

TANFIELD-EDINBURGH.COM

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# TANFIELD

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EDINBURGH

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**7,062 - 28,842** SQFT



1 TANFIELD | EDINBURGH | EH3 5DA



JOIN THE TANFIELD COMMUNITY  
7,062 - 28,842 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.

# 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.



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.



# BRING THE GREAT OUTDOORS IN.

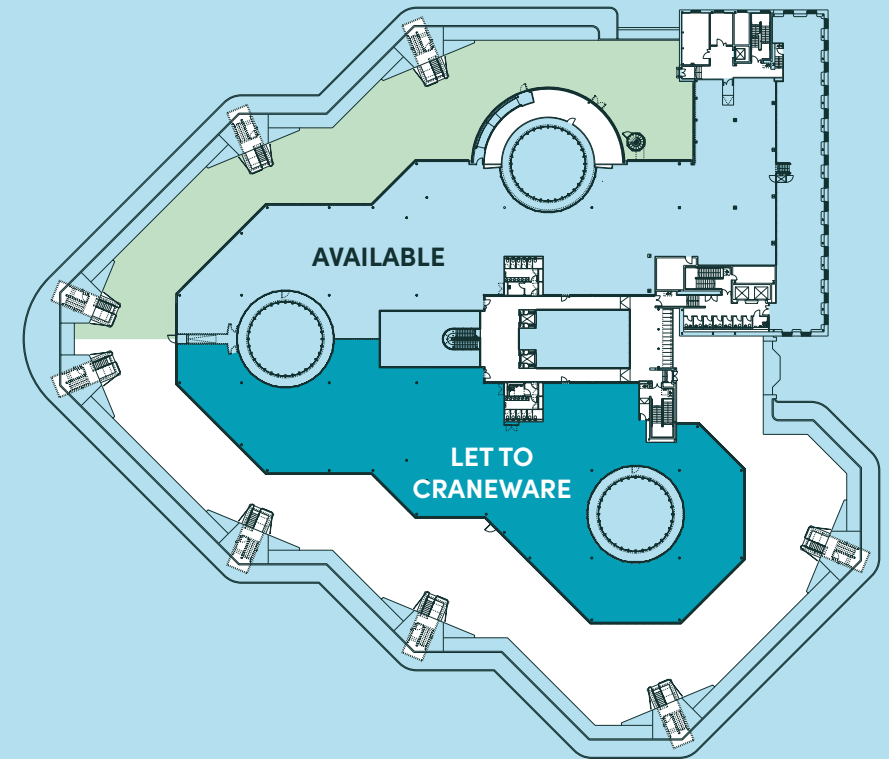


TANFIELD PROVIDES A GREEN WORKING ENVIRONMENT, WITH ITS BIODIVERSITY MAINTAINED IN PARTNERSHIP WITH THE BOTANIC GARDENS.



## AVAILABILITY

SECOND FLOOR	2,023 SQ M	21,780 SQ FT
FIRST FLOOR (AVAILABLE Q4 2024)	656 SQ M	7,062 SQ FT

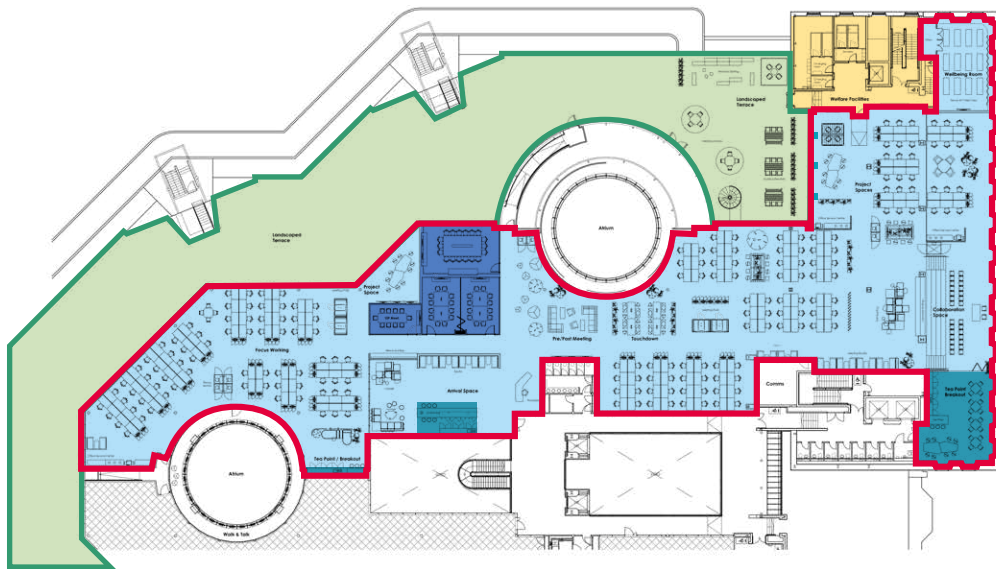


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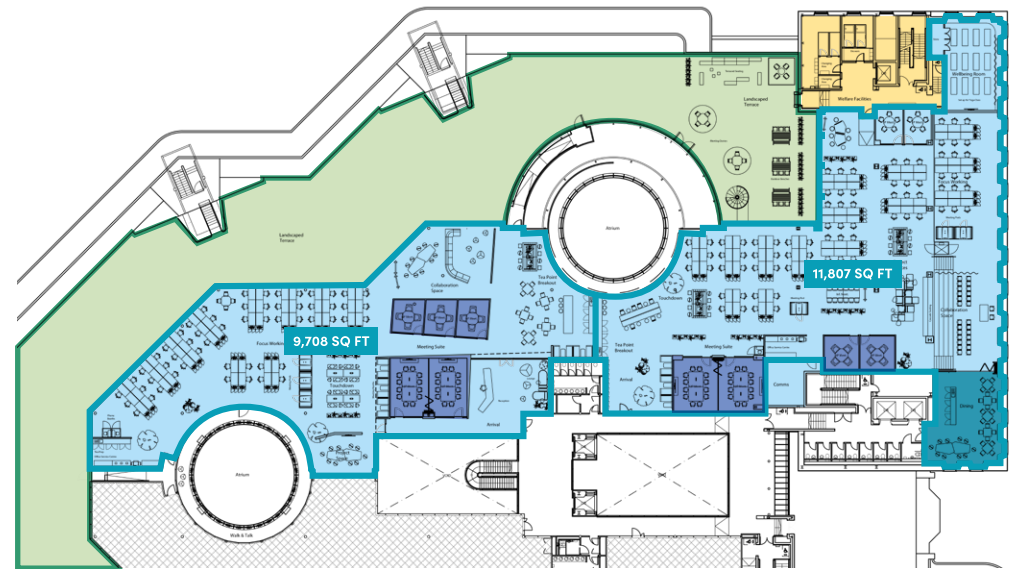


# EFFICIENT SPACE TO WORK WITH YOUR NEW WAY OF WORKING.

## INDICATIVE SPACE PLAN



## SUB-DIVISION OPTIONS



### 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 TENANT FIT-OUT: RECEPTION AREA



INDICATIVE TENANT FIT-OUT

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 a new FRI lease on the whole suite.

## VAT

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

## VIEWINGS

Welcome by appointment with the joint agents:

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**Ryden**



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