
TANFIELD

EDINBURGH

3,343 – 35,364 SQFT

JOIN THE TANFIELD COMMUNITY

3,343 – 35,364 SQFT

INSPIRING ENVIRONMENT INSPIRING NEIGHBOURS

IMAGE SHOWS 2ND FLOOR



CURRENT TENANTS INCLUDE:

GRADE A REFURBISHED
OPEN-PLAN OFFICE SUITE

 trainline

the
craneware
group

AECOM dexcom

F4S

FNZ 

Zond 

Secureworks


life augmented



**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.



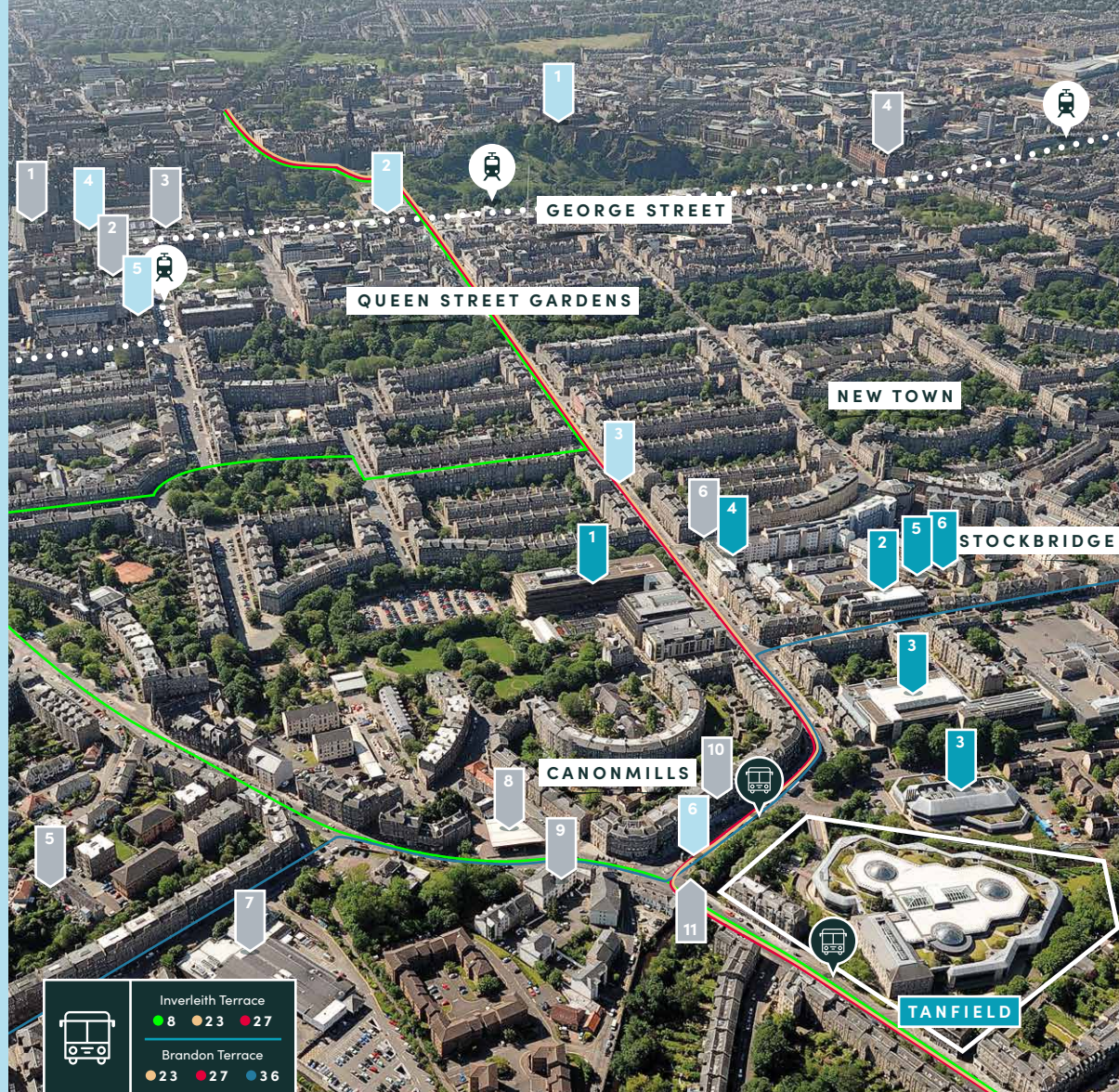
VISITOR PARKING & DEDICATED LOADING AREA

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, 8 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.

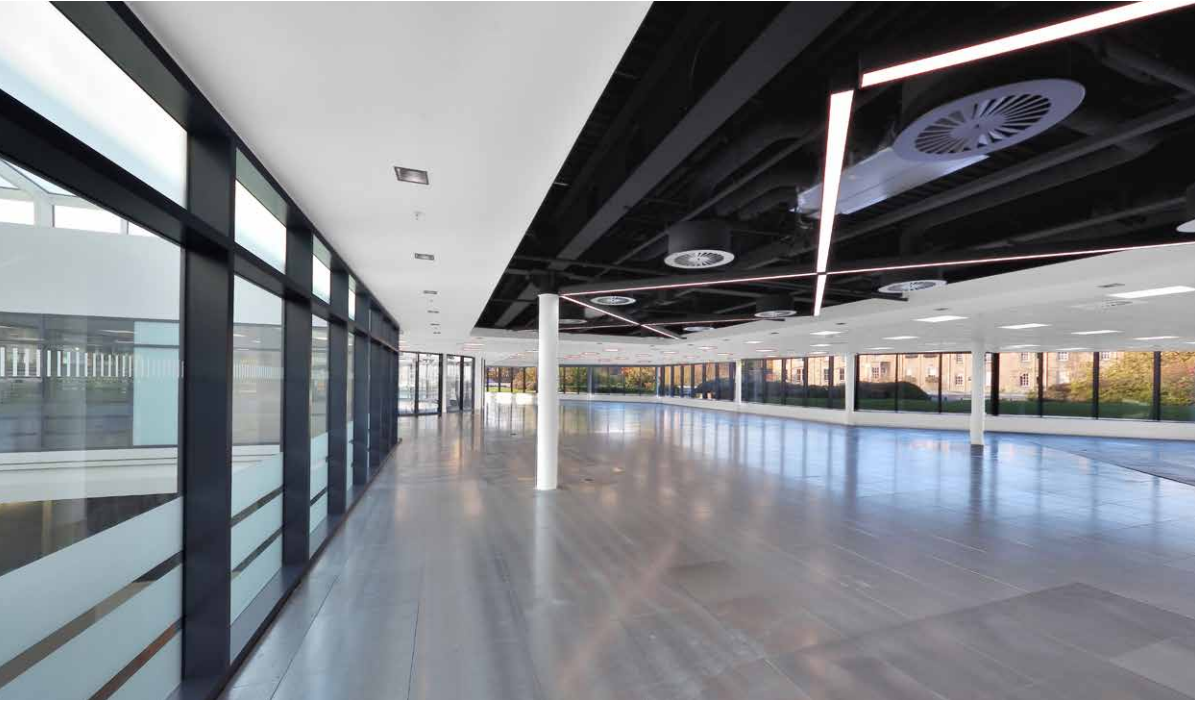




**BRING
THE GREAT
OUTDOORS
IN.**



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

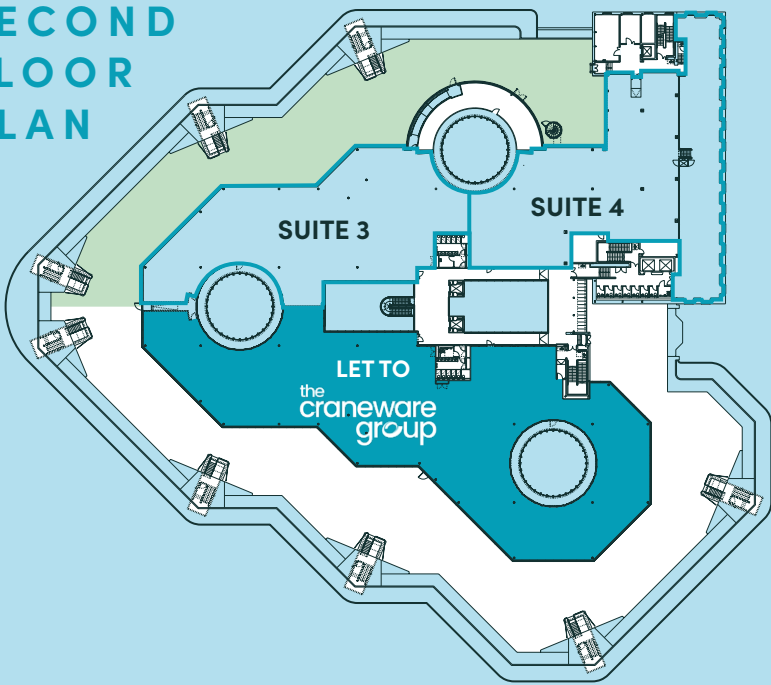


SECOND FLOOR AVAILABILITY

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

SECOND FLOOR	1,999 SQ M	21,515 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 4.1 311 SQ M (3,343 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 4.2 320 SQ M (3,445 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

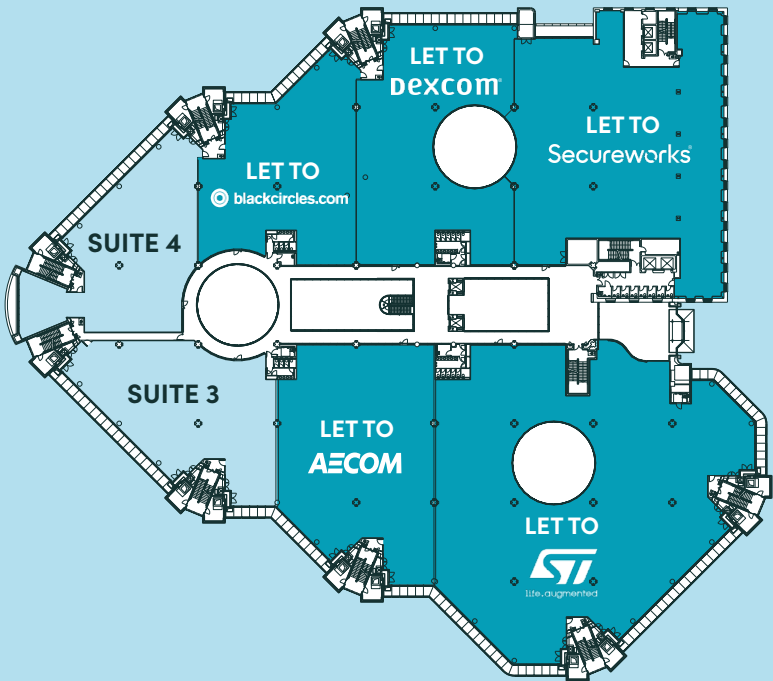


FIRST FLOOR AVAILABILITY

FIRST FLOOR SUITE 4.1	311 SQ M	3,343 SQ FT
FIRST FLOOR SUITE 4.2	320 SQ M	3,445 SQ FT
FIRST FLOOR SUITE 3*	656 SQ M	7,061 SQ FT

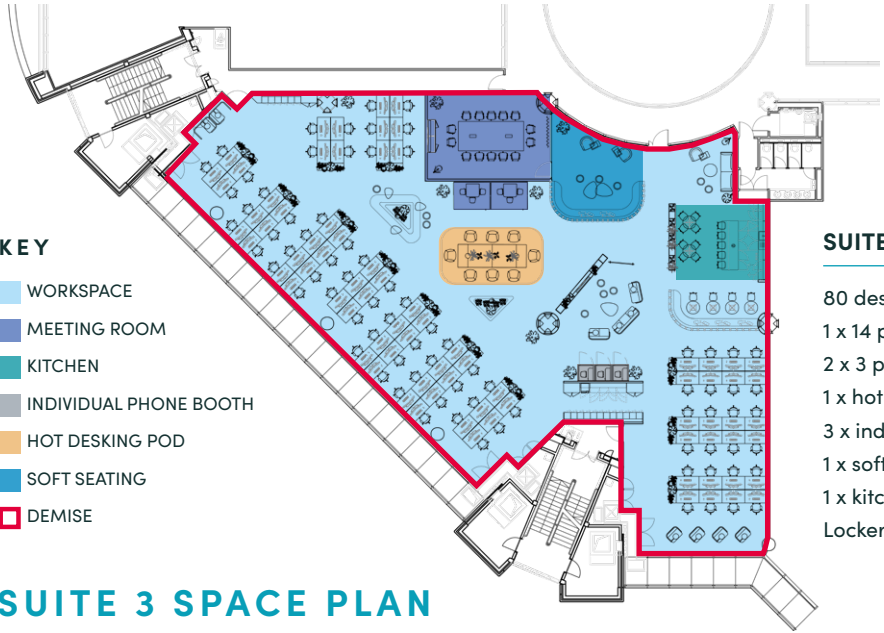
* Suite 3 also has the ability to be split into 2 individual suites

FIRST FLOOR PLAN



KEY

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



SUITE 3 656 SQ M (7,061 SQ FT)

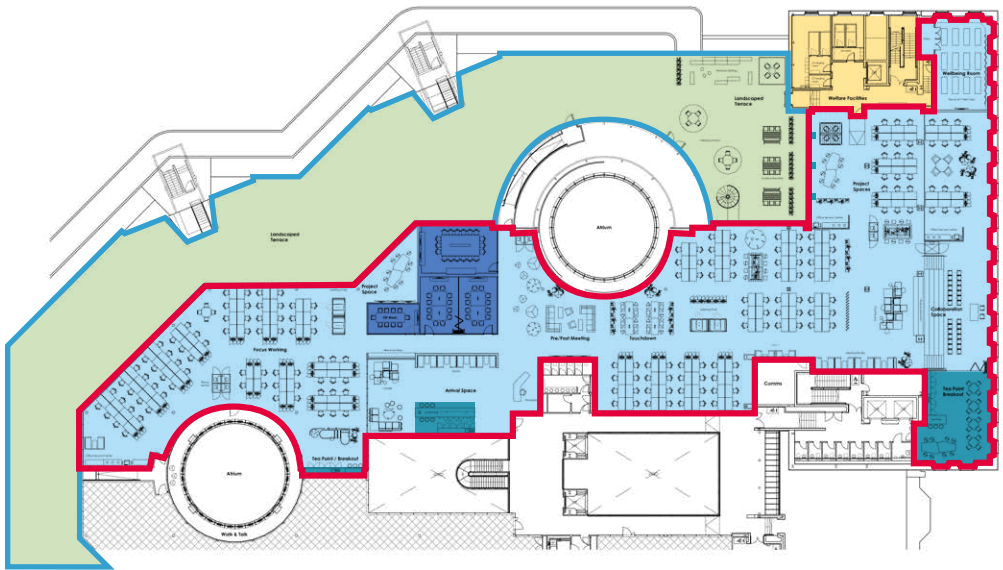
- 80 desks
- 1 x 14 person meeting room
- 2 x 3 person meeting pods
- 1 x hot desking pod
- 3 x individual phone booths
- 1 x soft seating
- 1 x kitchen
- Lockers & Storage facilities

SUITE 3 SPACE PLAN

EFFICIENT SPACE TO WORK WITH YOUR NEW WAY OF WORKING.

SECOND FLOOR SUITE OPTIONS

INDICATIVE SPACE PLAN



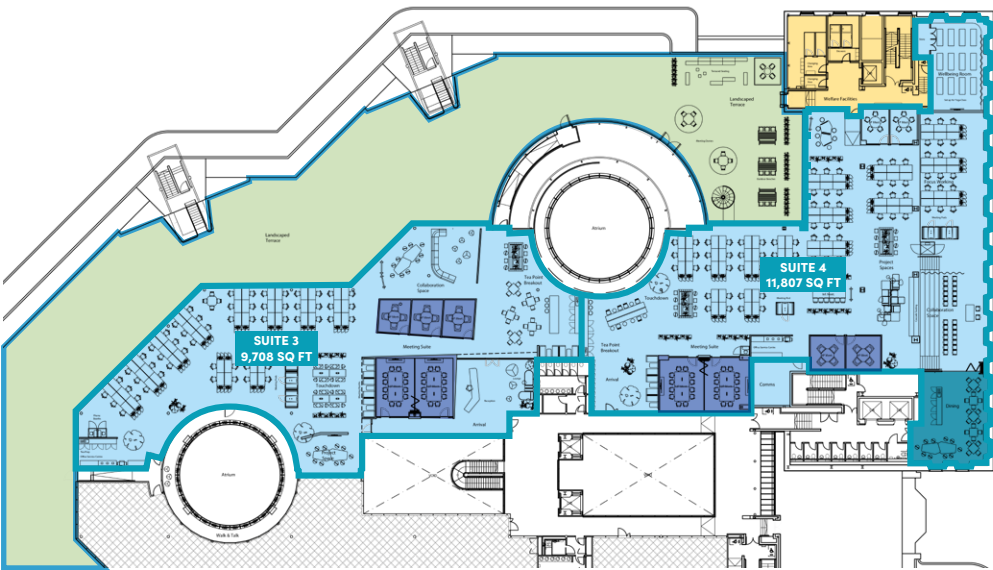
KEY

- 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

SUB-DIVISION OPTIONS



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



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:

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TANFIELD

EDINBURGH

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