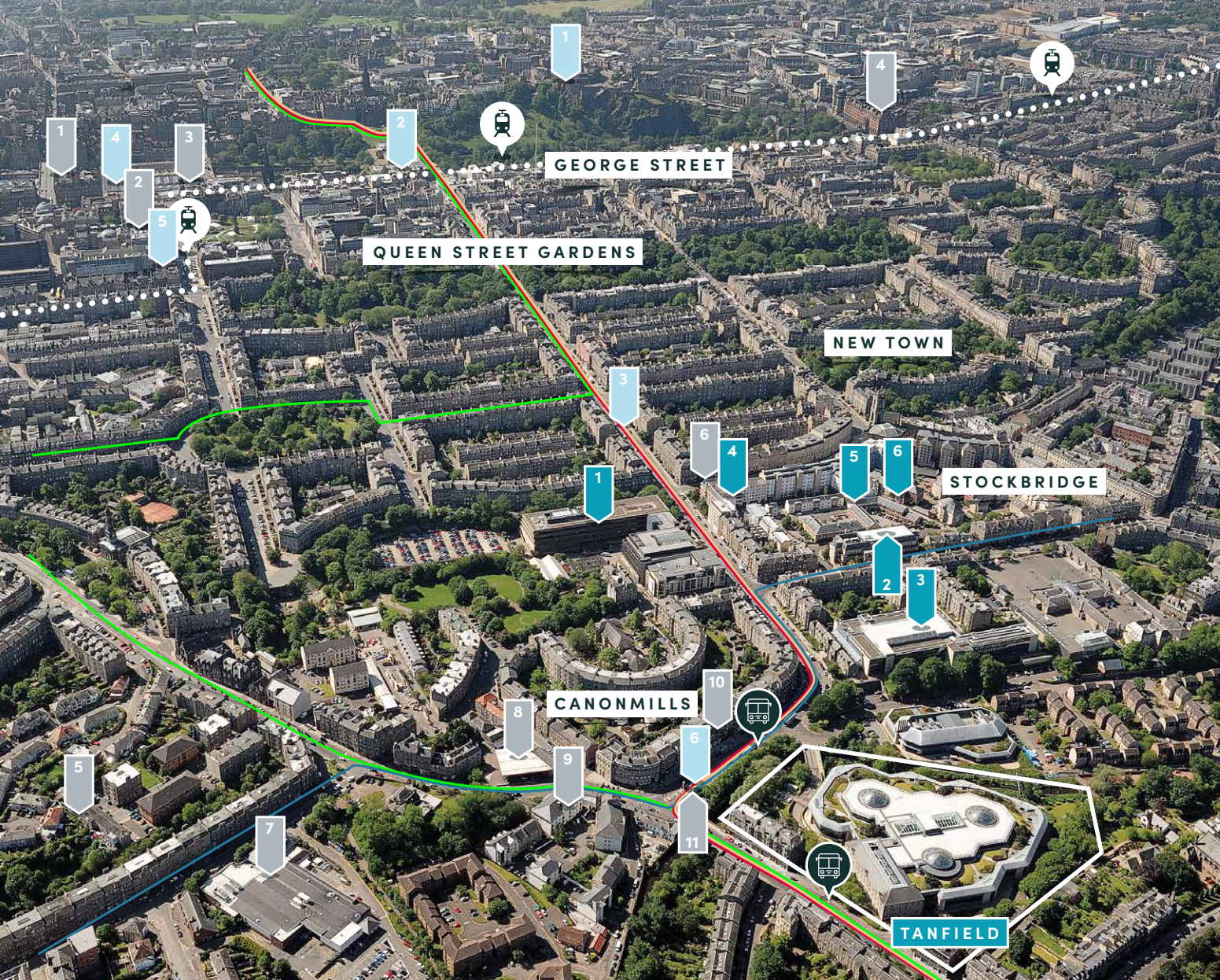
- There is a central services back up generator, plus space for additional tenant plant to be securely screened externally



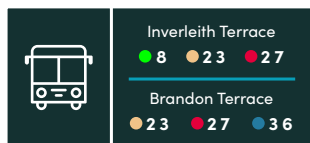
SPACE AVAILABLE FROM 7,062 - 28,842 SQ FT



LABS @ TANFIELD



KEY



COMMERCIAL

- 1 The Network – a new mixed use office and retail scheme will be developed in the coming years
- 2 Royal London
- 3 Blackrock
- 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
- 11 The Tollhouse (restaurant)

LABS @ TANFIELD

EMPOWERING SCIENTIFIC EXCELLENCE

TANFIELD-EDINBURGH.COM

VIEWINGS

Welcome by appointment with the joint agents:

Peter I'Anson
M: 07785 970 678
E: peter.i'anson@ryden.co.uk

Ben Reed
T: 0131 301 6712
M: 07771 982 485
E: ben.reed@eu.jll.com

Iain Taylor
M: 07884 322 759
E: iain.taylor@ryden.co.uk

Hannah Done
T: 0131 243 2209
M: 07927 566 327
E: hannah.done@eu.jll.com

Ryden



Particulars: These particulars are not an offer of contract, nor part of one. You should not rely on statements in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. The agents have no authority to make representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: The VAT position relating to the property may change without notice. June 2024. Produced by Designworks.