

TANFIELD-EDINBURGH.COM

TANFIELD

EDINBURGH

3,343 – 35,364 SQFT



1 TANFIELD | EDINBURGH | EH3 5DA



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





**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.



On-site café.



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. ★★★★★



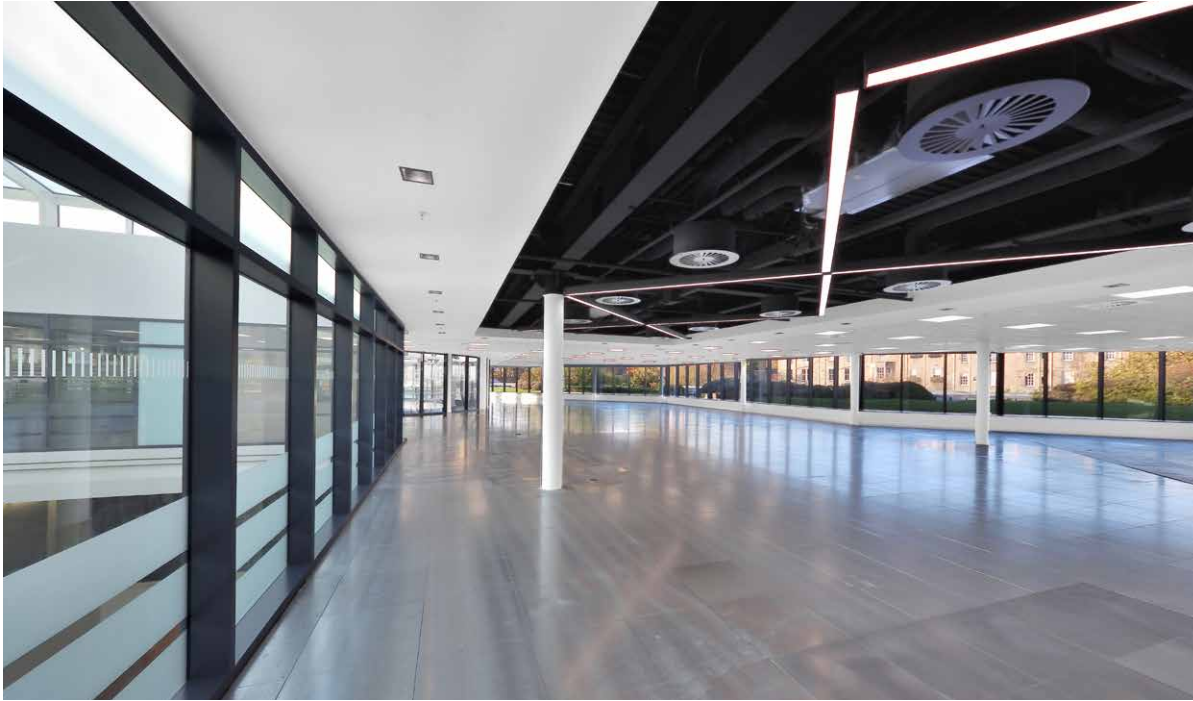
A committed management team on hand to support your ESG needs.



**BRING
THE GREAT
OUTDOORS
IN.**



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



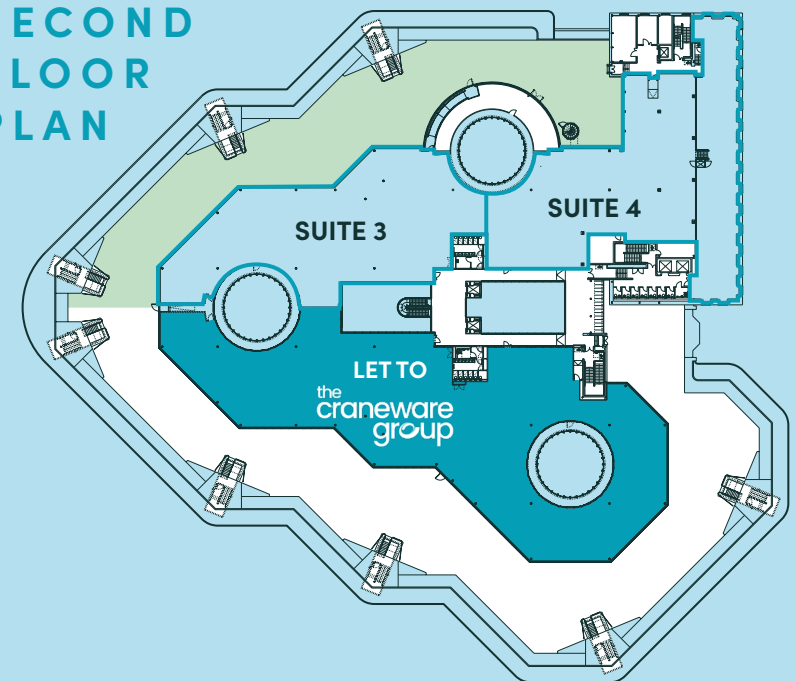
SECOND FLOOR AVAILABILITY

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



KEY

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

SUITE 3 SPACE PLAN

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

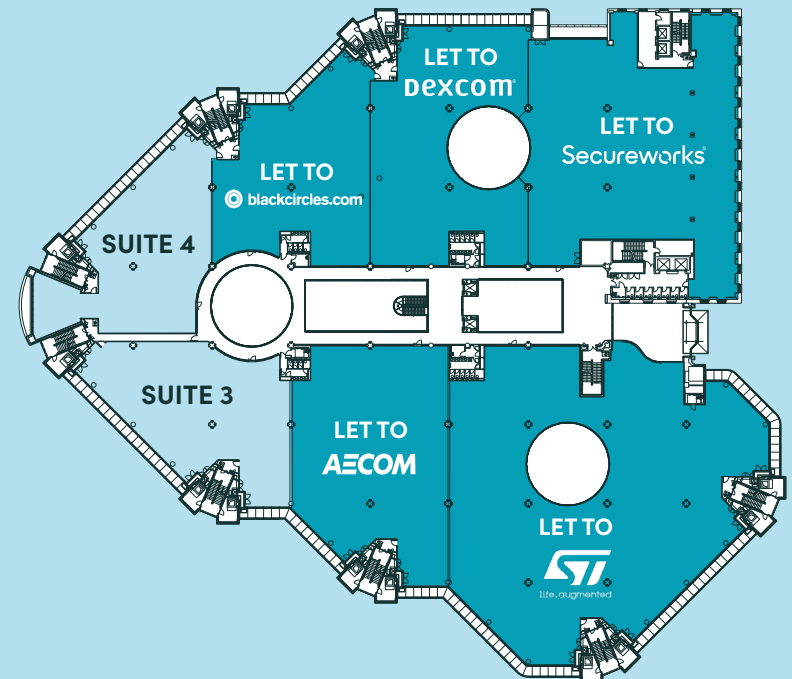


FIRST FLOOR AVAILABILITY

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

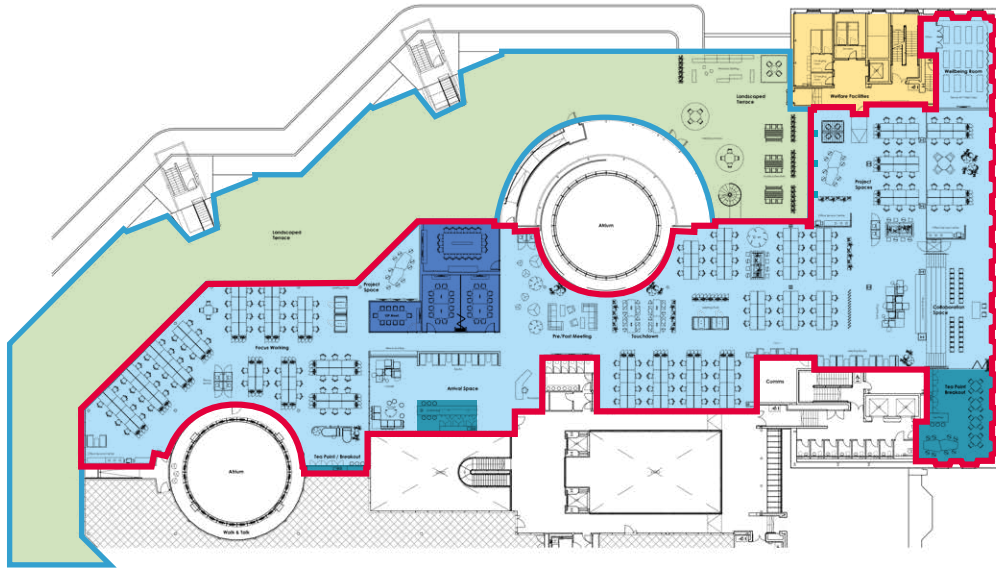
FIRST FLOOR PLAN



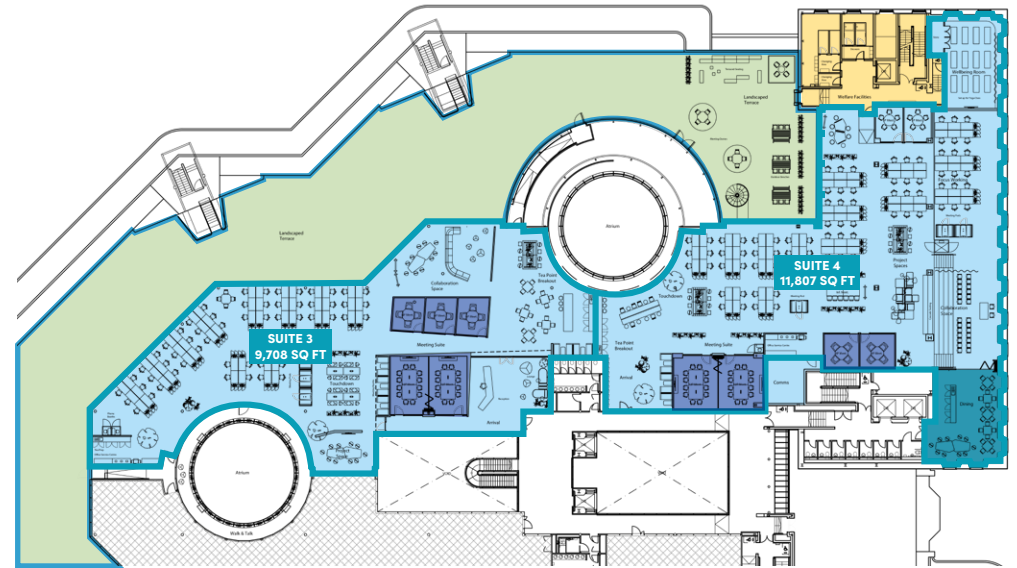
EFFICIENT SPACE TO WORK WITH YOUR NEW WAY OF WORKING.

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
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The Agents for themselves and for the vendors and lessors of this property whose agents they are, give notice that: 1. The particulars are produced in good faith, are set out as a general guide only and do not constitute part of a contract, 2. No person in the employment of The Agents has any authority to make or give any representation or warranty whatsoever in relation to this property, 3. The images of the development are correct as at the date of publication and 4. All floor areas and site areas quoted will be subject to final verification upon completion of the development. Date of publication October 2024.

Produced by Designworks.

OUR
COMMITMENT TO
SUSTAINABILITY

3,343 SQ FT
to 35,364 SQ FT

ACROSS 1ST AND 2ND FLOORS

FOLLOW US:



TANFIELD

EDINBURGH

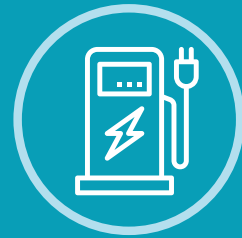
ENVIRONMENTAL



EPC rating: 'B' with boilers recently replaced.



The gardens are home to an abundance of wildlife, maintained in partnership with the Botanic Gardens.



Capacity for 96 electric charging points.



Green Apple Environment Award, recognising and promoting best practice.



100% renewable energy provided.



New energy efficient LED lighting, with PIR sensors throughout.



Heating and cooling provided by four pipe fancoil units.



4 waste streams which are monitored to reduce consumption.

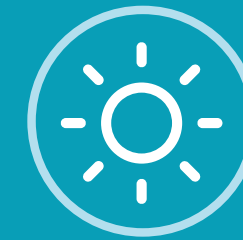
NEW 2024 IMPROVEMENTS

- Hot water will be provided by electric only, allowing for gas boilers to be turned off in the summer months.
- All traditional ventilation motors have been replaced with efficient Electrically Commutated ones in air handling units. This change results in substantial energy savings and less expensive maintenance.

SOCIAL



Attractive, communal garden surrounding the property.



Private roof terrace on the 2nd floor for top floor tenants.



Gym operator 'F45' offering a fitness community on your doorstep.



15 communal showers, plus dedicated country club style facilities for the sole use of the vacant 2nd floor suite.



Vast bike storage facilities comprising of 64 secure racks in the basement.



Opportunity to engage with existing tenants for charity, social and environmental events.



On-site cafe, in addition to numerous bars, restaurants and retail close-by.



A bustling city centre location with great transport links.

GOVERNANCE



Green Leases encouraged.



An engaged Landlord with corporate objectives.



Full BEMS (Building Energy Management System) adding efficiency to building's functions.



A committed management team on hand to support your ESG needs.

ALL THE PERKS OF A CITY CENTRE ADDRESS.



Easy access to Edinburgh's extensive cycle network.



Visitor Parking & dedicated loading area.



10 minute walk to George Street and 5 minutes to Stockbridge.



LABS @ TANFIELD

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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



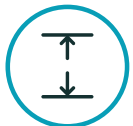
ELECTRICAL POWER

- 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

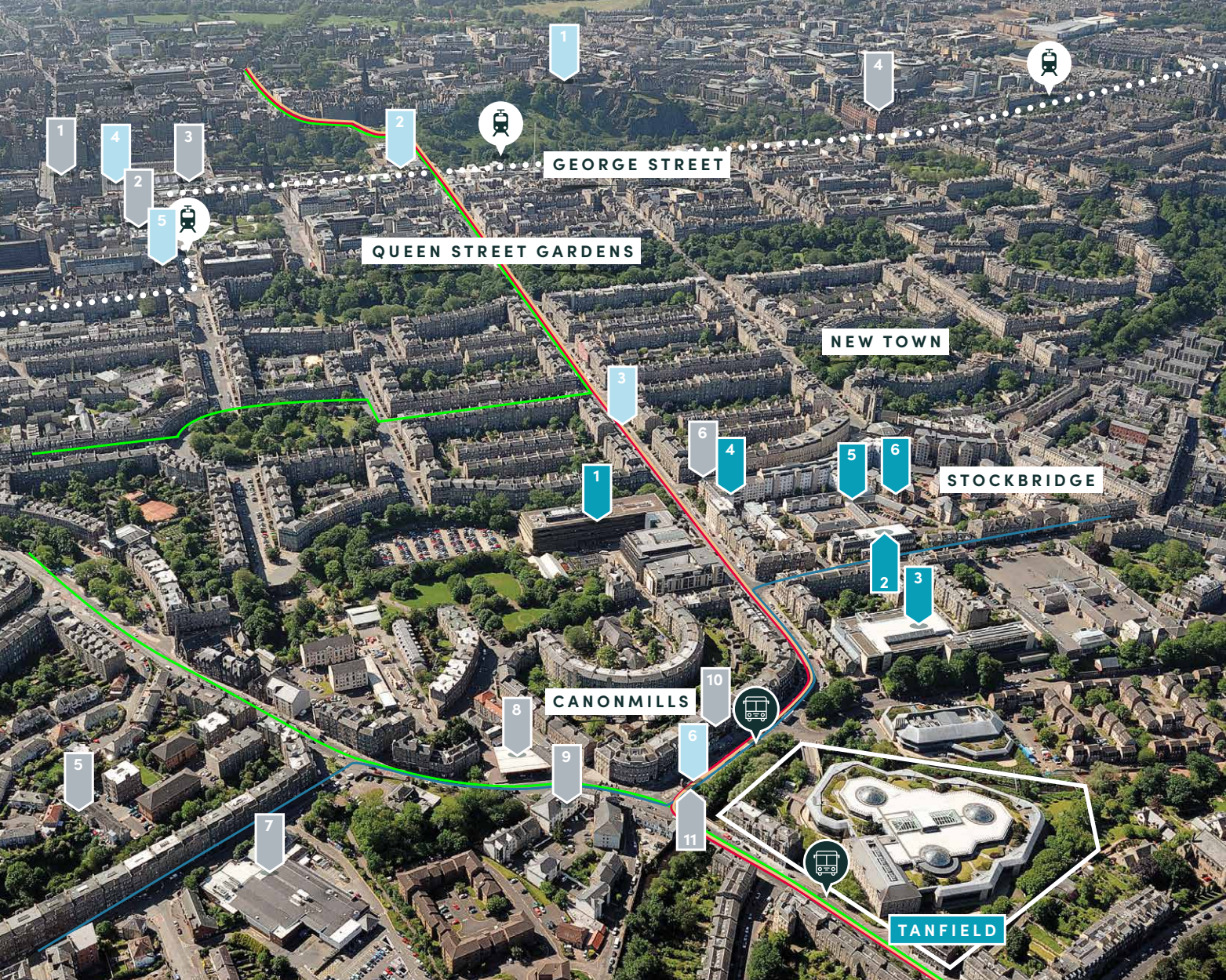
- Ample raised floor to slab height for lab ventilation via ceiling grid



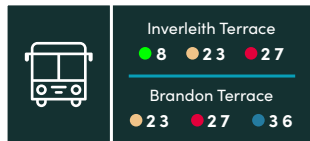
BACK UP GENERATOR

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





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