



HAYMARKET

WHERE EDINBURGH CONNECTS

TO LET
RETAIL / RESTAURANT
OPPORTUNITY

haymarketedinburgh.com



NOW AVAILABLE FOR OCCUPATION



EAT, PLAY, STAY.

Designed around a stunning, expansive public square this mixed use development offers a unique opportunity to become part of Edinburgh's New West End.



VIEW LOOKING INTO HAYMARKET SQUARE

390,
000
sqft

Now that all 390,000 sqft of Grade A office space is fully pre-let and the 349 bedroom Hyatt Hotel is underway the west of Edinburgh is about to get a lot busier.



With a vibrant mix of business, tourist, sports and entertainment traffic this stunning development ticks all the boxes.

CITY CENTRE CONNECTIONS



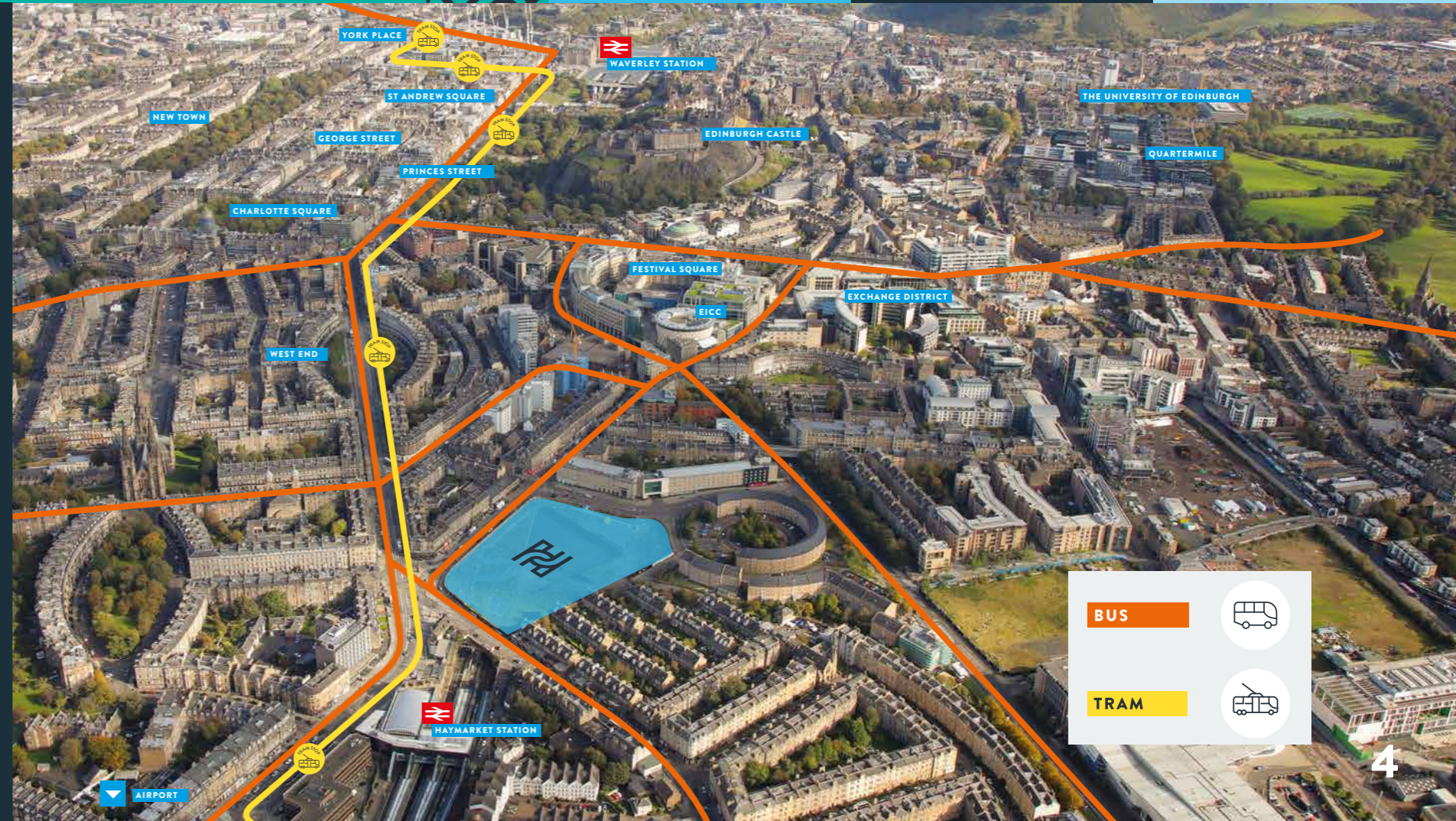
Haymarket Station and tram stop on your doorstep.



A short walk from Princes Street.



Serviced by 12 bus routes.





VIEW LOOKING TOWARDS HAYMARKET SQUARE FROM HAYMARKET RAILWAY STATION

PHASE 1 COMPLETE

Deloitte.

16,380 sq ft

SHEPHERD WEDDERBURN

29,461 sq ft

SHOOSMITHS

16,380 sq ft

DENTONS

15,240 sq ft



Capricorn

32,722 sq ft

PHASE 2 to be completed Q4 2023

FULLY LET TO:

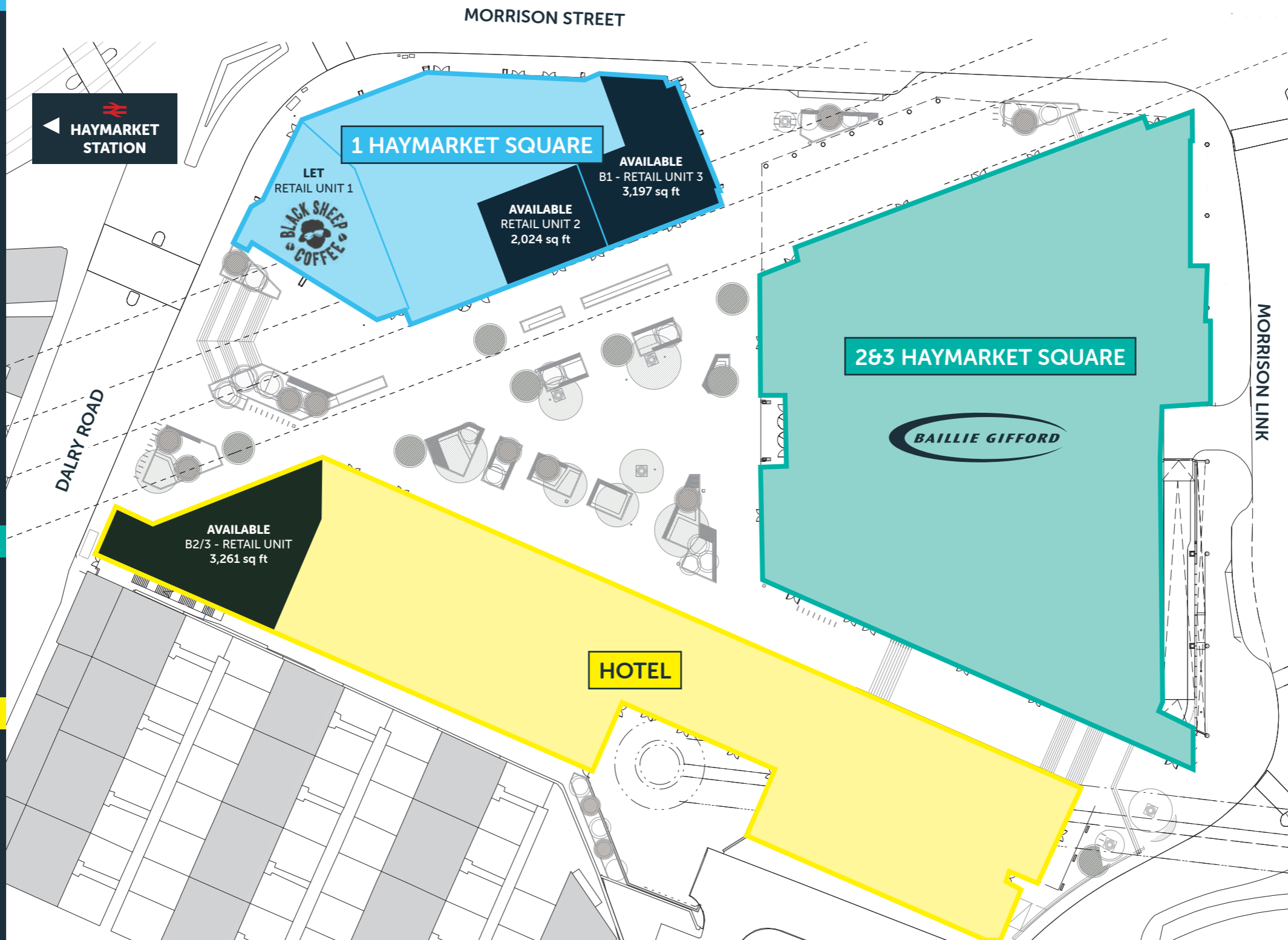


280,000 sq ft

PHASE 3 to be completed Q3 2025

HYATT

Scotland's first Hyatt Hotel (349-bed) in partnership with the Edinburgh international Conference Centre.



Time is running out to become part of this Foster & Partners designed Development. Phase 1 is now completed, Phase 2 to be completed Q4 2023 and Phase 3 to be completed Q3 2025. Units 2 and 3 can be provided separately or alternatively can be combined to create a unit of c. 5,221 sq ft.

The Retail / Restaurant opportunity is part of Phase 1 and completes this exciting addition to the city's business and cultural landscape.



SPECIFICATION

The units have been completed to a standard developers shell specification to include capped services and glazed frontages.

PLANNING

The units have planning consent for retail/restaurant use.

RATES

To be assessed.

LEASE

The units are available on new FRI leases, incorporating 5 yearly upward only rent reviews.

RENT

Further details available on request and subject to confirmation of named occupiers.

EPC

Valid EPC Certificates will be available upon request.

VIEWINGS & FURTHER INFORMATION

For further information or to arrange a viewing please contact the joint letting agents.

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Q MILEGROUP

□ M&G
Real Estate



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