



CANNING  
STREET

FOR SALE



EDINBURGH | EH3 8EG | Recently Developed Prime West End Office Investment

# INVESTMENT SUMMARY

- Edinburgh, Scotland's capital is a growing city, with an affluent catchment and is the UK's second most visited tourist location
- A unique opportunity to acquire a contemporary open-plan office investment in Edinburgh's West End recently developed to an exemplary specification
- Prominent location on Canning St
- Let to Curtins Consulting Limited on FRI terms from 14th February 2025 expiring on 13th February 2035 at a rent of £80,000 per annum. There is a provision for a tenant only break option on 14th February 2030
- A low passing rent of £33.94 psf offering strong prospects for rental growth
- A well-established employee owned engineering consultancy offering strong security of income
- Offers over £1,260,000
- Attractive net initial yield of 6%
- EPC A - 100% electric building



# EDINBURGH



## Growing Population

The city has a population of 560,000, a wider catchment of 1.4 million people and has witnessed 10 year population growth (from 2011) of 10.2%, with a forecast of a further 7% in the next decade.



## Tourism Hotspot

4.9 million tourist visits annually, second only to London in the UK, with a combined yearly tourist spend of £1.87bn.



## Affluent catchment

It has the lowest unemployment rate of any major UK city (only 2.9%) and 23% of its catchment is classed within the upper affluence group, far exceeding the Scottish average. 72.8 % of the working age is in employment.



## Finance Hub

The city is renowned as the largest financial centre outside London, reflected by Banking and Financial services accounting for approximately 30 % of office take up over the past 5 years.



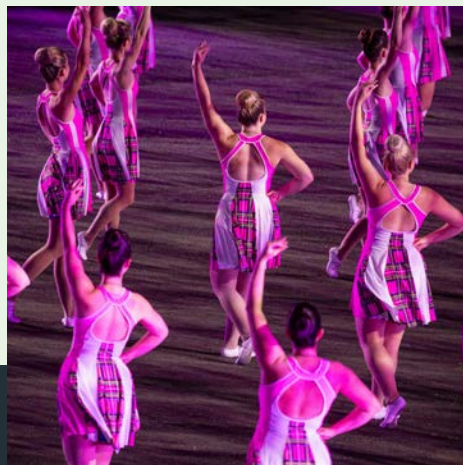
## Higher Education

Home to eight higher education institutions, Edinburgh boasts a 51% graduate retention rate.



## Leading UK Retail Destination

Its primary retail market is estimated to reach 943,000 people, with a total retail spend of £6.35bn per annum.



## Events Calendar

There are 8 international art festivals, well-established science, book and film festivals, The Royal Edinburgh Military tattoo and Murrayfield, home of Scottish Rugby with over a million visitors a year including concerts and other sporting event making the city an all year round tourist destination.

## Quality of Life

A leading European city, it is consistently being voted as one of the best places to live and work, most recently voted "Time Out" best city 2022.

# SITUATION

Edinburgh's West End is a vibrant and historic area known for its blend of traditional and modern architecture. With an excellent mix of office buildings, high street and boutique retailers, restaurants and leisure facilities, Edinburgh's West End is considered to be the city's premier business district.

The West End also benefits from its central location, making it easily accessible for both residents and visitors. With good transport links and a thriving community, it provides a dynamic environment for networking and collaboration.

More specifically, the subjects are prominently located on Canning Street which connects Princes Street / Shandwick Place with Edinburgh's Exchange District. The immediate surroundings are home to attractive residential mews properties and modern commercial spaces – adjacent occupiers include Addleshaw Goddard, Lindsays, Motorola and Broadcom. The subjects are within a 5-minute walking distance from the West End tram stop, the Haymarket development and Edinburgh Financial district.




CONNECTION	WALK
WEST END TRAM	4 MINS
HAYMARKET STATION	7 MINS
EDINBURGH WAVERLEY TRAIN STATION	22 MINS
PRINCES STREET	7 MINS
EDINBURGH'S FINANCIAL DISTRICT	4 MINS

## OCCUPIERS

- 1 Haymarket Square:** Shepherd & Wedderburn, MFMac, Deloitte, Dentons, Shoosmiths, Lothian Pension Fund, Saffreys, Baillie Gifford
- 2 Exchange Tower:** Addleshaw Goddard, JTC, Montagu Evans, Broadcom, LSEG, Resolis
- 3 Caledonian Exchange:** Lindsays, Motorola, Dalmore Capital, Brockwell Energy, Ciena
- 4 Atholl Exchange:** EYCO, LUC, Radical Travel Group, Westerwood
- 5 40 Torphichen St:** Avison Young, Blackadders LLP, Brady Plc, Graham & Sibbald, Marks & Clerk LLP, Lockton, Clearwater Solutions, Calero

## AMENITIES

- |                      |                            |
|----------------------|----------------------------|
| 1 Boots              | 9 Premier Inn              |
| 2 Starbucks          | 10 Thomsons                |
| 3 Black Sheep Coffee | 11 Point A Hotel           |
| 4 Sainsbury's        | 12 EICC                    |
| 5 Malones            | 13 F45 Gym                 |
| 6 The Fox and Faun   | 14 Johnnie Walker          |
| 7 O'Briens           | 15 VOCO Hotel & Restaurant |
| 8 Milk               |                            |

-  Tram Stops
  Cycle Route
  Train line



# DESCRIPTION

The mews buildings have undergone a major redevelopment to create a truly unique, open plan work space finished to a very high specification. The property configuration is flexible, comprising open plan accommodation on ground floor and a feature mezzanine floor offering a combination of stunning meeting rooms and staff break out areas.

Heightened gable glazing on both sides of the property combined with an open plan layout results in the space being flooded with natural light, making the property one of the brightest and most flexible office spaces currently in the West End of Edinburgh.



The property extends to a total net internal area of 2,357 sqft (219 sqm) and has the following specification:

Fully DDA Compliant



EPC rating  
A



Showers



Fully cabled with floor boxes and perimeter power



CAT 6 data



Male & Female WCs



Bike Storage



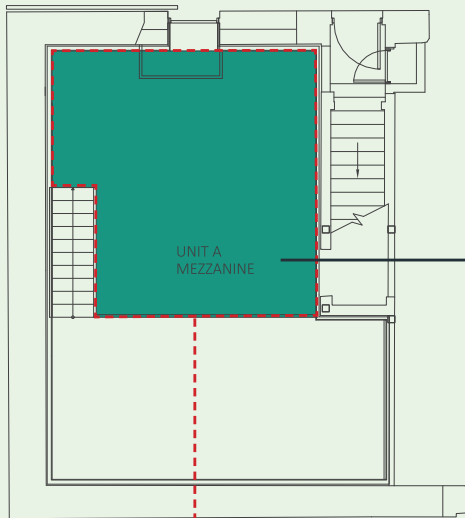
External Up-Lighting installed on cladding



New, highly energy efficient "all electric" VRF heating & cooling system

# FLOORPLAN

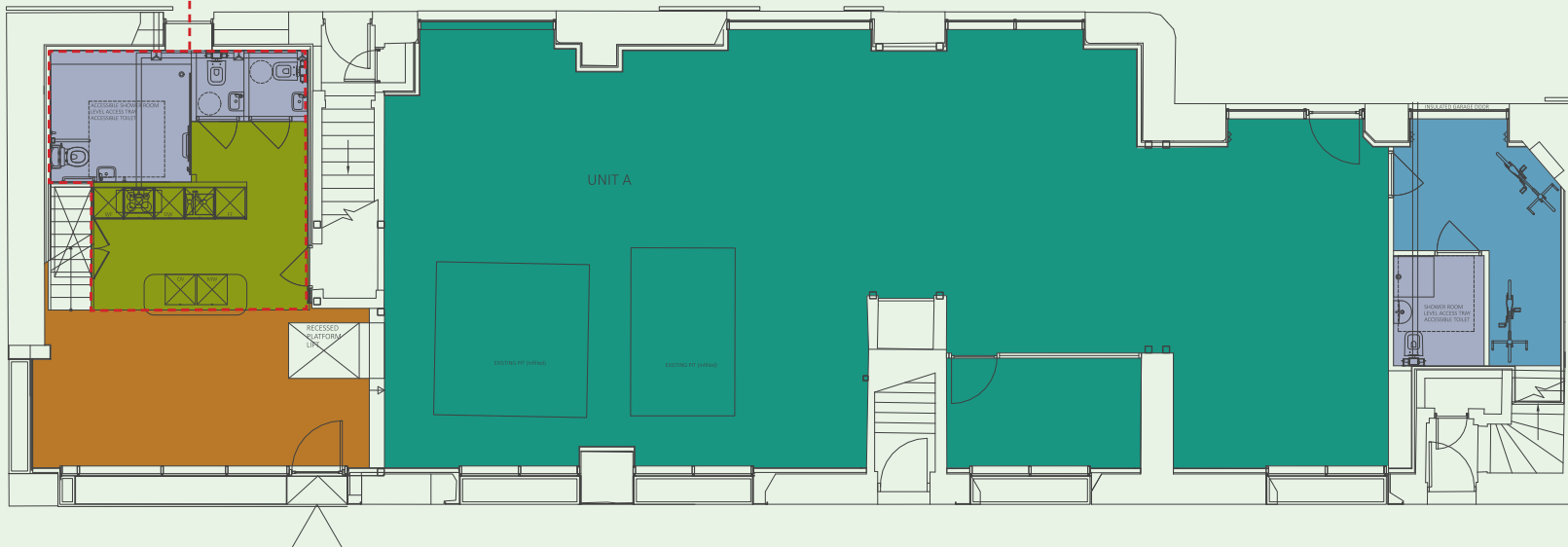
FIRST FLOOR  
(Hybrid work / Break out)



## KEY

- Office / Meeting Space
- Tea / Kitchen area
- Sitting Area / Reception
- Toilet / Shower area
- Bike Station

GROUND FLOOR



## TENURE

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Heritable (Scottish Equivalent of English Freehold).

## TENANCY

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The property is let on FRI terms to Curtins Consulting Limited from 14 February 2025 expiring on 13 February 2035 at a rent of £80,000 per annum. There is a provision for a tenant only break option on 14 February 2030 on giving 9 months' notice. If not exercised there will be an open market rent review. This reflects an overall rate of £33.94 psf.

## THE TENANT **Curtins**

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Curtins Consulting Limited is an established and reputable independent engineering consultancy, operating nationally across the UK with offices in Liverpool (headquarters), Birmingham, Bristol, Cambridge, Cardiff, London, Leeds, Manchester, Nottingham, Glasgow, Edinburgh and Kendall along with Dublin and Isle of Mann.

The practice provides civil and structural engineering, transport, infrastructure and environmental consultancy services to a broad public and private sector client base. Founded over 60 years ago, it now operates as an employee-owned business.

For the year ended 31st December 2024, they reported a turnover of £35,598m and showed cash balances of £4.9m and shareholders' funds of approximately £10.2m.

## PRICE

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We are instructed to seek offers in-excess of £1,260,000 which would reflect a net initial yield of 6% allowing for standard purchaser's costs based on LBTT.

## VAT

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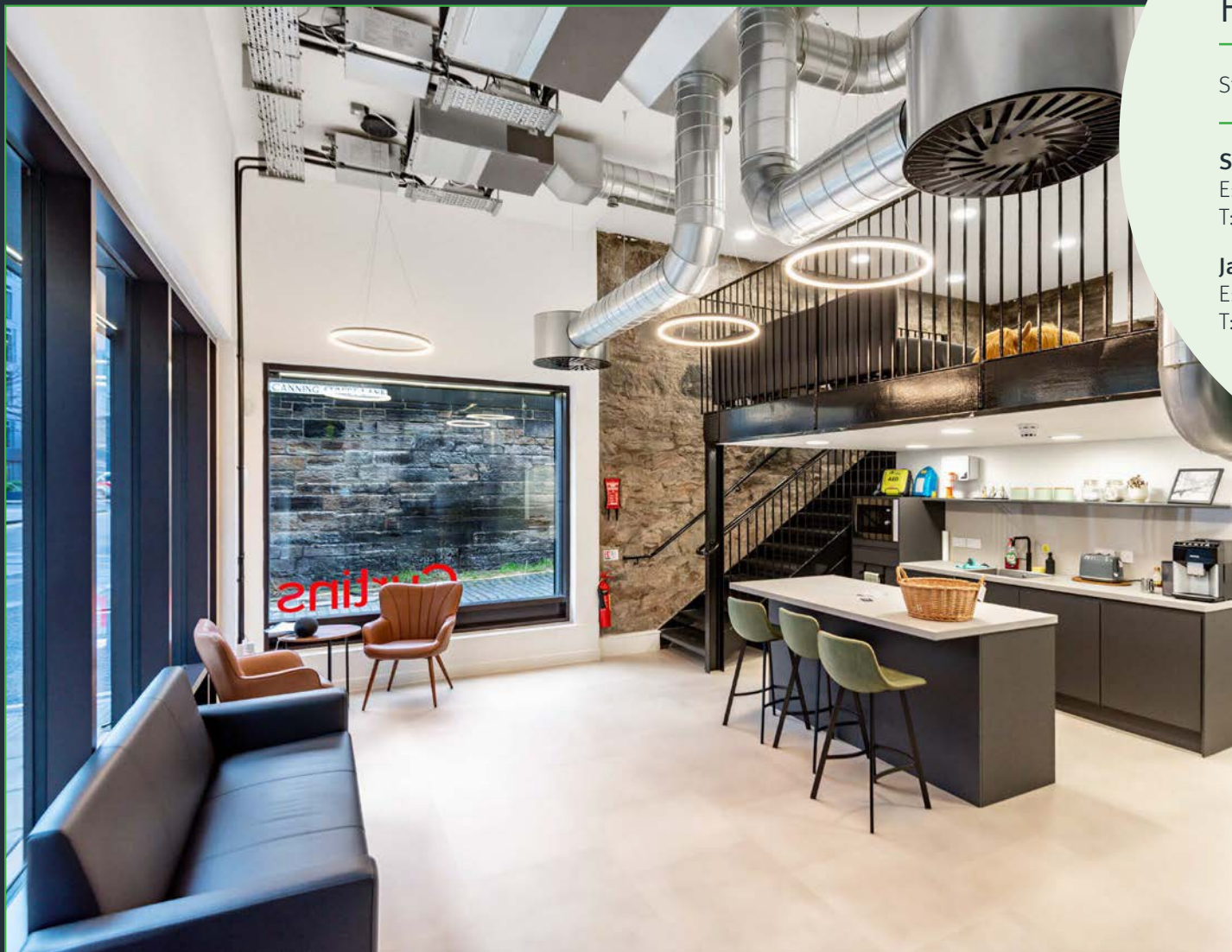
The property is elected for VAT and it is anticipated that the property sale will be treated as a transfer of a going concern (TOGC).

## ANTI MONEY LAUNDERING REGULATIONS

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In accordance with Anti-Money Laundering (AML) regulations, the purchaser will be required to satisfy the vendor on the source of funds used to complete the transaction.





## VIEWING AND FURTHER INFORMATION

Strictly by selling agents

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