

HAYMARKET YARDS

EDINBURGH



Right here. Right now.

22HAYMARKET.CO.UK



HAYMARKET YARDS

47,921 sq ft

of flexible and efficient grade A offices,
directly adjacent to the Haymarket
transport hub, and available...

Right here. Right now.



This building has been Tesco Bank's headquarters for a number of years. Its city centre location, exceptional transport links, and highly efficient working environment have been perfect for attracting the best people and growing our business. As the needs of our business change we are consolidating our Edinburgh colleagues in west Edinburgh.

As a result, this creates the opportunity for another company to benefit as we have done from the strengths of 22 Haymarket Yards.

BENNY HIGGINS | CHIEF EXECUTIVE | TESCO BANK

Right on the doorstep

Haymarket is the right location for your business, with everything you need on your doorstep.



CONNECTED

Haymarket is Edinburgh's principal public transport hub, at the confluence of mainline rail, tram, and bus routes connecting every part of the city and beyond. This gives businesses exceptional flexibility to attract staff and to access markets across Scotland, the UK and globally.

Transport flexibility, combined with Edinburgh's broadband connectivity, makes Haymarket Edinburgh's most connected business address.



CONVIVIAL

Haymarket is thriving, with a wide range of bars, cafés, and restaurants offering a convivial atmosphere.

Whether it's a quick coffee on the way to work, a business lunch, or meeting friends after work, Haymarket has a range of new and surprising venues.

CONVENIENT

Haymarket is a buzzing location, with a wide range of shops and services covering everyday needs, and hotels to cater for business meetings and overnight stays. It is also within a short walk of Edinburgh's principal shopping areas, which offer the full range of high street brands and exclusive boutiques.



Right at the crossroads

Haymarket is Edinburgh's most connected transport hub, and 22 Haymarket Yards is right at the heart of it.

With road, rail, bus, and tram options intersecting, accessibility to Haymarket is exceptional, and provides comprehensive commuting options for Edinburgh's 1.6 million catchment population and beyond. This makes Haymarket the ideal location for businesses to attract the most diverse workforce, and from which to reach the widest markets.

ROAD

Haymarket is on the west side of the city centre, beyond city core traffic congestion and on the A8 route which links with the City Bypass and Scotland's motorway network (M8, M9, M90, and A1/M).

The building therefore offers excellent road access, to complement its 35 private parking spaces.



BUSES

Buses are Edinburgh's principal method of public transport, with the highest usage figures outside London. This network connects all parts to the city and its catchment area, and intersects with all key public transport modes. There are over 90 local bus services stopping at Haymarket, and in addition the express bus to Edinburgh Airport runs every 10 minutes taking 25 minutes.



RAIL

Haymarket is one of Edinburgh's two mainline stations, with services every 15 minutes to Glasgow, and regular services to all Scottish rail destinations to the north, east and south of Edinburgh. As such, it is a key commuter destination for the city, and is also a stopping point for trains running south to London Kings Cross. Haymarket station has recently undergone a £24 million refurbishment, providing superb facilities and accessibility.

TRAM

The tram stop at Haymarket offers services to the east and west every 5 minutes during peak commuting times. This provides simple and stylish travel to key amenities such as the city's principal shopping areas and Murrayfield stadium which are within a few minutes, and also offers access to South Gyle and Edinburgh Airport, which is within 29 minutes.



22
HAYMARKET
YARDS

TRAVEL TIMES

Train

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

Air

London	1 hrs 10 mins
Paris	1 hrs 30 mins
Frankfurt	1 hrs 55 mins
Madrid	2 hrs 55 mins
Istanbul	4 hrs 20 mins
New York	6 hrs 30 mins
Doha	7 hrs 20 mins
Abu Dhabi	7 hrs 30 mins
Chicago	8 hrs 35 mins

CYCLING AND WALKING

Edinburgh is a compact city, making cycling and walking a pleasure. City of Edinburgh Council have a range of initiatives to expand the cities' growing network of designated cycle and walkways. Haymarket is an integral part of this network, and the availability of bike storage and showers at the building makes 'self-powered' commuting a pleasure.

The best of Edinburgh's retail and leisure facilities are within a short walk or cycle of Haymarket.



AIR

Edinburgh Airport is Scotland's busiest airport, and is highly accessible from Haymarket by tram, bus or road. Over 30 airlines provide direct services to more than 120 destinations throughout Europe, North America, and the Middle East. Record passenger numbers are driving new destinations, most recently including Doha, Abu Dhabi, and Chicago.





The right perspective

OCCUPIERS

- 01 Institute of Chartered Accountants Scotland
- 02 Turner & Townsend
- 03 Scottish Enterprise | Mazars | Handelsbanken
- 04 HMRC
- 05 Scottish Further and Higher Education Funding Council
- 06 COSLA
- 07 Analog Devices | PKF
- 08 Young Scottish Enterprise | Children in Scotland
- 09 The Haymarket
- 10 Capita
- 11 EICC
- 12 Brodies
- 13 Gillespie Macandrew
- 14 DLA
- 15 Standard Life
- 16 Anderson Strathern
- 17 Shepherd and Wedderburn
- 18 Cairn Energy | Burness Paul | Brodies
- 19 Green Investment Bank | Brewin Dolphin | PWC
- 20 Scottish Widows
- 21 Blackrock
- 22 Apple | Freeagent
- 23 Lloyds Banking Group
- 24 Baker Tilly | Pinstent Masons

LEISURE

- 01 Tesco
- 02 Marks & Spencer
- 03 La Bruschetta
- 04 Starbucks
- 05 Ryries Bar
- 06 The Jolly Botanist

HOTELS

- 01 Apex Haymarket Hotel
- 02 Tune Hotel
- 03 Hilton Edinburgh Grosvenor
- 04 Leonardo Hotel
- 05 The Hub by Premier Inn (under construction)
- 06 Waldorf Astoria
- 07 Sheraton Grand Hotel & Spa
- 08 DoubleTree

DEVELOPMENT SITES

Nearby developments will generate further amenities, offices and hotel space.

 Tram Line

HAYMARKET STATION

HAYMARKET TRAM STOP



Right place, right time

Scotland's capital city, Edinburgh, is home to the Scottish Parliament and Judiciary. It has historically been one of the UK and Europe's financial power houses and whilst this is still the case, Edinburgh has rapidly become recognised as a hot spot for technology having recently been named the best city in Europe to locate a tech business by readers of European Business Magazine.

This success is built upon an exceptional quality of life in the city, world class Universities and the best educated workforce in the UK, with 54% of the population educated to University degree level.

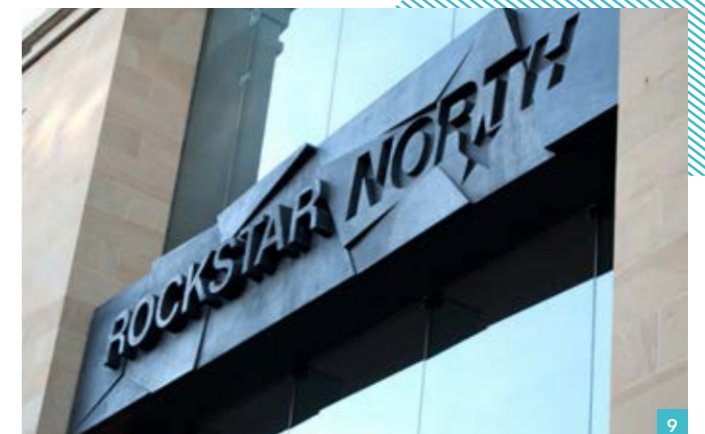
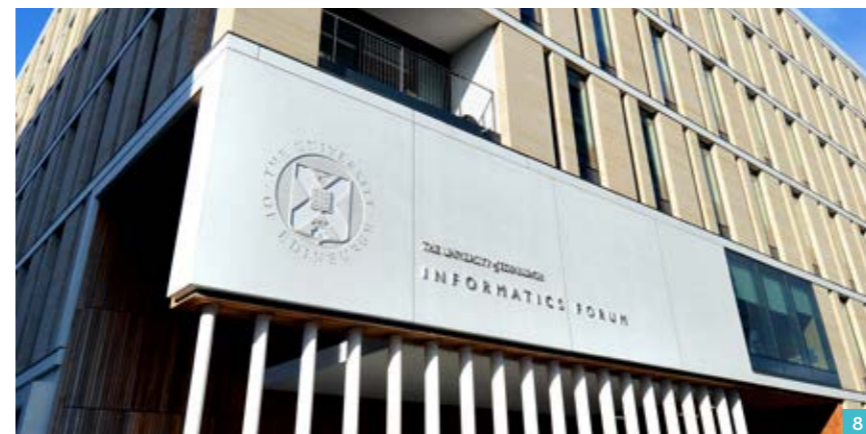
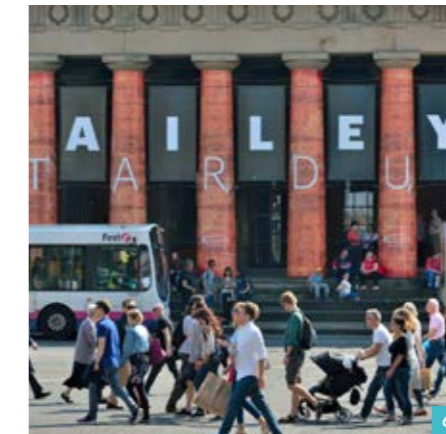
Edinburgh is also renowned as a cultural centre, with its UNESCO World Heritage Site status attracting over 3.59 million tourists a year. Allied with a range of spectacular events such as the Edinburgh Festival, and a thriving conference market, Edinburgh is a great place to live, work and socialise.

KEY

1. Scottish Parliament Building
2. The Meadows
3. Harvey Nichols
4. Edinburgh Skyline
5. Edinburgh Playhouse Theatre
6. The Royal Scottish Academy
7. Edinburgh Festival
8. The University of Edinburgh
9. Rockstar North



“
The best city in
Europe to locate a
tech business
”



The right credentials

22 Haymarket Yards was completed in 2008 and provides 4,452.1 Sq m (47,921 sq ft) of flexible grade A office space arranged over ground and three upper floors, with the benefit of 35 on-site car spaces and 25 cycle bays.



SPECIFICATION

- Spacious double height reception area
- Open plan accommodation (largely column free)
- 4-pipe fan coil air conditioning*
- 2.75m floor to ceiling height
- 150 mm full raised access floors
- Metal tiled suspended ceilings incorporating LG7 lighting
- 2 x 13 person KONE passenger lifts serving all floors
- Fully DDA compliant
- Telecom and Broadband connectivity

*Designed for an occupancy of 1 per 8 sq m

The building currently benefits from extensive tenant fit out, including security provisions, server rooms, a generator, a staff canteen and a range of offices and meeting rooms. These facilities can be made available to an incoming tenant.

ENERGY EFFICIENT

The building has been designed and built to an exceptionally high standard. It delivers flexibility as well as sustainability for the occupier.

The building achieved an 'Excellent' BREEAM rating and benefits from the following:

- Energy efficient solar shading via local brise soleil and advanced glazing
- Highly efficient lighting with PIR detection
- Rainwater harvesting
- Incorporation of heat recovery plant
- Use of sustainable materials

EPC

The building has an EPC rating of "D"

The right fit



“
Highly efficient,
flexible open
plan space
”

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the approximate net internal areas are detailed here.

The building provides secure on-site parking facilities for 35 cars, equating to an excellent city centre ratio of 1:127.2 sq m (1:1,369 sq ft), plus 25 secure cycle spaces.

KEY

- Reception
- Office Space
- Core Area
- Toilets
- Terrace
- Lifts

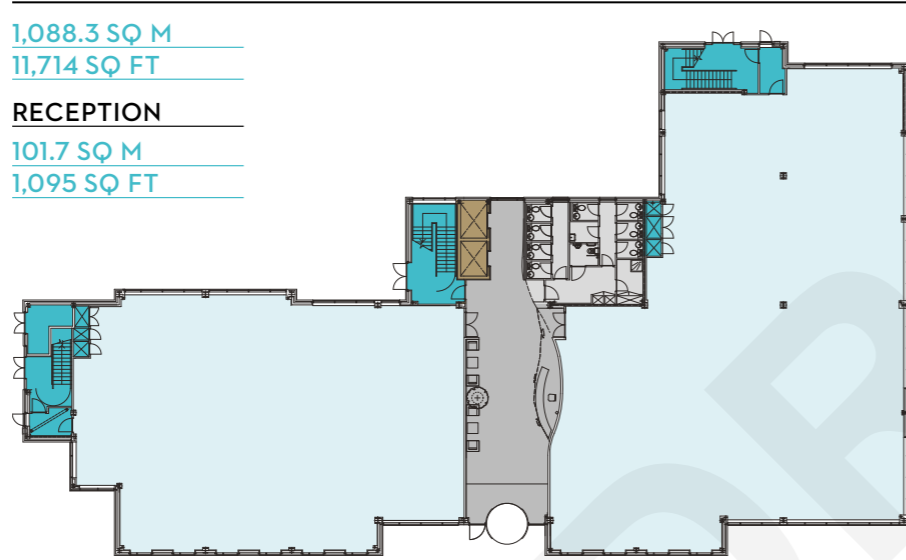


GROUND FLOOR

1,088.3 SQ M
11,714 SQ FT

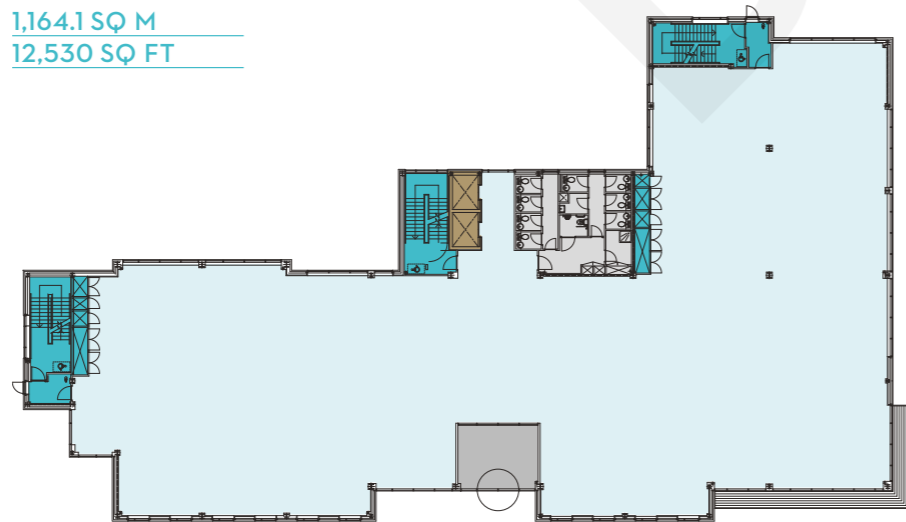
RECEPTION

101.7 SQ M
1,095 SQ FT



FIRST FLOOR

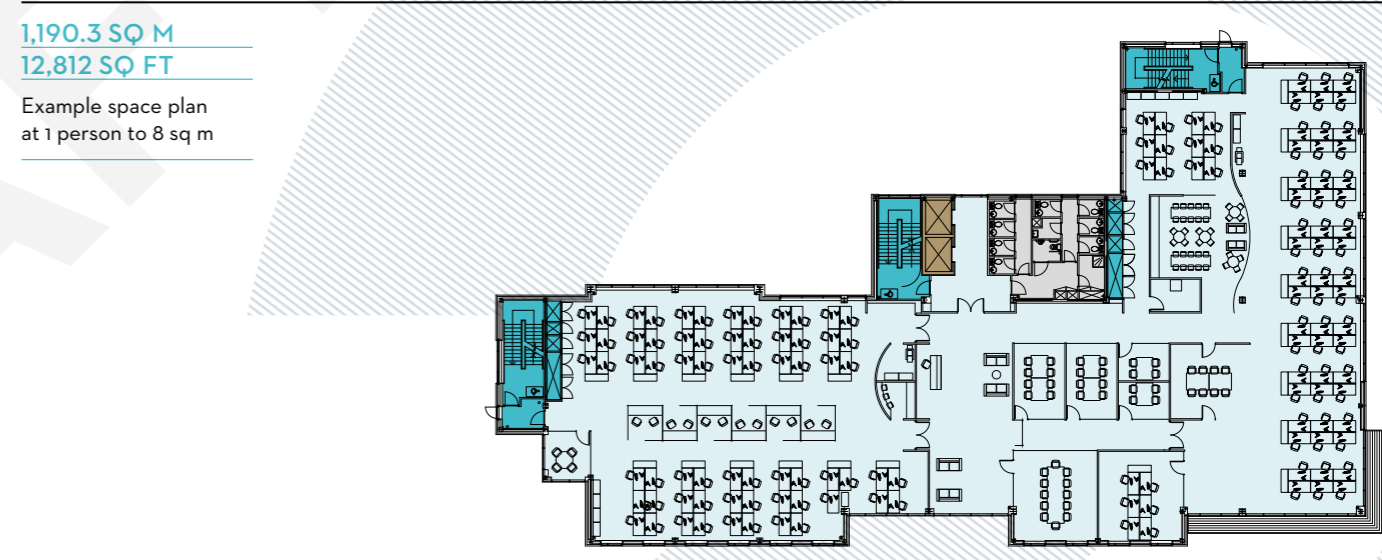
1,164.1 SQ M
12,530 SQ FT



SECOND FLOOR - FIT OUT

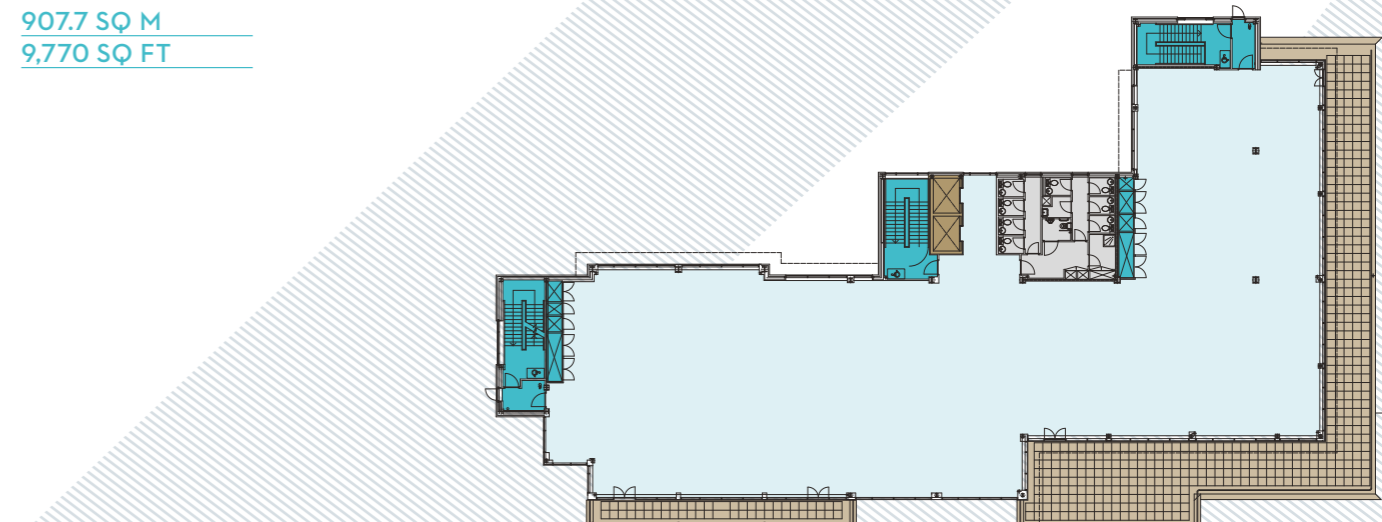
1,190.3 SQ M
12,812 SQ FT

Example space plan
at 1 person to 8 sq m

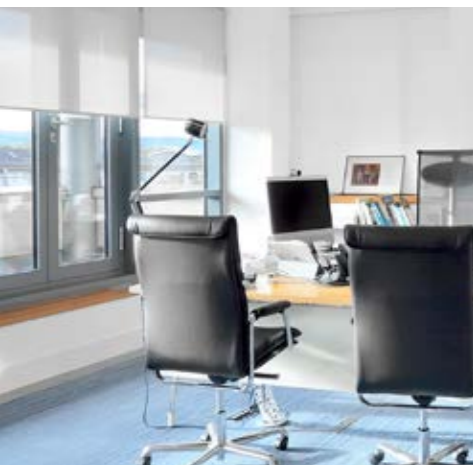


THIRD FLOOR

907.7 SQ M
9,770 SQ FT



TOTAL 4,452.1 SQ M 47,921 SQ FT





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TERMS

The current lease expires in January 2024, with a tenant only lease break in January 2019, at a passing rent of £25.00 per square foot per annum and £1,750 per parking space per annum. The lease is available for assignation, or a sublease may be available for a suitable company.

Alternative lease terms are available by discussion with the building landlord, with the opportunity for the building to be fully refurbished, in the case of a suitable lessee.



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