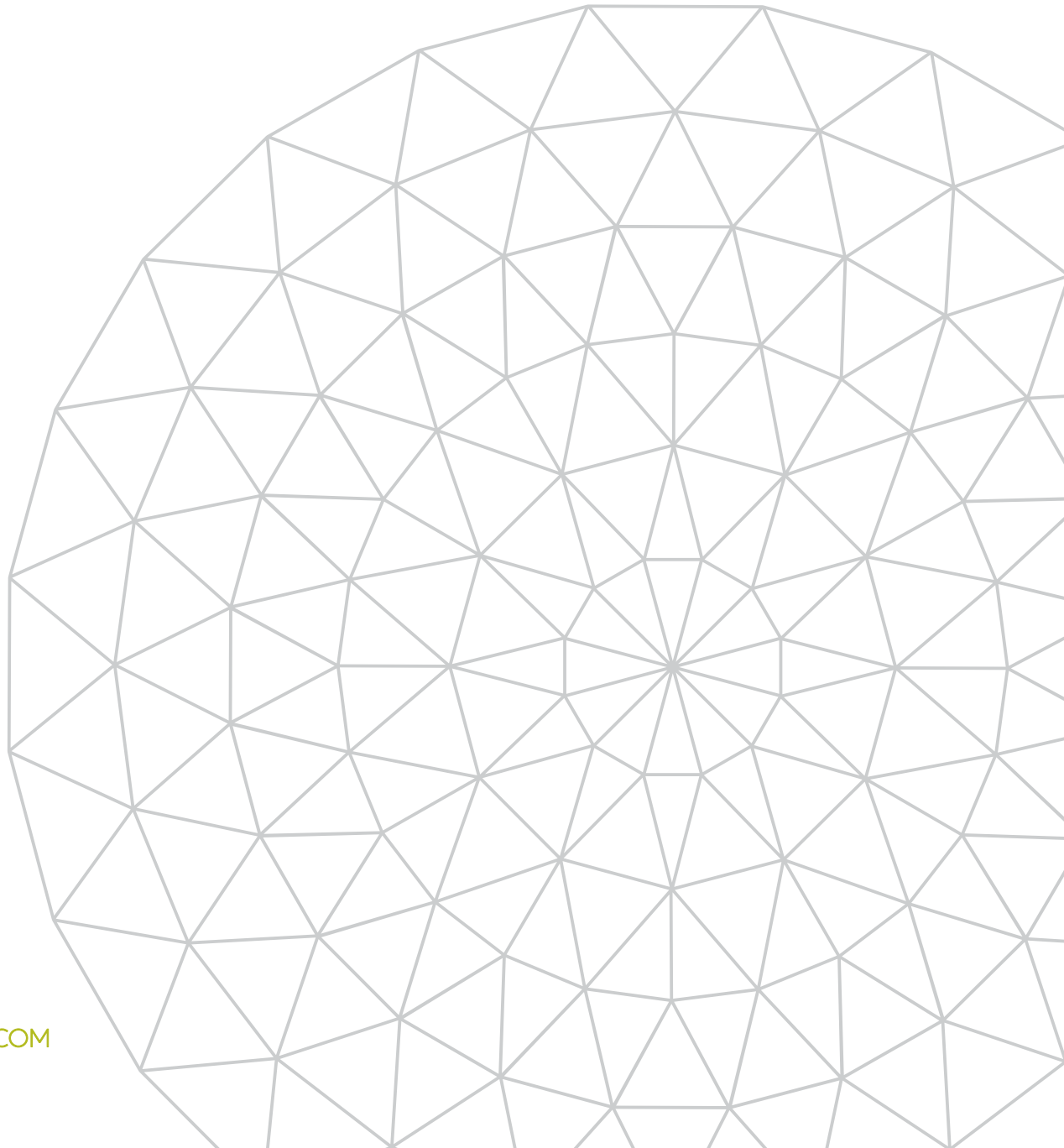


Tanfield

1 TANFIELD EDINBURGH EH3 5DA



WELCOME TO TANFIELD

Flexible and modern office
suites with interiors as
inspiring as they are inviting.

7,646 SQ FT – 38,281 SQ FT (710 SQ M – 3,556 SQ M)



Tanfield



2 AVALOQ
CRANWARE

1 AECOM
DAVIS LANGDON

G FNZ
TRAINLINE.COM



WELCOMING & SPACIOUS

Tanfield is intuitively designed to not only meet, but exceed your expectations. Your business, in the best light.





THIS IS WHAT OUR OCCUPIERS SAY



”

Tanfield's central, yet leafy location and its first-class, modern facilities were among some of the main factors in selecting it over the other shortlisted properties.

”

**SIMON KAUTH, MANAGING DIRECTOR
AT AVALOQ INNOVATION LTD**

”

Large single floor area with generous floor to ceiling height to accommodate all staff working together. A good building to identify with, in a location well served with amenities and close to city centre. Very good facilities management. Has been a very positive move for our profile and business operations.

”

DAVID IRVING, AECOM

The AECOM logo is displayed in the top left corner of the image.



”

The high quality of accommodation and stunning environment offered at Tanfield ideally matched our own business aspirations. We are delighted to be associated with this building.

”

KEITH NEILSON, CHIEF EXECUTIVE, CRANEWARE



”

In looking for new premises we wanted to create a single hub for our existing staff, improve our profile for clients and provide room for future growth. Tanfield has provided a solution to meet all these needs.

”

STEWART MACLEAN, GROUP FINANCIAL CONTROLLER, FNZ

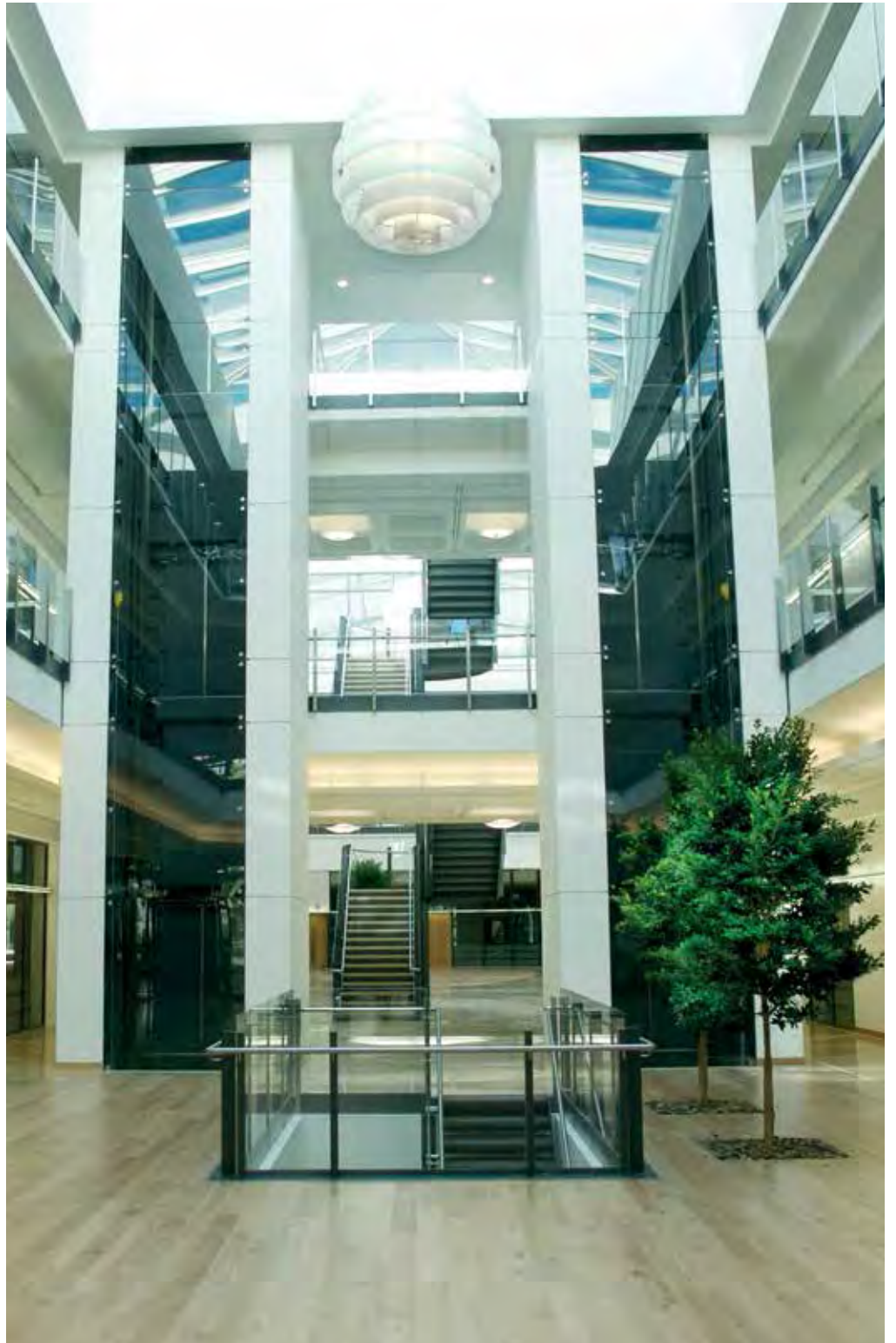


SPACE TO SUIT YOUR BUSINESS



Tanfield has been comprehensively re-designed to reflect the changing and flexible requirements of 21st century office occupiers.

Each aspect of Tanfield's interior has been designed to allow the occupier to utilise the spacious common areas including the new coffee pod and break out area.



WORKS FOR YOU

With a highly flexible layout, the space can be configured to suit all types of occupiers, from totally open plan to partitioned accommodation. This, coupled with the stunning common areas, break out spaces and coffee pod, makes Tanfield the ideal location of choice for business.





1. Vacant 1st floor accommodation



2. Craneware



3. FNZ



4. Avaloq



5. Trainline



6. AECOM





IN GOOD COMPANY

Working at Tanfield offers any business an enviable environment for central Edinburgh. With other global organisations having made their home in this part of the city, it is an established commercial location.

COMMERCIAL

- 1 RBS Royal Bank Of Scotland
- 2 Royal London / Scottish Life
- 3 Union Advertising Agency
- 4 Standard Life
- 5 Leith Agency
- 6 Cundall Consulting Engineers

LEISURE / RETAIL

- 1 OMNI Multiplex/Gym / Glasshouse Hotel
- 2 St James Shopping Centre
- 3 The Balmoral Hotel
- 4 Multrees Walk / Harvey Nichols
- 5 Princes Mall Shopping Centre
- 6 Caledonian Hilton Hotel
- 7 Children's Nursery
- 8 Dental Surgery
- 9 Swimming Pool
- 10 Tesco
- 11 Esso Filling Station
- 12 Canon Court Apartments
- 13 Post Office

LOCATIONS

- 1 Edinburgh Castle
- 2 Princes Street
- 3 Dundas Street
- 4 Waverley Station
- 5 Edinburgh Bus Station
- 6 Brandon Terrace





George Street

Queen Street Gardens

New Town

Stockbridge

Tanfield

1

6

3

8

1

1

1

5

2

6

2

4

9

11

6

13

4

12

3

Tanfield

WELL CONNECTED

With immediate access to main arterial routes, Tanfield is easily accessed – as is parking once there, thanks to the secure underground car park containing a total of 297 parking spaces. There are also 64 bike racks in the secured car park, with showers and locker facilities in the building.



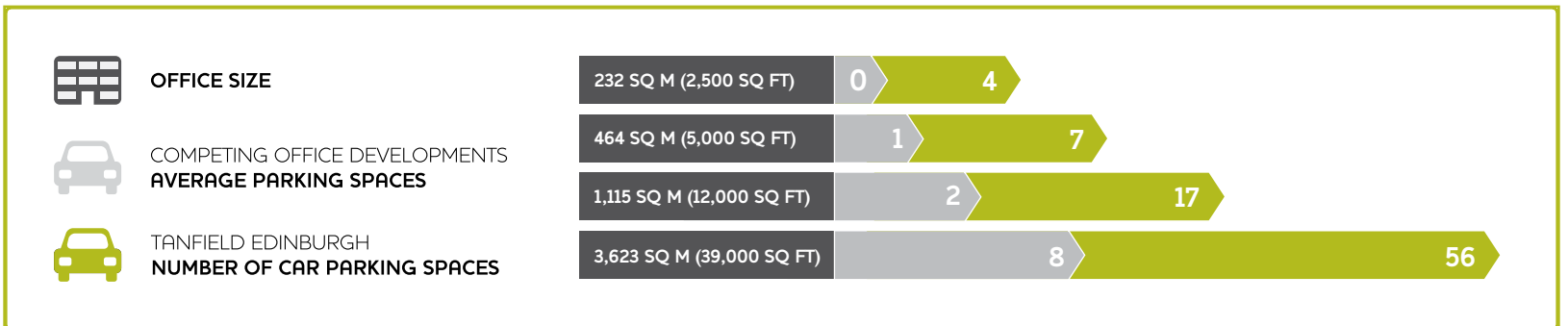
KEY

- Bus routes 23 and 27
- Bus route 8
- Bus route 61
- Tram route (Proposed)
- Walking & cycle paths

Location	Time (in hours and minutes)		
	Car	Bus	Train
Edinburgh Airport	22	30	n/a
Glasgow	58	1hr10	52
Dundee	1hr20	1hr51	1hr12
Aberdeen	2hr45	3hr25	2hr32

Secure underground car park containing a total of 297 parking spaces.

UNRIVALLED CITY CENTRE PARKING RATIOS



NATURAL SURROUNDS

Tanfield offers a spectacular natural environment within Edinburgh's City Centre. From the walking and cycle paths along the Water of Leith, mature gardens of The Royal Botanic Gardens and Inverleith to the private seating within the grounds of Tanfield itself.



AMENITIES

With all the perks of a city centre address – central location, thriving business district and established amenities.

Nestled amongst the mature trees of the Botanic Gardens and the Water of Leith, Tanfield is only 11 minutes walk from Edinburgh’s popular George Street and an even shorter walk to a whole host of established amenities and services nearby.

Edinburgh is renowned for its hospitality and culture, but you’ll also find much on offer in Canonmills itself.



SPECIFICATION

Not only does Tanfield offer superb natural light on each and every floor, but its large flexible floor plates lend themselves to an array of configurations to fit the requirements of occupants – **cellular, open plan, right down to the location of each office entrance**. Working space that really ‘works’. The specification applied to these floors considers technical excellence, design values and green credentials.



TECHNICAL

- 2 No. Independent 11kV/400V electrical sub-stations, maximum supply capacity 2,500kVA, with standby generator capability.
- Existing Openreach ducting and cabling infrastructure for tenant broadband requirements.
- Full 24/7 on-site presence and HD CCTV systems.
- 4 No. lifts plus dedicated goods lift.
- Floor loading of 4.0kN/sq m plus 1.0kN/sq m.
- Minimum 300 lux lighting levels at working plane.
- Displacement heating and cooling system at ground and first floors, supplemented by perimeter gas heating. 4 pipe fan coil system at second floor.
- Dedicated space for additional tenant plant.
- Full BEMS (Building Energy Management System), with 24 hour on-site FM Support.

DESIGN

- Impressive new entrance with automatic opening doors.
- New central atrium with hard wearing finishes throughout.
- DDA compliant.
- Male, female and disabled toilet facilities.
- Floor to ceiling heights of 3,625 mm at ground and first floors and 2,700 mm at second floor.
- Carpeted raised access floor to open plan office spaces – floor void 500-600 mm at ground and first floors and 150 mm at second floor overall.
- Exposed concrete soffit ceiling with bespoke lighting throughout ground and first floors.
- Suspended 600 x 600 mm metal ceiling tiles to second floor office areas.
- 297 secure underground parking spaces 1 space per 700 sq ft and additional visitor parking.

GREEN

- Very Good BREEAM.
- Establishment Environmental Assessment Method rating.
- Communal garden with dedicated roof garden to second floor.
- 64 no. cycle racks.
- Shower & locker facilities.
- Excellent public transport links. Tanfield is serviced by bus routes 8, 17, 23, 27 and 61.
- Many cycle and public footpaths nearby.
- Good use of Green Power



BCO award for best refurbished workplace



WORKING 24/7

Tanfield understands the working needs of modern businesses. The building offers full 24 hour, 7 day access with continuous on-site presence.

To assist busy staff there is a full concierge facility available offering a comprehensive array of services including car valeting, taxi bookings, hotel & restaurant reservations and ticket bookings for Edinburgh theatres & cinemas. Full information on request.

CONTACT THE JOINT LETTING AGENTS FOR FURTHER INFORMATION



Ryden LLP

Peter I'Anson
peter.i'anson@ryden.co.uk

Iain Taylor
iain.taylor@ryden.co.uk



Eric Young & Co

Neil Gordon
ngordon@eyco.co.uk

Neil McConnachie
nmconnachie@eyco.co.uk

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 May 2015.**

Photography by Paul Zanre. Designed and produced by Designworks www.designwork.co.uk



www.tanfield-edinburgh.com