

20 HAYMARKET YARDS  
EDINBURGH  
EH12 5WN

# 20 Haymarket Yards

FLEXIBLE OFFICE SPACE IN AN OUTSTANDING LOCATION

49,933 SQ FT OVER 3 LEVELS

## THE OPPORTUNITY

20 Haymarket Yards provides an opportunity for occupiers to acquire competitively priced office space in a superbly connected location.

With potential to offer flexible lease structures, 20 Haymarket Yards can accommodate short term project requirements, and permanent solutions for occupiers.

## DESCRIPTION

20 Haymarket Yards is a strategically located, detached office building providing efficient office accommodation over three levels. The floors are arranged in a C-shape, providing high levels of natural light and the ability to easily sub-divide if required.

The building specification includes;

- Raised access floors
- Suspended ceilings
- Four-pipe fan coil air conditioning
- Floor to ceiling height of 2.7m
- 2 x passenger lifts
- Dedicated gym with shower facilities
- Male, female and accessible toilets on every floor



## STRATEGICALLY LOCATED

20 Haymarket Yards occupies one of the most connected locations in the city, strategically situated next to Edinburgh's principle transport hub, at the confluence of major rail, tram and bus routes connecting across the city and beyond. Edinburgh airport is accessible in 25 mins by tram, providing direct links to over 150 destinations.

## TRAVEL TIMES

	Tram/Rail
Edinburgh Airport	25 mins
Livingston	19 mins
Falkirk	24 mins
Glasgow	39 mins
Stirling	41 mins
Aberdeen	2hrs 15 mins
London	4hrs 29 min

	Air
London	1hr 15 mins
Frankfurt	1hr 50 mins
Paris	1hr 50 mins
Amsterdam	1hr 30 mins





## AMENITY

Haymarket is a buzzing location, with a superb range of cafes, bars and restaurants on the doorstep. Edinburgh's West End is in close proximity providing is great access to a wealth of independent boutiques and eateries. In addition to the existing offering, significant development is anticipated I the wider Haymarket area in the near future which will further enhance the level of amenity in the local area.





CALTON HILL

ST ANDREW SQUARE

Waverley Station

GEORGE STREET

QUARTERMILE

PRINCES STREET

THE BONHAM HOTEL

TEUCHTERS

SHERATON GRAND HOTEL

THE EXCHANGE DISTRICT

WEST END

PURE GYM

HILTON GROSVENOR HOTEL

LEONARDO HOTEL

TRAVELodge HAYMARKET

OMAR KHAYYAM

JOLLY BOTANIST

"THE HAYMARKET" DEVELOPMENT SITE

LA BRUSCHETTA

STARBUCKS

THE BIKE SMITH

HAYMARKET HUB HOTEL

Haymarket Station

VELOCE ITALIAN STREET FOOD

TESCO EXPRESS

ANALOG DEVICES

BDO

COSLA

APEX HOTEL

SCOTTISH LEGAL AID BOARD

SCOTTISH ENTERPRISE

20

LOCANDA DE GUSTI

FOUNTAIN PARK

NUFFIELD GYM

ROYAL LONDON

ICAS

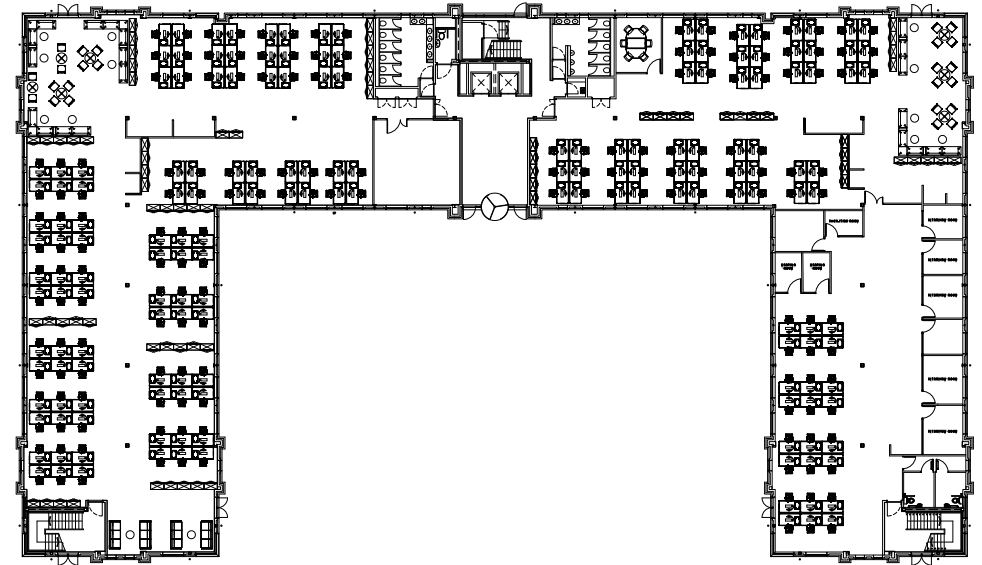
TRAM ROUTE

## ACCOMMODATION

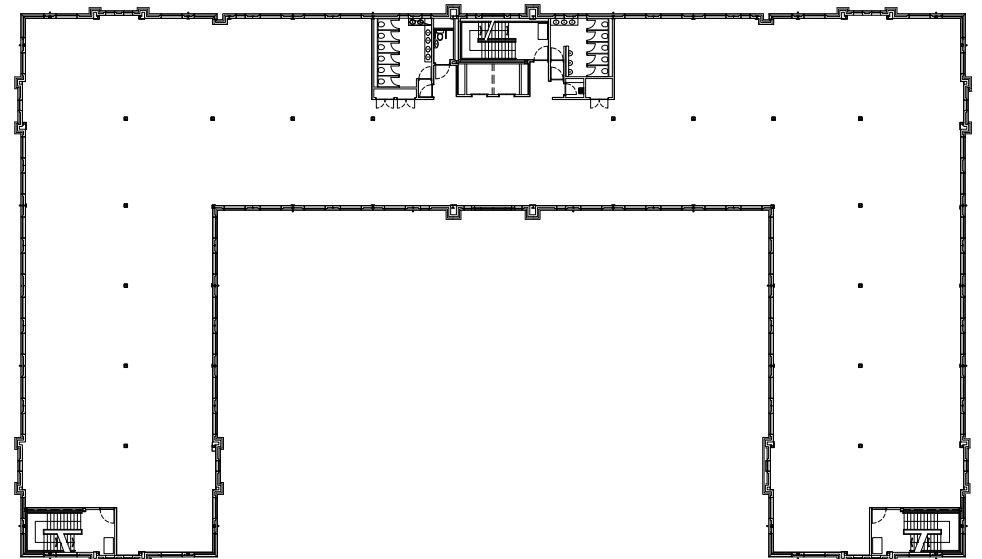
The property has been measured in accordance with the RICS code of measuring practice (6th edition) extends to the following Net Internal Areas.

	sq m	sq ft
Reception	54.51	587
Ground	1,512.67	16,282
First	1,526.28	16,429
Second	1,545.43	16,635
Total	4,638.89	49,933

In addition, there are secure covered bike racks, and 20 on-site parking spaces.



Ground Floor – With Existing Fit-out



First Floor – Open-plan

## LEASE DETAILS

20 Haymarket Yards is held on a lease expiring 30th November 2028, with a tenant only break option on 1st December 2023, at a passing rent of £1,180,750 per annum.

The passing rent reflects £22.60 per sq ft, and parking at £2,500 per space.

Our client is seeking to dispose of its interest by way of assignation or sub-let.

## PLANT AND EQUIPMENT

None of the systems or equipment in the property have been tested by the letting agents to verify they are in working order. Prospective occupiers may wish to make their own investigations.

## RATEABLE VALUE

The rateable value of the property is £755,000.

The rates payable for 2019/20 are approximately £389,580 equating to £7.80 per sq ft.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is E.

A copy of the certificate can be made available upon request.





## CONTACT DETAILS

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