



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



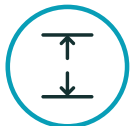
ELECTRICAL POWER

- 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



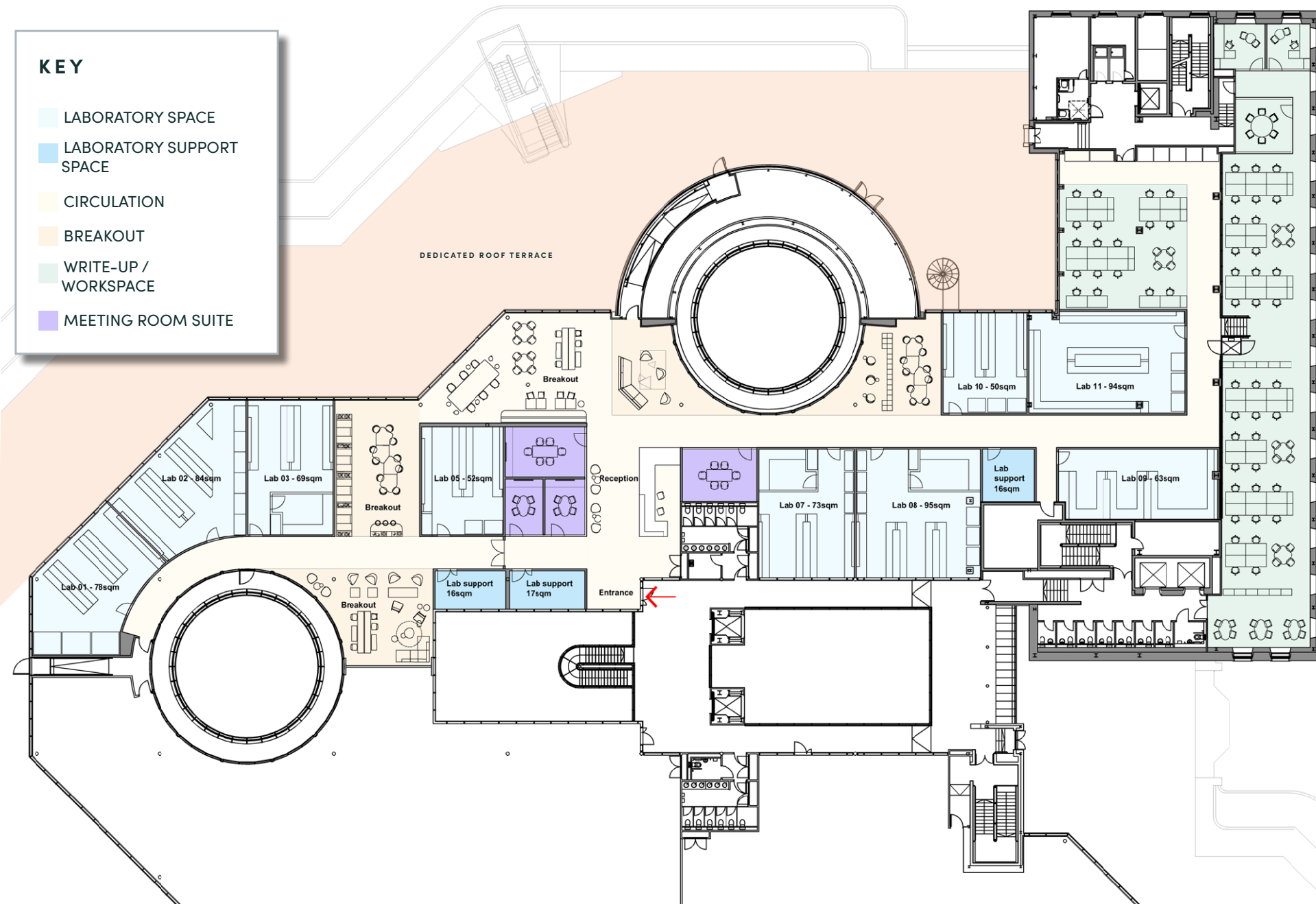
BACK UP GENERATOR

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

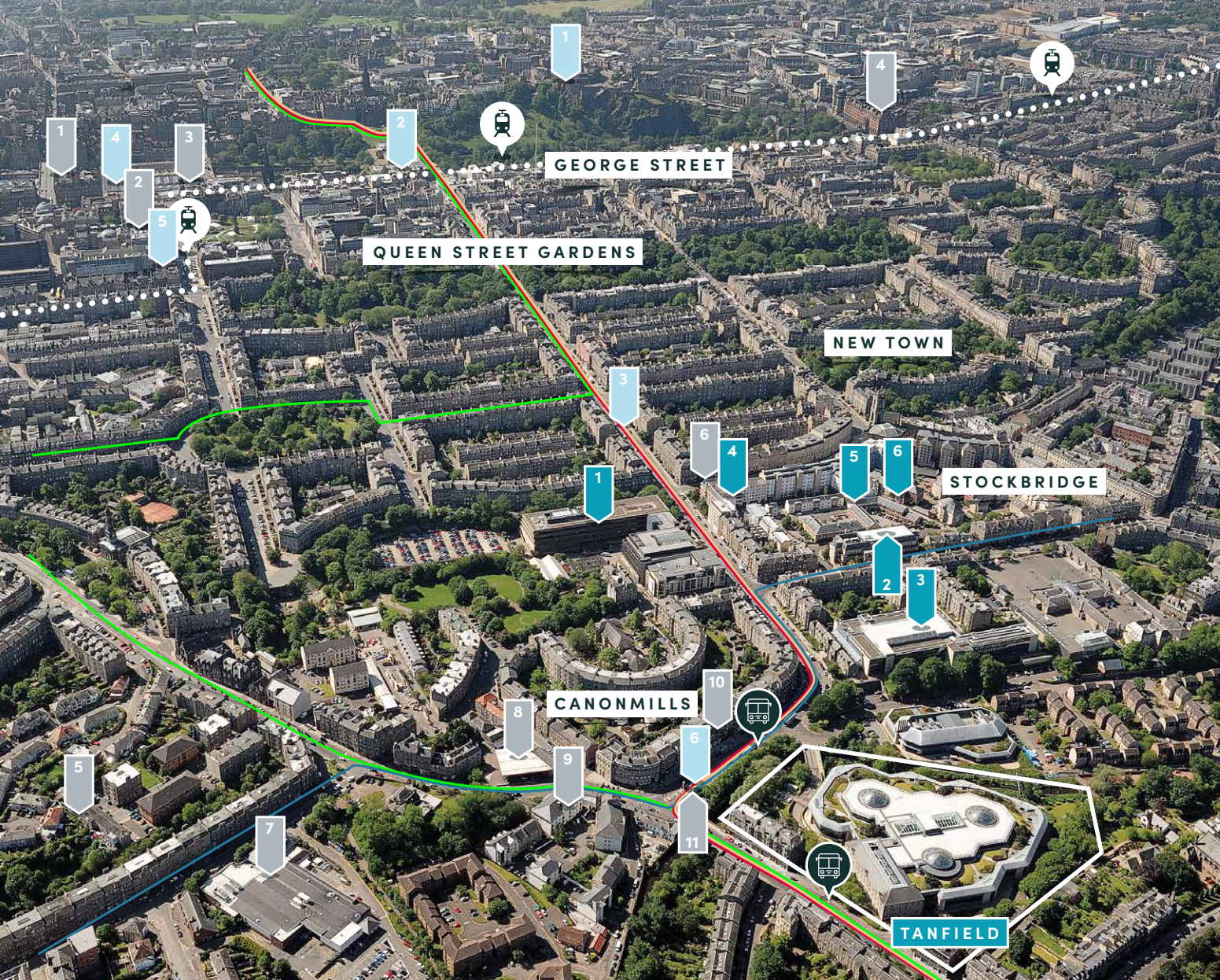


SPACE AVAILABLE FROM 3,343 – 35,364 SQ FT

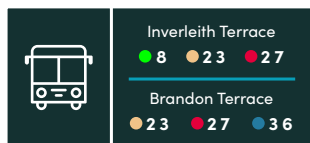
SECOND FLOOR SPECULATIVE SPACE PLAN



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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)

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TANFIELD-EDINBURGH.COM

VIEWINGS

Welcome by appointment with the joint agents:

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