

# PRIME OFFICES TO LET

PART 2<sup>nd</sup> FLOOR | 9 HAYMARKET SQUARE | EDINBURGH

4,426 sq ft (411 sq m)





## > LOCATION

9 Haymarket Square is located immediately opposite Haymarket rail station. It is part of a brand new, mixed-use city quarter including: Grade-A offices, a 349 bed 4-star hotel and a mix of eateries all arranged around a public square. Office occupiers at Haymarket will include: Baillie Gifford; Shepherd & Wedderburn; Capricorn Energy; Deloitte; Shoosmiths and Dentons. The hotel will be run by Hyatt Centric.

The wider Haymarket areas is set to undergo a significant transformation in the next 3-5 years with significant levels of commercial development already in planning. These developments coupled with Haymarket Square will lead to the area becoming one of Edinburgh's prime office locations.



View from suite

## > SUSTAINABLE TRANSPORT LINKS

Haymarket Edinburgh is easily accessible via tram, train and bus. With quiet pedestrian and cycle routes also leading to the development, employees can enjoy environmentally friendly journeys into work every day.



### RAIL

Haymarket rail station – less than 1 minute's walk



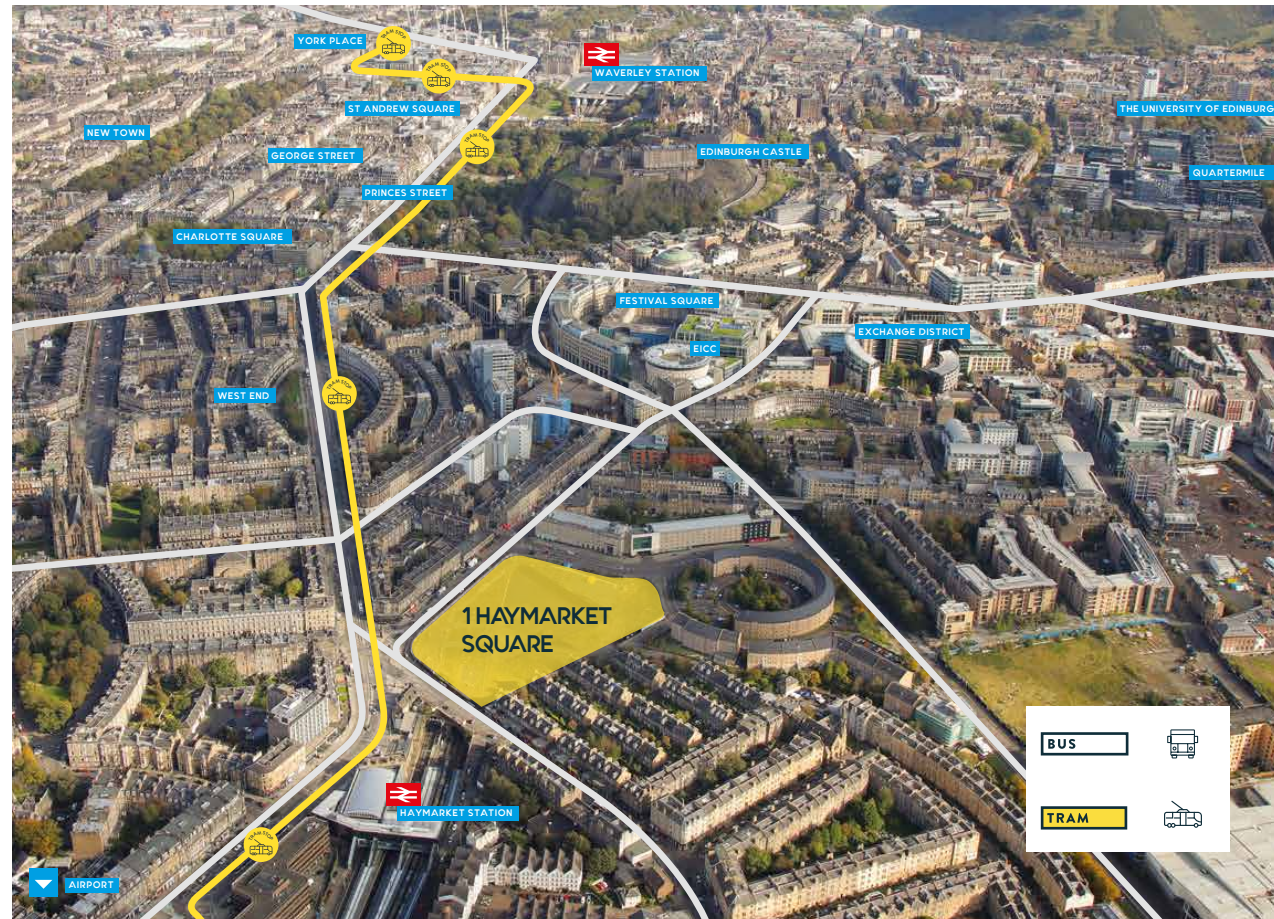
### AIRPORT

Accessible by bus (22 minutes), tram (26 minutes) and taxi (15 minutes)



### BUS

Routes to all parts of the city within less than 1 minute's walk



### WITHIN 5 MINUTES' WALK:

#### Eating

- > Coates Cafe
- > Froth & Flame
- > La Bruschetta
- > Locanda de Gusti
- > The Eco Larder
- > Omar Khayyam
- > Pomo Pizzeria
- > Rancho Steakhouse
- > Shebeen

#### Convenience

- > Post Office
- > Boots
- > Co-op Food
- > M&S Food
- > McColls
- > Tesco Express

#### Coffee

- > Starbucks
- > Café Noir
- > AMT Coffee
- > Café Nero

#### Drinking

- > The Jolly Botanist
- > Malones
- > Ryries bar
- > Monty's



# > SPECIFICATION

The available accommodation has been designed to the highest specification and includes:



## ENVIRONMENT

- > EPC "A"
- > BREEAM "Excellent"
- > Highly efficient VRF system for heating and cooling
- > Ventilation designed for 1:8 sq m
- > Highly efficient LED lighting
- > Intelligent lighting linked to daylight and occupancy
- > Roof mounted photovoltaic panels – generating a proportion of the electrical demand
- > Low energy features – energy efficient design and low or zero carbon equipment incorporated



## TECHNOLOGY & POWER

- > Full access raised floors
- > Built-in 5G technology – integrated and future-proofed
- > Two telecom intake rooms – allowing diverse connectivity from multiple data service providers
- > Separate dedicated risers provided for diverse connections to each floor if required
- > Fully automated BMS
- > Resilient electrical supply served from two substations and operating a closed ring main on site serving all buildings



## WELLNESS

- > Showers and changing facilities
- > Lockers and drying rooms
- > Shared roof terrace
- > 136 cycle spaces



A thriving mixed-use square will form the centre of the development

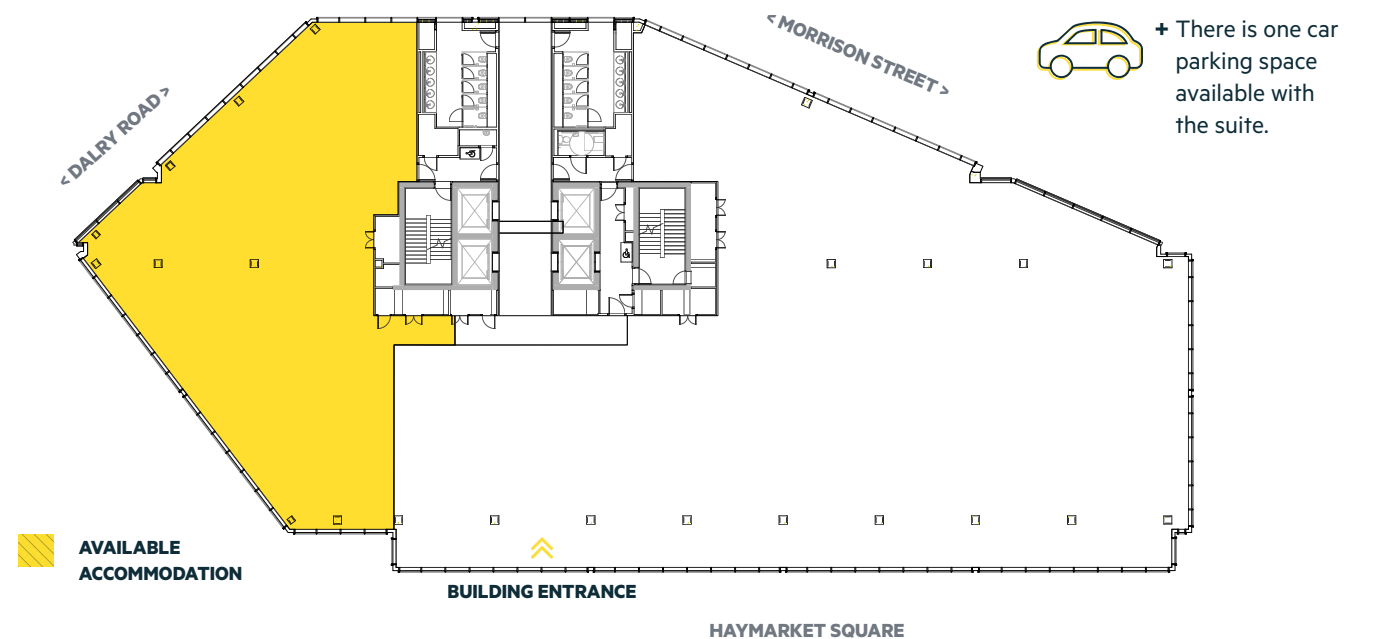


Cutting edge wellness facilities

# > ACCOMMODATION

The available suite is located on the 2nd floor and offers fantastic views and profile to the west of the city centre. The accommodation will require to be measured upon practical completion of the building; however, as an initial guide the demise extends to the following Net Internal Area:

- > 2nd Floor (West): 4,426 sq ft (411 sq m)





## > LEASE TERMS

The accommodation is available by way of a sub-lease. The Head Lease endures for a 15 year term with a 10 year tenant break option and it is the preference to sub-let the space for a 10 year term.

Rent and other terms available upon application.

## > RATES

The property has yet to be assessed for rating purposes.

## > DATE OF ENTRY

The suite will be available for entry between Q1 & Q2 2023.

## > LEGAL COSTS

Each party to bear their own legal costs in respect of this transaction, with the incoming tenant responsible for LBTT, registration dues, and VAT incurred thereon.

## > VAT

All prices are quoted exclusive of VAT.

## > EPC

The property will benefit from an EPC rating of "A". A copy of the certificate can be provided upon request.

## > VIEWINGS & FURTHER INFORMATION

Strictly through the sole letting agents:

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The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

February 2023.

Produced by Designworks.



Shared roof terrace for use of all tenants



Taxi drop off on Morrison Street