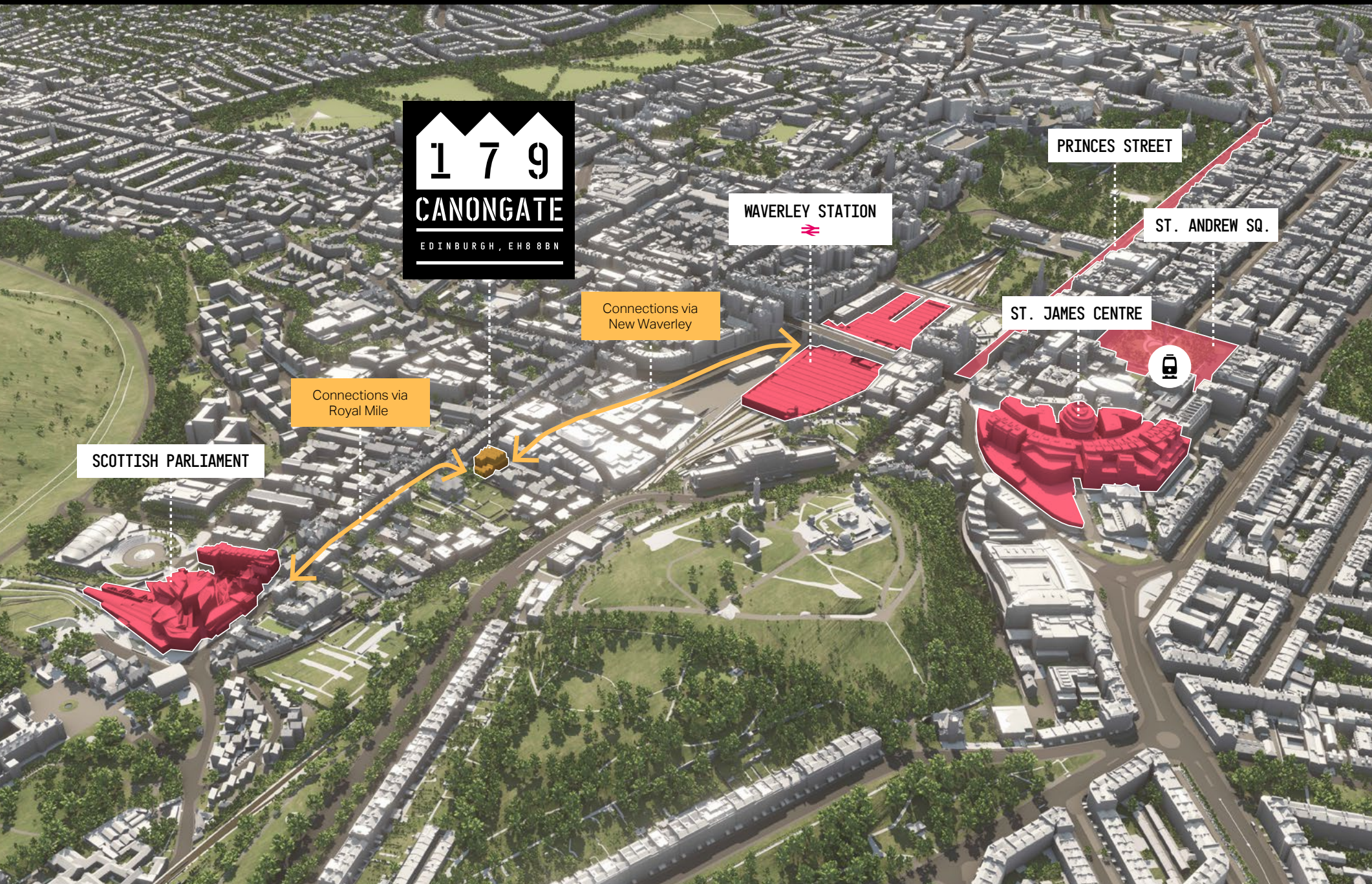




A fantastic, consented, office  
development opportunity in the heart  
of Edinburgh city centre

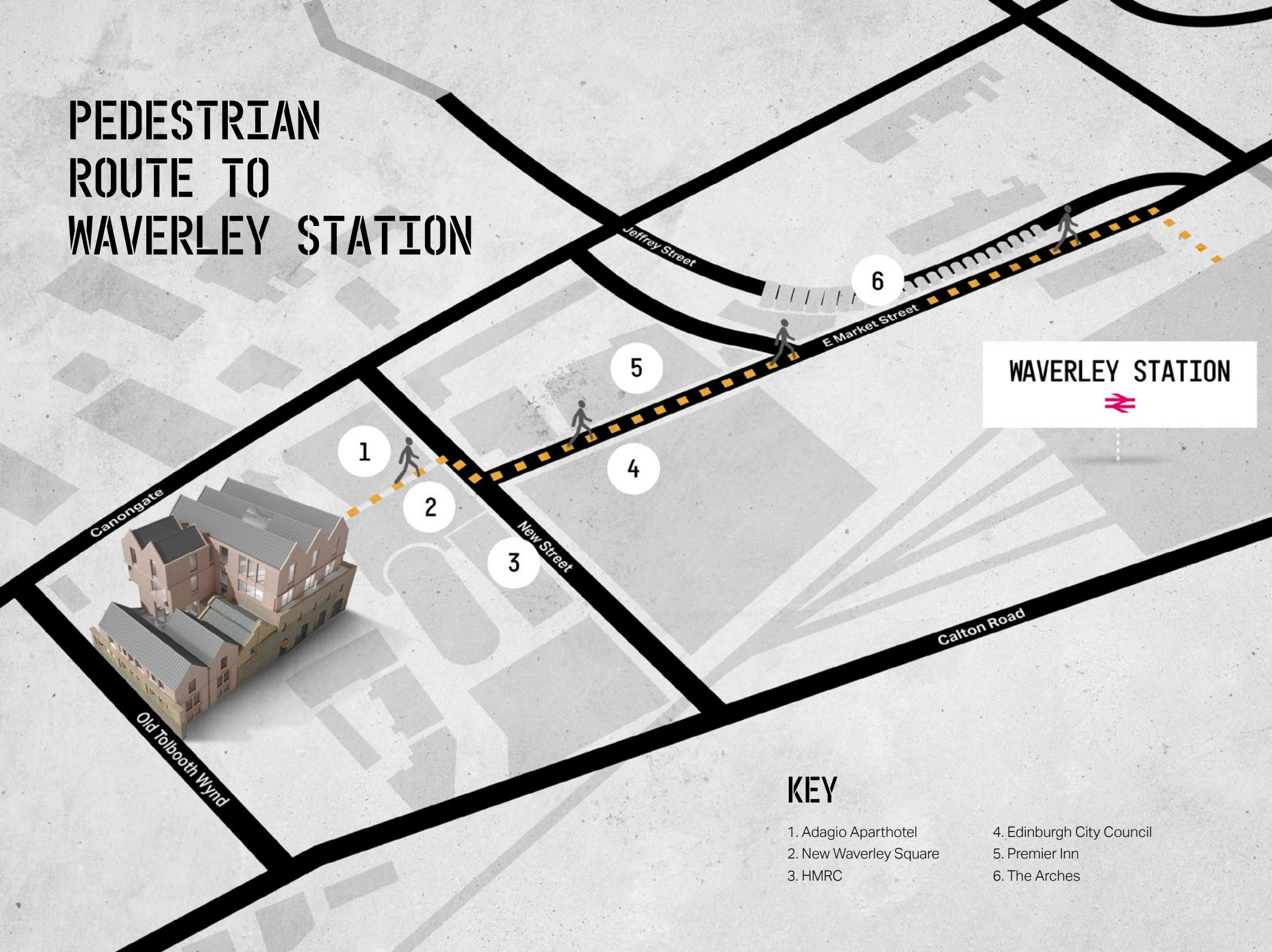
**Site sale : Pre let : Turn Key Building Sale**







# PEDESTRIAN ROUTE TO WAVERLEY STATION



## KEY

- |                        |                           |
|------------------------|---------------------------|
| 1. Adagio Aparthotel   | 4. Edinburgh City Council |
| 2. New Waverley Square | 5. Premier Inn            |
| 3. HMRC                | 6. The Arches             |



# INTRO- DUCTION

- Development site (with standing buildings) available with detailed planning consent for c. 1,904 sq m/20,500 sq ft (net internal area).
- Detailed planning consent for a courtyard style, new build/part façade retention office development, over four levels.
- Architecturally dynamic and characterful building proposed.
- Adjacent to "New Waverley" mixed use development.
- A short walk from Waverley Station and surrounding amenities.
- Flexible delivery options.





# HIGHLY ACCESSIBLE



Just a short  
7 minute walk to  
Waverley Station



100 miles of traffic-  
free cycling routes  
in the city



A bus stop directly  
opposite offers buses  
every 10 – 15 mins



On an average day  
there are 247 trains  
to Glasgow and  
47 to London



Trams to the airport  
are every 7 minutes  
and take 35 minutes



7 minute walk to  
the new Edinburgh  
St James

179 Canongate is situated close to the street's junction with Old Tolbooth Wynd. Following the site's development, new pedestrian access will be provided linking it to the New Waverley mixed use area which has a central square and provides office, bar/restaurant and residential uses. Waverley station will be a short 7 minute walk.

## RAIL

Glasgow	0 hrs 45 mins
Aberdeen	2 hrs 20 mins
Inverness	3 hrs 15 mins
Newcastle	1 hrs 23 mins
York	2 hrs 25 mins
Leeds	3 hrs 00 mins
Manchester	3 hrs 15 mins
Birmingham	4 hrs 20 mins
London	4 hrs 21 mins

## BUS

St Andrew Square	5 mins
Haymarket	20 mins
Airport	42 mins

## TRAM

Haymarket	9 mins
Gyle Shopping Centre	25 mins
Airport	35 mins



# ADAPTABLE SPACE



Indicative image of completed office space.

Architects 3DReid have designed a courtyard development which retains considerable character and will comprise an element of new build and retained façades. The office space will be flooded with natural daylight and the fenestration has been designed to maximise this feature.

Open plan office accommodation is planned with open stairways and lift access. Lower floor amenity is plentiful with cycle to work facilities particularly in mind.

## SCHEDULE OF AREAS

Level 2	GIA	464 sq m (4,995 sq ft)
	NIA	375 sq m (4,037 sq ft)
Level 1	GIA	581 sq m (6,254 sq ft)
	NIA	472 sq m (5,080 sq ft)
Level 0	GIA	680 sq m (7,320 sq ft)
	NIA	525 sq m (5,651 sq ft)
Level -1	GIA	748 sq m (8,051 sq ft)
	NIA	537 sq m (5,780 sq ft)
Total	GIA	2,473 sq m (26,620 sq ft)
	NIA	1,909 sq m (20,548 sq ft)



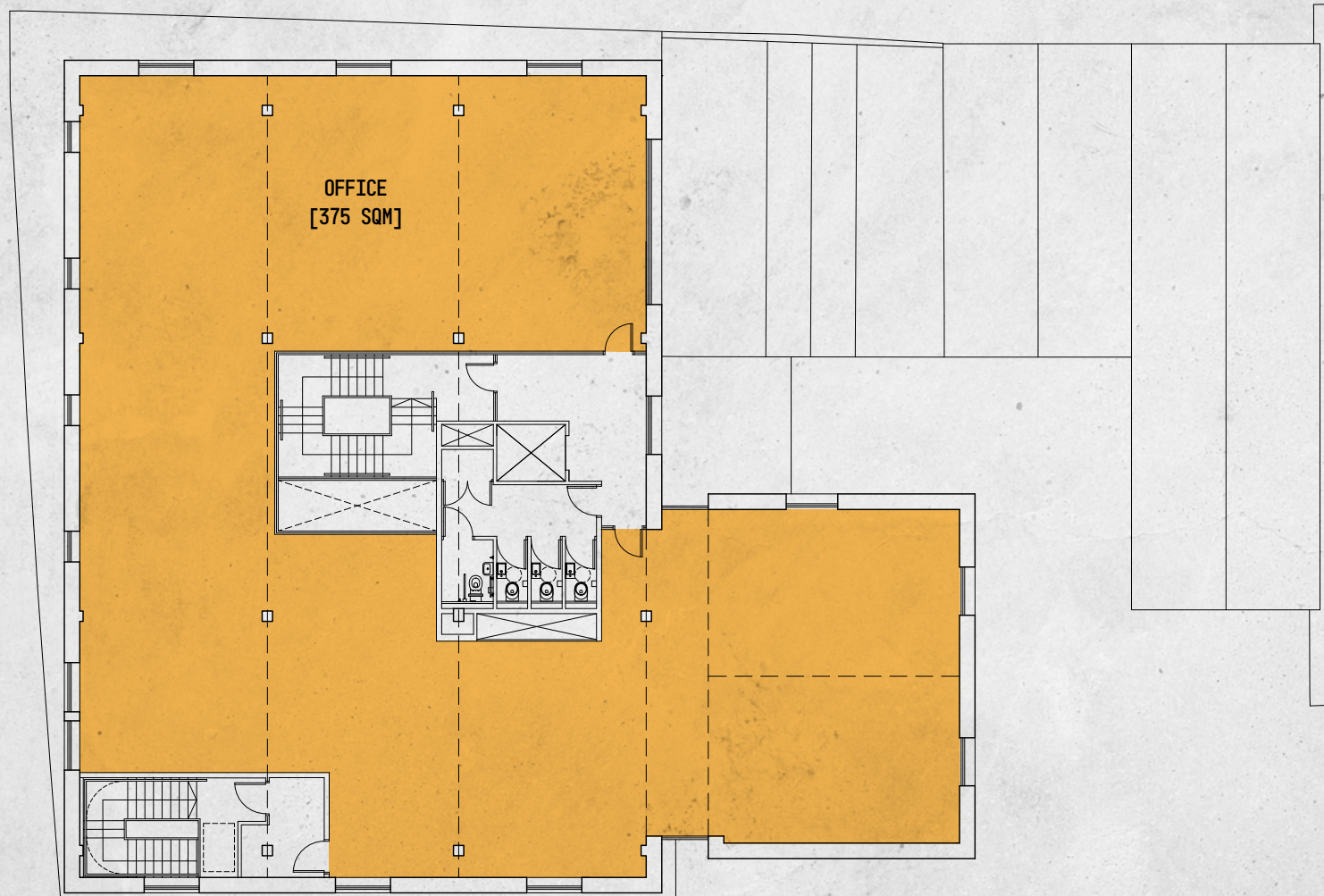
Indicative image of completed office space.



# LEVEL 2

GIA 464 sq m (4,995 sq ft)

NIA 375 sq m (4,037 sq ft)





# LEVEL 1

GIA 581 sq m (6,254 sq ft)

NIA 472 sq m (5,080 sq ft)

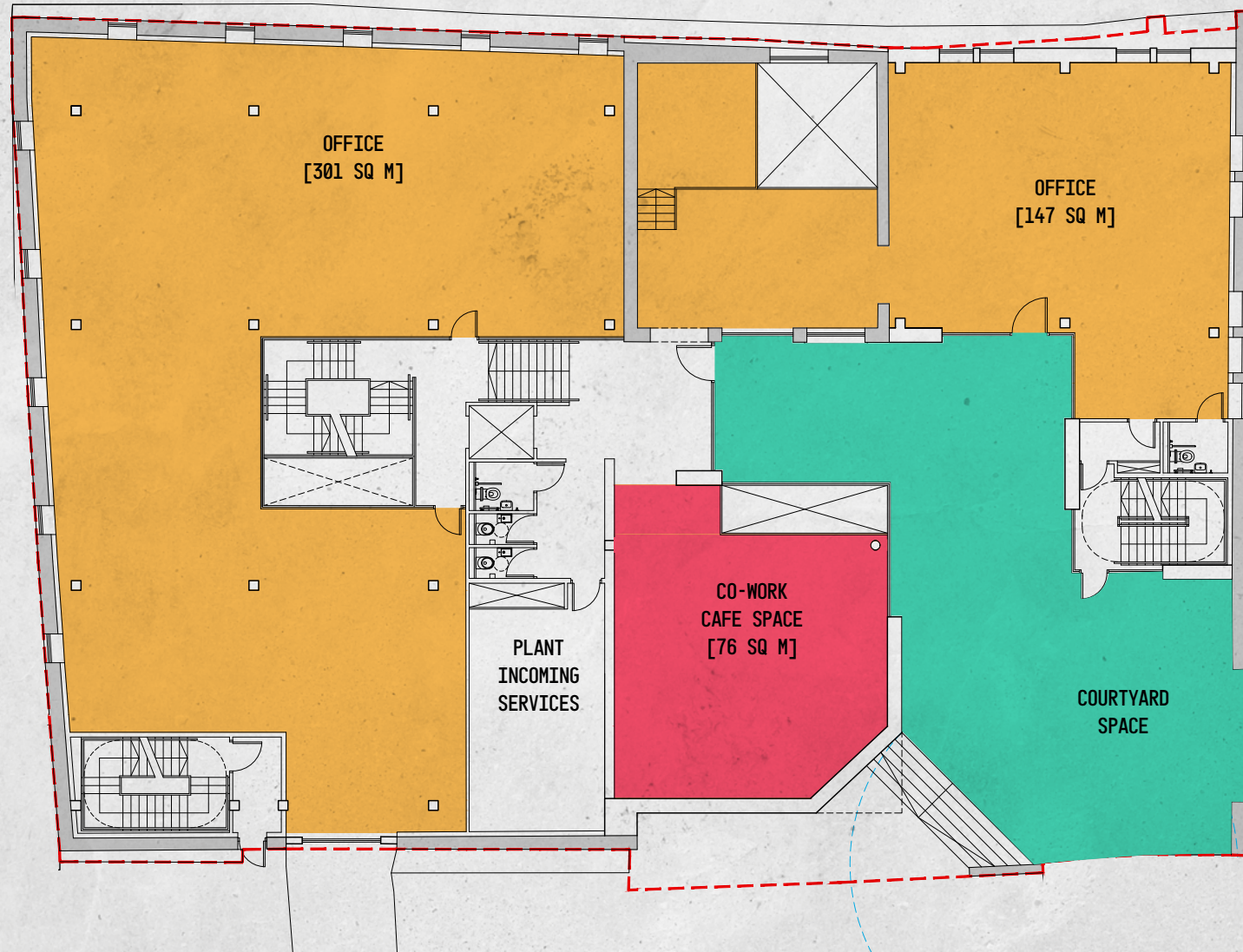




# LEVEL 0

GIA 680 sq m (7,320 sq ft)

NIA 525 sq m (5,651 sq ft)



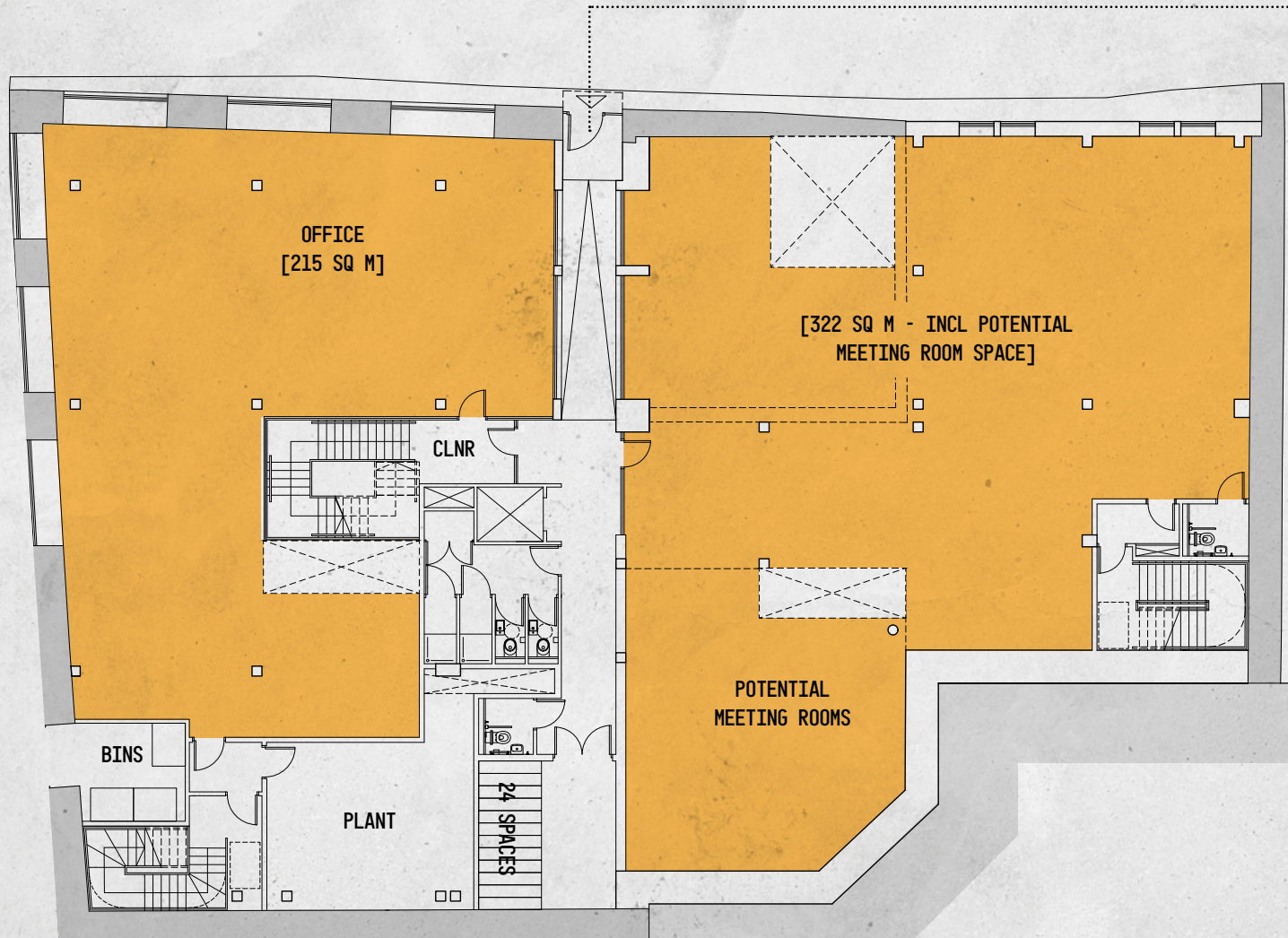


# LEVEL -1

GIA 748 sq m (8,051 sq ft)

NIA 537 sq m (5,780 sq ft)

EXIT TO  
**WAVERLEY STATION**  
0.5 MILE WALK







# SUSTAIN- ABILITY

The development will greatly reduce its carbon footprint through the significant re-use of existing fabric onsite. This has been achieved through designing the scheme as a series of careful and discrete insertions within the existing industrial era fabric, while knitting together the site's complex levels.

Where doughtakings are necessary, brick and stonework will be re-purposed within the new build elements. The entrance courtyard will make use of its existing granite setts as a permeable layer above a new Sustainable Urban Drainage System, providing both a sensitive and integrated drainage strategy.

The building will make ample provision for cyclists with onsite storage and washroom facilities. The feature central staircase will offer a high degree of visibility throughout the building floorplate, encouraging frequent use, and promoting increased wellbeing amongst building users.





# BASIS OF SALE

## Planning

Full detailed planning consent was granted by Edinburgh City Council on 18th March 2020. Further details can be found on the Council's planning portal website. The reference is as follows:-19/05837/FUL

## Proposal

179 Canongate now has detailed planning consent for an exciting new office development. The owner will entertain interest on a variety of basis including:-

- Site sale (in current condition)
- Office pre let
- Turn key building sale

## Data Room

Full legal and technical due diligence will be available on a data room hosted by CMS Solicitors. Interested parties are asked to note their interest formally with the sole agent in order to be provided with access to the data room.

The adjacent plan shows the detail of the title ownership. The extent of the ownership lies within the area outlined in red. A full examination of the title will be required to clarify the extent.

## VAT

The property is elected for VAT and therefore VAT will be payable on the purchase price.

## Anti-Money Laundering

Please be advised that a successful bidder will be required to provide the usual information to satisfy the anti-money laundering requirements when Heads of Terms are agreed.

## Further Info

Some further information including floor plans and design statements and quoting terms are available from the sole agent.



**Toby Withall**

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t: 0131 222 9601

All areas and images are indicative and intended to offer an impression of the completed office development.

Knight Frank 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 intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Knight Frank have any authority to make or give any representation or warranty whatsoever in relation to this property. Date of preparation of details: August 2020.

Designed by Turnbull Ripley