

TANFIELD-EDINBURGH.COM

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# TANFIELD

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EDINBURGH

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3,238 – 35,630 SQFT



1 TANFIELD | EDINBURGH | EH3 5DA



JOIN THE TANFIELD COMMUNITY

3,238 – 35,630 SQFT

# INSPIRING ENVIRONMENT INSPIRING NEIGHBOURS

IMAGE SHOWS 2ND FLOOR



CURRENT TENANTS INCLUDE:

GRADE A REFURBISHED  
OPEN-PLAN OFFICE SUITE





**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 numbers 23, 27 and 61.



## 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)



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.



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



Concierge Service with on site facilities team.



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.



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.



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



On-site café.

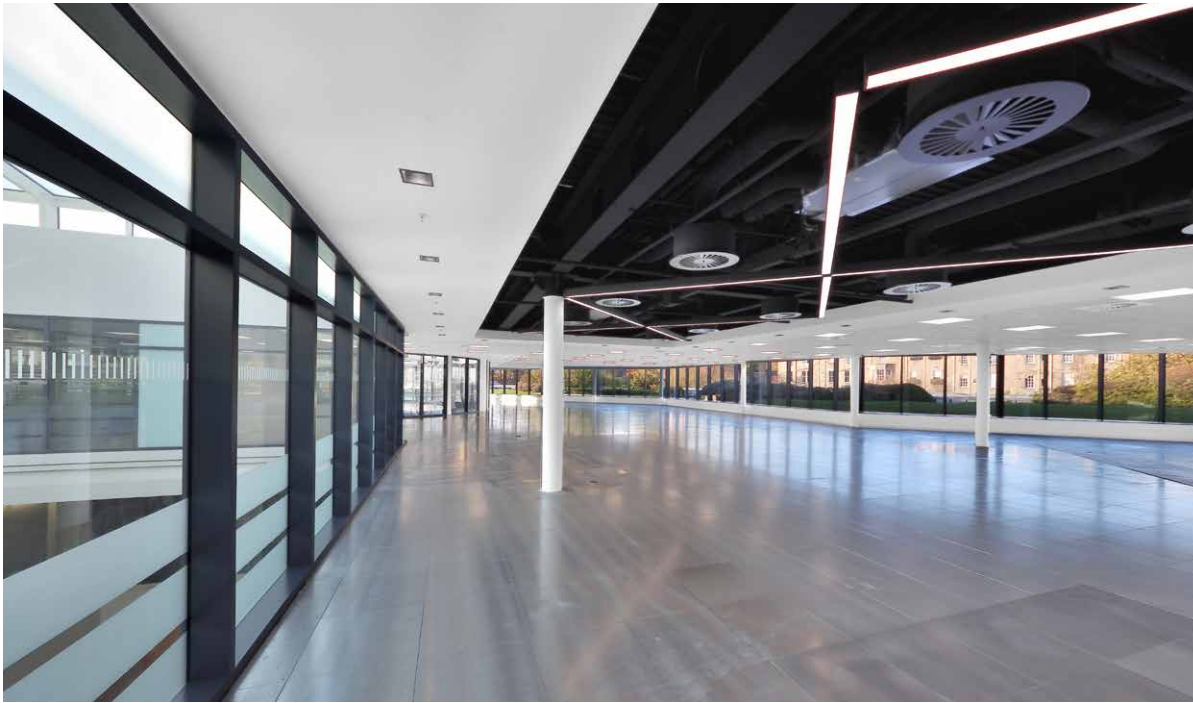


**BRING  
THE GREAT  
OUTDOORS  
IN.**



**DEDICATED  
GARDEN TERRACE**

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



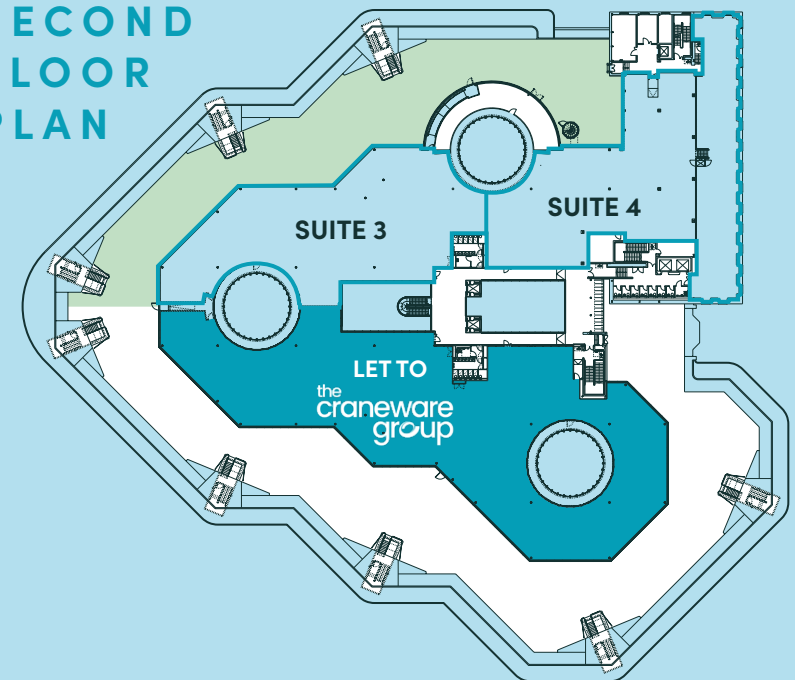
## SECOND FLOOR AVAILABILITY

This floor can be split into two individual suites, with sizes shown below:

SECOND FLOOR	2,023 SQ M	21,780 SQ FT
SECOND FLOOR   SUITE 3	902 SQ M	9,708 SQ FT
SECOND FLOOR   SUITE 4	1,097 SQ M	11,807 SQ FT



## SECOND FLOOR PLAN





**KEY**

- WORKSPACE
- MEETING ROOM
- KITCHEN
- INDIVIDUAL PHONE BOOTH
- HOT DESKING POD
- SOFT SEATING
- COMMS ROOM
- DEMISE



**SUITE 4 SPACE PLAN**

**SUITE 4.1 329 SQ M (3,550 SQ FT)**

- 32 desks
- 1 x 4 person meeting room
- 1 x 6 person meeting room
- 2 x individual phone booths
- 1 x hot desking pod
- 1 x soft seating
- 1 x kitchen
- 1 x comms room

**SUITE 4.2 301 SQ M (3,238 SQ FT)**

- 26 desks
- 1 x 4 person meeting room
- 1 x 8 person meeting room
- 1 x 3 person meeting room
- 1 x hot desking pod
- 1 x soft seating
- 1 x comms room
- 1 x individual phone booth
- 1 x kitchen and collaboration space

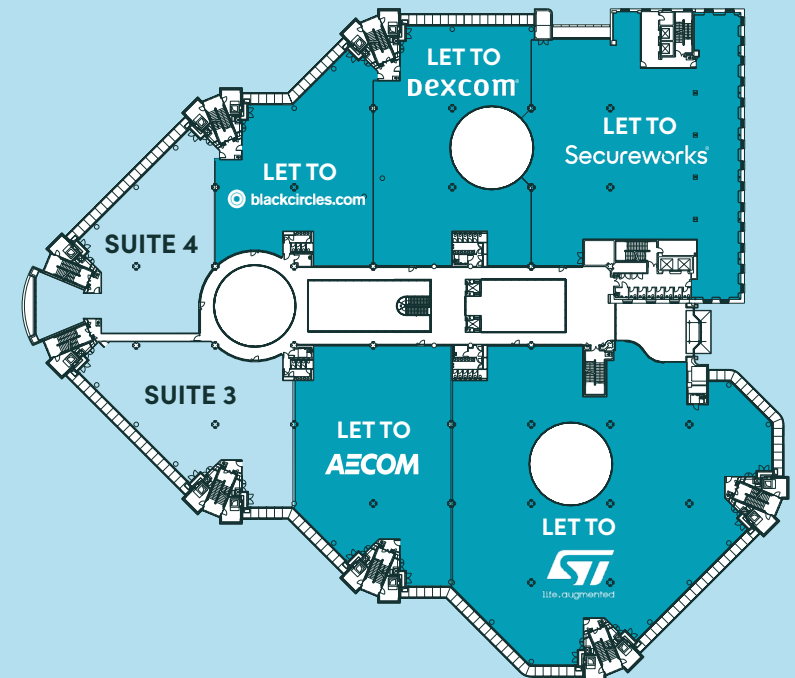


**FIRST FLOOR AVAILABILITY**

FIRST FLOOR   SUITE 4.1	329 SQ M	3,550 SQ FT
FIRST FLOOR   SUITE 4.2	301 SQ M	3,238 SQ FT
FIRST FLOOR   SUITE 3*	656 SQ M	7,062 SQ FT

\* Suite 3 also has the ability to be split into 2 individual suites

**FIRST FLOOR PLAN**



**KEY**

- WORKSPACE
- MEETING ROOM
- KITCHEN
- INDIVIDUAL PHONE BOOTH
- HOT DESKING POD
- SOFT SEATING
- DEMISE



**SUITE 3 656 SQ M (7,062 SQ FT)**

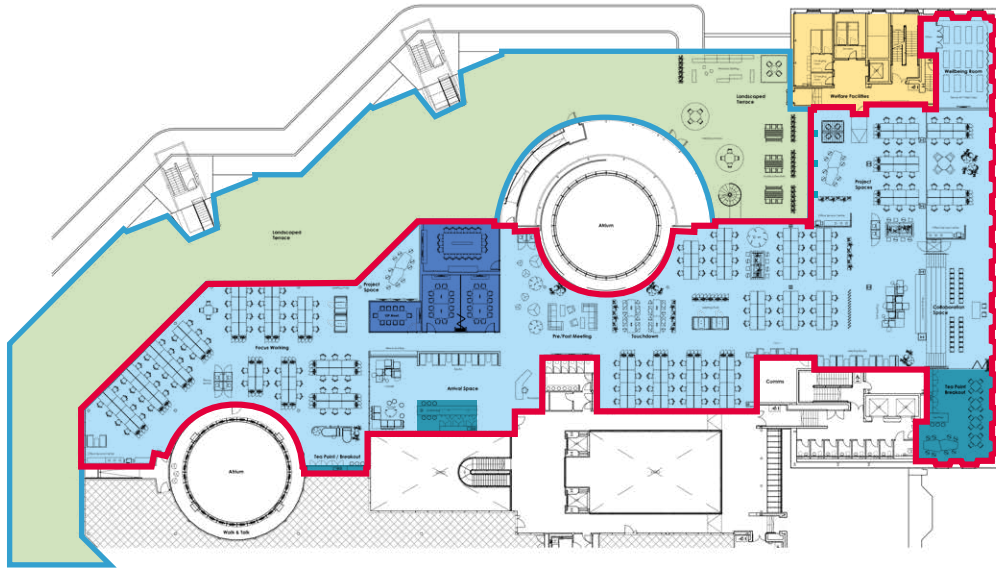
- 80 desks
- 1 x 14 person meeting room
- 2 x 3 person meeting pods
- 1 x hot desking pod
- 3 x individual phone booths
- 1 x soft seating
- 1 x kitchen
- Lockers & Storage facilities

**SUITE 3 SPACE PLAN**

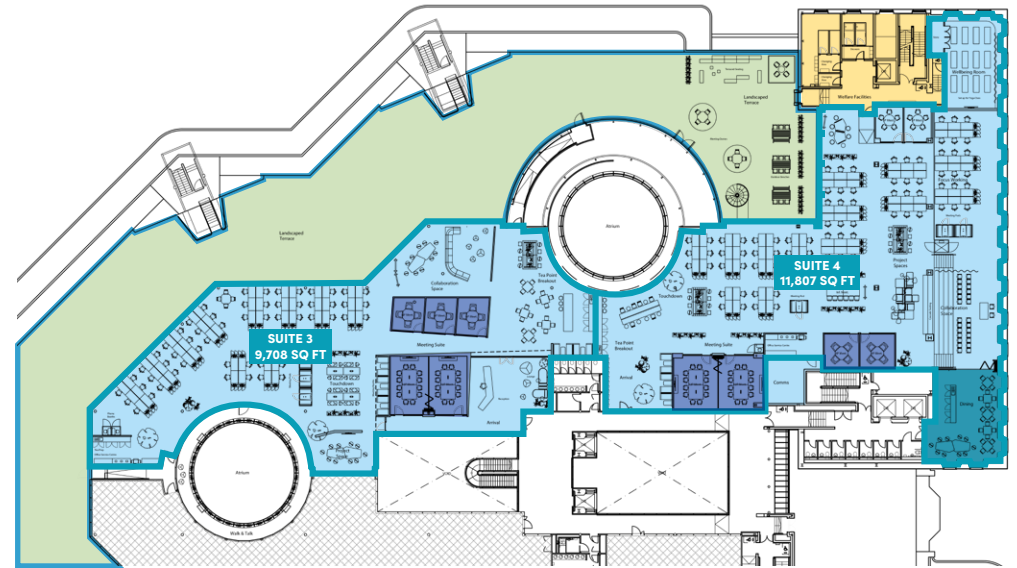
# EFFICIENT SPACE TO WORK WITH YOUR NEW WAY OF WORKING.

## SECOND FLOOR SUITE OPTIONS

### INDICATIVE SPACE PLAN



### SUB-DIVISION OPTIONS



SUBDIVISION CREATING TWO SUITES OF 9,708 SQ FT AND 11,807 SQ FT RESPECTIVELY.

#### KEY

- WORKSPACE
- MEETING ROOM
- KITCHEN / BREAK OUT
- DEDICATED GARDEN TERRACE
- WELFARE FACILITIES
- DEMISE

#### FOR THE WHOLE FLOORPLATE OF 21,780 SQ FT

- 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



[VIEW HIGH RESOLUTION PLANS](#)



INDICATIVE FIT-OUT: SECOND FLOOR



INDICATIVE TENANT FIT-OUT

SECOND  
FLOOR  
INDICATIVE  
TENANT  
FIT-OUT



## SERVICE CHARGE

The service charge budget can be provided on request.

## RATEABLE VALUE

The proposed Rateable Value for the second floor is £337,000 which will result in a projected liability (2023/24) of £176,588. The 1st floor will need reassessing upon occupation, but we would estimate it to be approximately £6.00 psf.

## TERMS

The accommodation is available by way of new FRI leases.

## VAT

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

## VIEWINGS

Welcome by appointment with the joint agents:

**Mike Irvine**  
M: 07919 918 664  
E: [mike.irvine@savills.com](mailto:mike.irvine@savills.com)

**Kate Jack**  
M: 07815 032 092  
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**Ben Reed**  
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E: [ben.reed@eu.jll.com](mailto:ben.reed@eu.jll.com)

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