The Aspect Building

A new outlook
on work

19 Canning Street,
Edinburgh EH3 8EG

Rediscover this transformed building offering 60,000 sq ft of prime office space and progressive occupier amenities in a connected central location in Edinburgh's CBD.

Contents

INTRODUCTION
A landmark viewed through a new lens 2

THE LOCATION
A base with a strategic central address 10

THE BUILDING
A reimagined perspective 18

OCCUPIER BENEFITS
A uniquely enriching work life 32

FLOORPLANS AND SPECIFICATIONS
Schedule of Areas 42

THE TEAM
About Cervidae and dMFK 50

INTRODUCTION

A landmark viewed through a new lens



The Aspect Building is a new outlook on the city workplace, with modern offices, desirable amenities, an enviable location, and unmatched views.



View of The Aspect Building on the approach from Haymarket Station

Set across thirteen floors, The Aspect Building offers Grade A workspaces with unbeatable views, just a stroll from Haymarket Station. A transformative arrival experience through courtyard gardens, modern end-of-trip facilities, and a rooftop amenity space are all created for the benefit and wellbeing of occupiers.

- Fully reimagined landmark building
- Central West End location
- 7 minutes from Haymarket Station
- Landscaped street-level gardens
- Impressive dual-entry reception space
- 25,820 sq ft of refurbished CAT A office space
- 6th-floor communal terrace and pavilion
- High-spec end-of-trip facilities
- Unmatched city and castle views



1



2

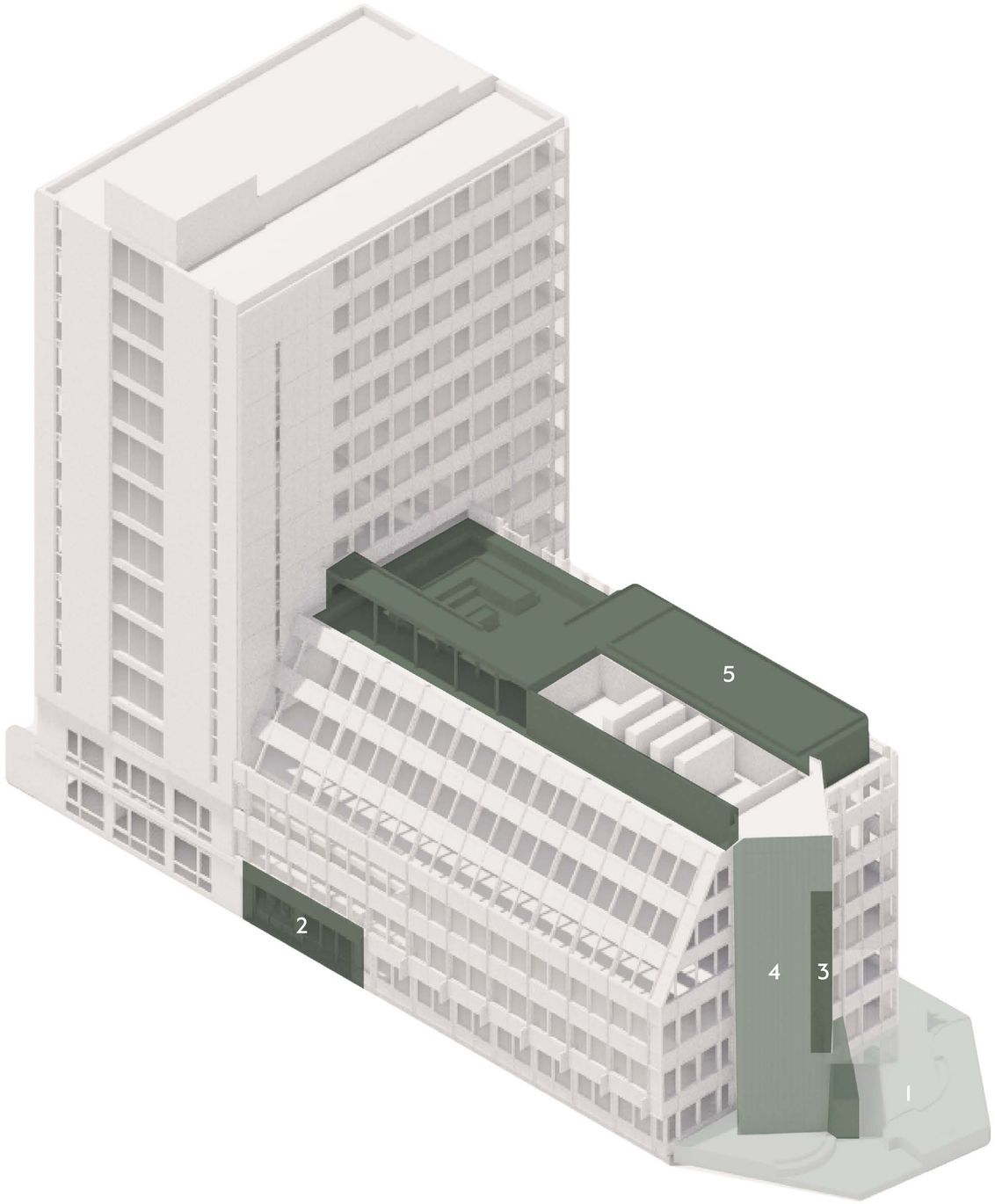


3

1 Unmatched city and castle views
2 A new terrace and pavilion will be created on the 6th floor for all tenants
3 New landscaping on the corner of Torphichen Street & Canning Street creates a softer approach

A THOROUGH TRANSFORMATION

Functionally and aesthetically transformed. Every design decision driven by the modern occupier.



INTEGRATED SUSTAINABILITY

A fundamental goal of the building's transformation is an inherently sustainable workplace that benefits its occupiers.

This all-electric building targets BREEAM Excellent, achieved through reuse in construction and reduced environmental impact across its lifecycle.

During the build, 90% of refurbishment waste and 95% of demolition waste will be diverted from landfill. The long-term strategy: a fit-out built for durability.

Occupier health comes first. Excellent indoor air quality is maintained through considered ventilation, equipment, and finishes. New landscaping, at street level and on the sixth-floor roof terrace, will significantly boost biodiversity.

1. EXTERNAL GROUND FLOOR REALM

- New landscaping, including planters and freestanding pots with trees, and non-fixed and fixed furniture
- New cycle storage
- New refuse storage and collection facilities
- Enhanced site boundary treatment and introduction of new folding security gates

2. ENTRANCES

- Enlarged main entrance on Canning Street
- Reconfigured and enlarged dual entrance from Canning Street and Torphichen Street
- End-of-trip facilities

3. BRANDING & SIGNAGE

- New branding strategy applied to site-wide signage
- Integrated signage and lighting to entrances, façades, western tower, courtyard and roof terrace

4. STAIR TOWER OVERCLADDING

- New over-cladding to the six-storey stair tower

5. 6TH FLOOR TERRACE

- New landscaped terrace
- New rooftop pavilion
- New sheltered pergola area
- Screening of existing plant area

END-OF-TRIP

- 102 lockers
- 9 showers
- 60 cycle stores
- 12 brompton lockers
- 6 e-bike charging stations

OFFICE FLOORS

- Comprehensive CAT A refurbishment
- Ground floor plug and play suite
- New toilets and lift lobby refurbishment

THE LOCATION

A base with a strategic central address

Discover Edinburgh's prime CBD, close to the action and Haymarket Station.





Haymarket Station
7 minute walk

West End Tram Stop
4 minute walk

Bus Stop Shandwick Place
5 minute walk

Bus Stop XD Lothian Road
6 minute walk

Haymarket Tram Stop
7 minute walk

Edinburgh Airport
23 minute drive

1 The Aspect Building
2 Haymarket Railway Station
3 West End Tram Stop
4 Haymarket Tram Stop
5 West End
6 The Haymarket
7 Edinburgh International Conference Centre
8 Exchange District
9 Edinburgh Castle
10 Princes Street Gardens

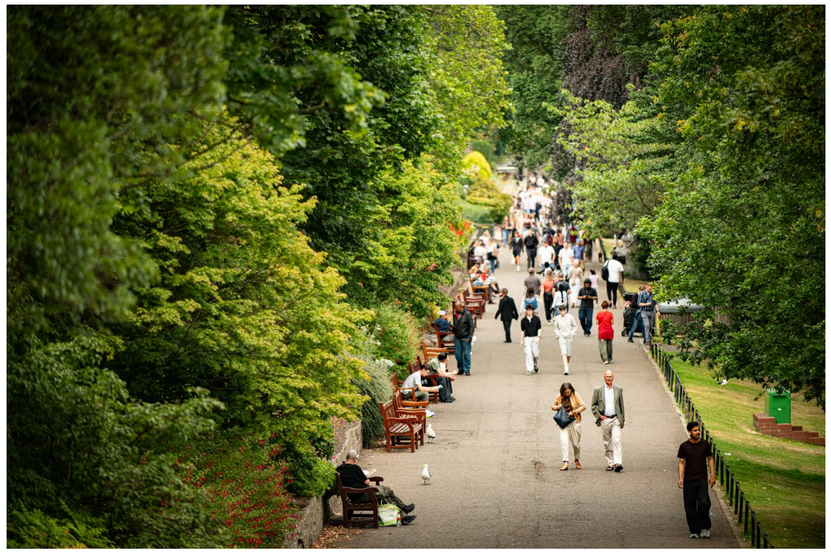


1

THE LOCATION

The Exchange District at the west end of the New Town is a characterful neighbourhood just moments from the city centre. Locally, you're served by a strong line-up of places to eat and lifestyle amenities in nearby Haymarket, Morrison Street and William Street.

A seven-minute walk takes you to Haymarket Station, where you can hop on regular direct services to the major Scottish cities, as well as Newcastle, York, Birmingham and London King's Cross. The city tram will take you from Haymarket to Edinburgh Airport in under half an hour.



2



3

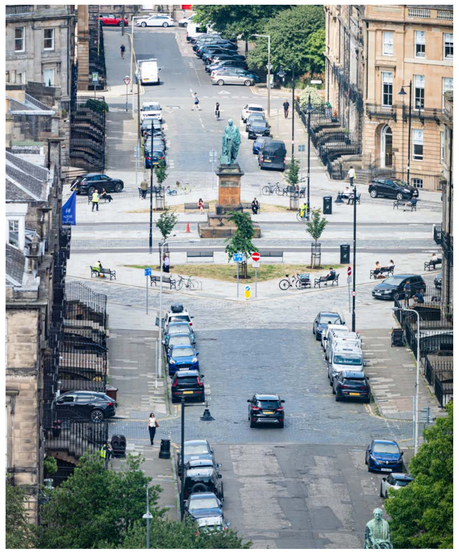


4

1 A 7 minute walk from Haymarket Station
2 Princes Street Gardens
3 Cycling to work has never been easier - especially with the new bike storage
4 Nearby tram services can get you to Edinburgh airport in under half an hour











THE BUILDING

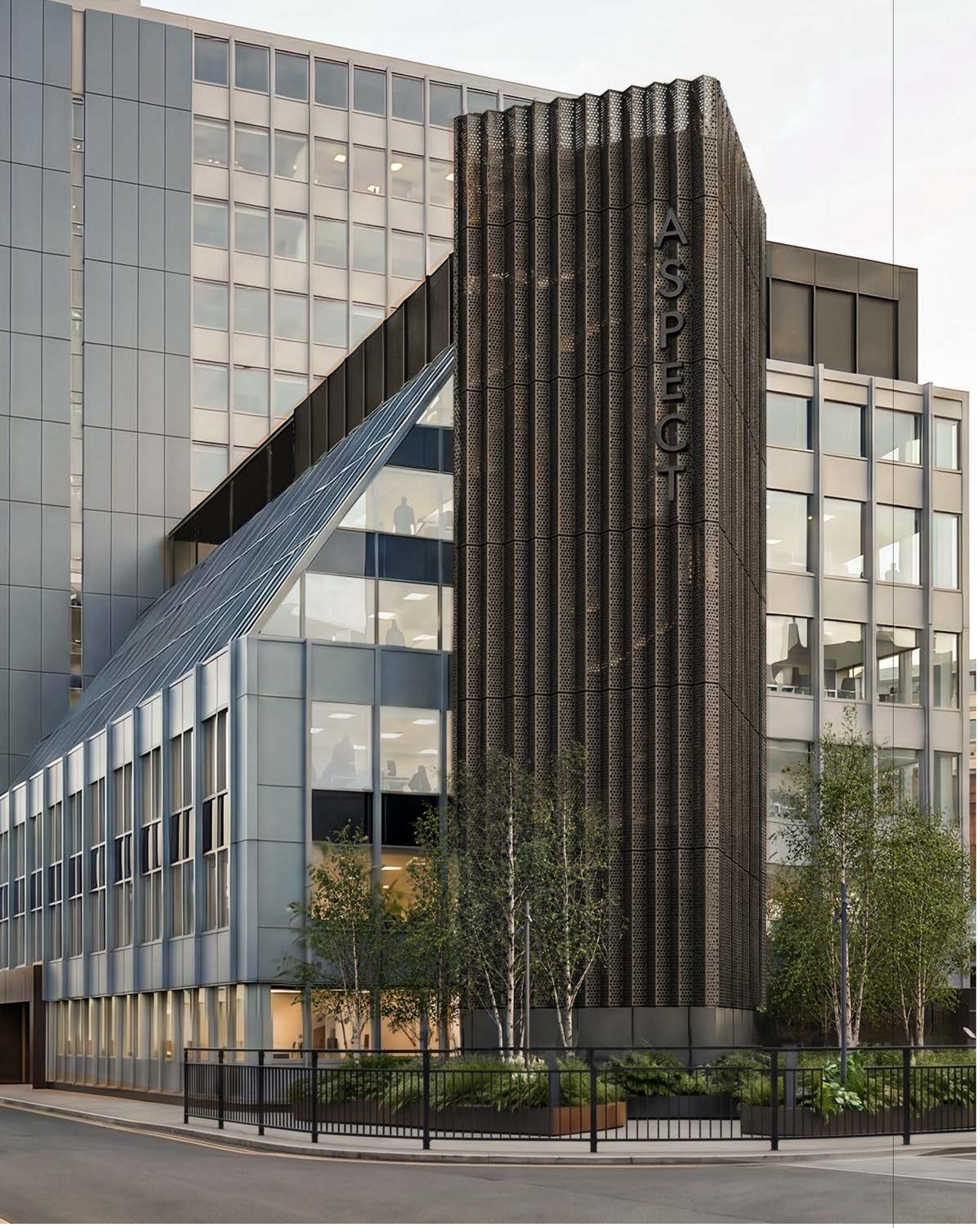
A reimagined perspective



Watch the city's tallest office building become a best-in-class workplace.

Of the many architectural interventions, the most prominent is the patinated-steel-clad stair tower, standing as a proud signpost announcing the building from key approaches and maximising its corner position.

The arrival experience, common areas, and office floors have each been extensively and thoughtfully upgraded with the needs of modern businesses front of mind.



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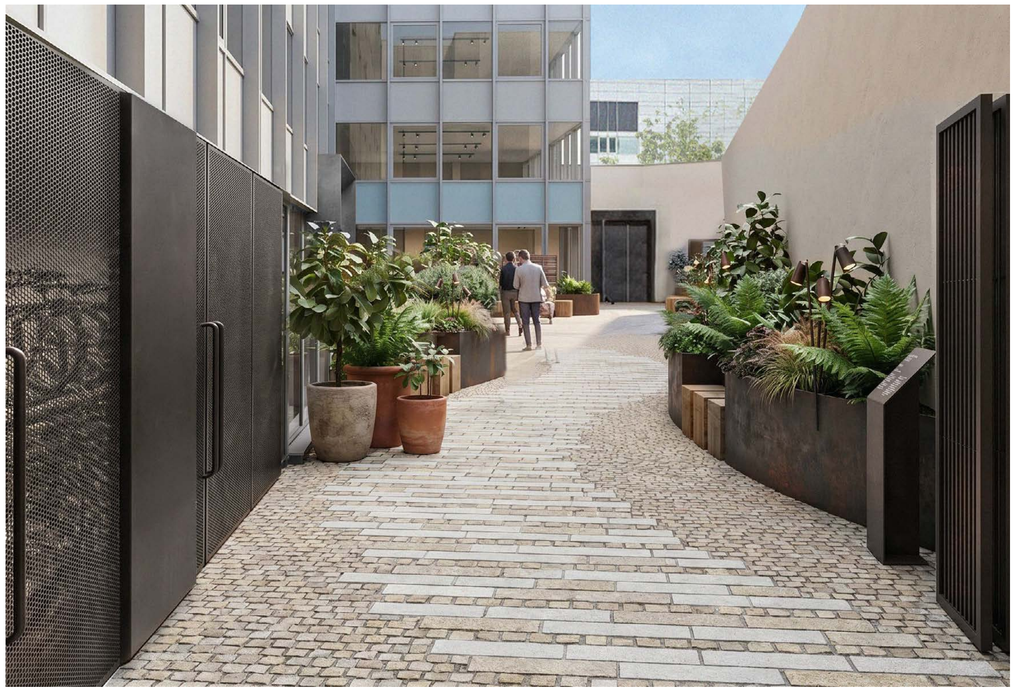
2

1 Indicative CGI: New over-cladding to the six-storey stair tower
2 Indicative CGI: Enlarged Canning Street Entrance

Indicative CGI: A transformed courtyard arrival experience via Torphichen Street



1

THE ARRIVAL EXPERIENCE

Arrival begins in the landscaped gardens, a calming green space that draws you inward. Natural stone paving, rich planting, feature lighting, and integrated bench seating make it an inviting first step.

From here, you're drawn into the reception with entry from both Canning Street and Torphichen Street.



2

1 Indicative CGI: Reconfigured dual entrance from Canning Street and Torphichen Street
2 Indicative CGI: Enlarged Canning Street Entrance



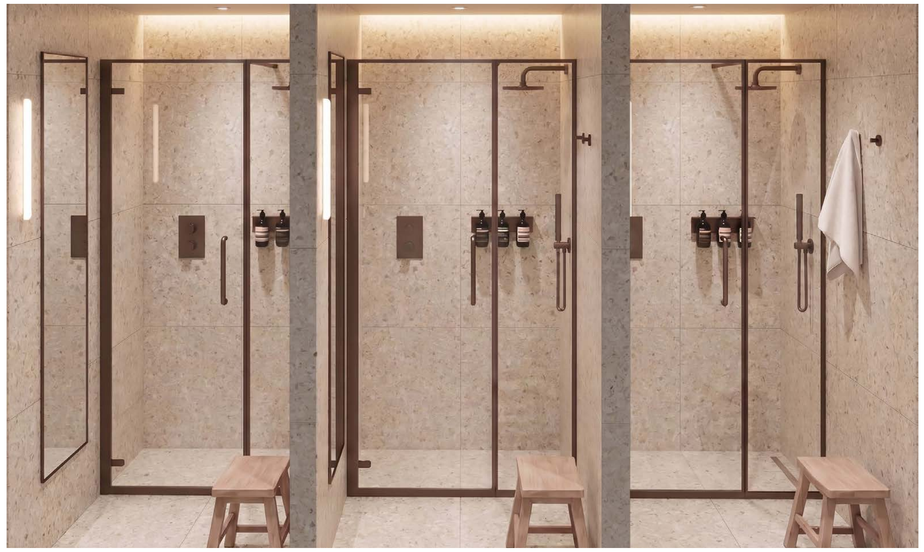
Indicative CGI: New arrival experience, with a palette of natural materials and finishes



1



2

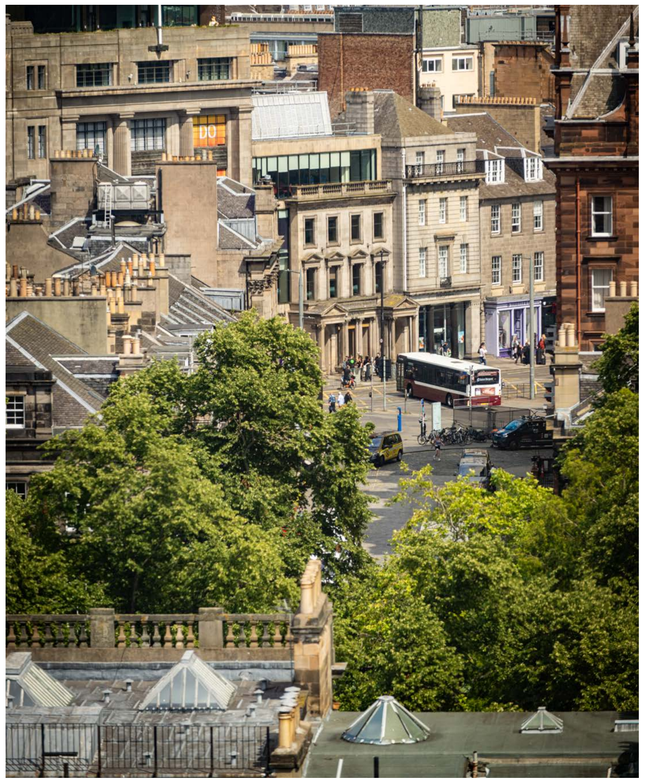


3

1 A fully furnished office suite will be provided on the ground floor (1,313 sq ft)
2 High quality end of tripchanging facilities
3 High quality male, female and accesible showers



Unparalleled views across the city from the lift lobbies

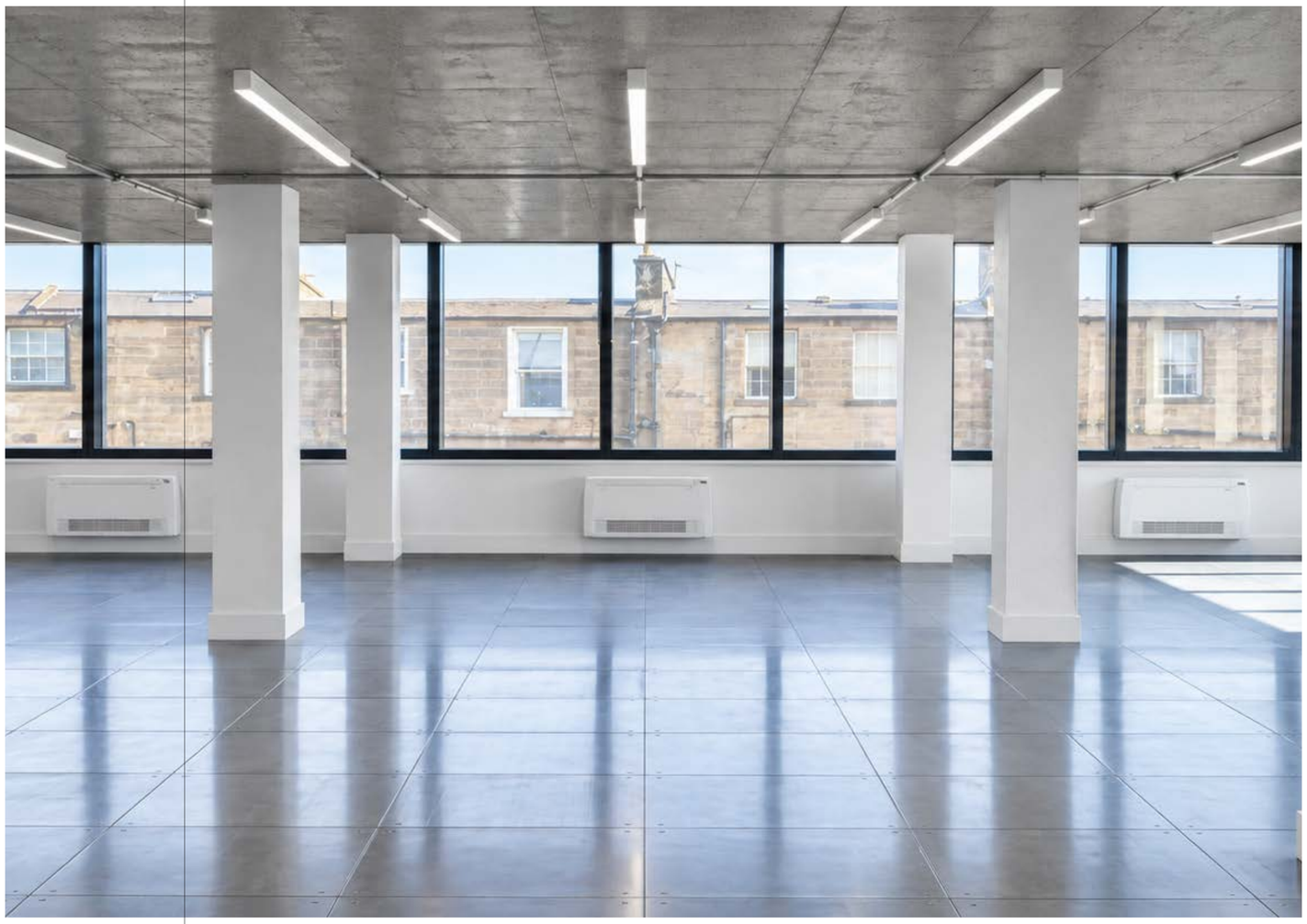


THE WORKSPACES

The predominantly CAT A offices offer spacious, bright, and high-specification work environments for forward-thinking businesses looking to upgrade, and with plenty of potential for future growth.

The building's unparalleled views set the working experience apart. The lift lobbies and canopy pavilion look out over the historic streets of the New Town, while the top floors offer sweeping vistas of Edinburgh Castle and the Firth of Forth.

- All electric air-conditioning system
- Exposed ceilings
- New LED light fittings



OCCUPIER BENEFITS

A uniquely enriching work life

Enjoy the rare advantages of a spacious rooftop terrace, a multi-use pavilion, and advanced end-of-trip facilities.



END-OF-TRIP

On arrival, cyclists are well provided for with secure storage for 60 bikes, 12 Brompton lockers, and 6 e-bike charging stations, all integrated sympathetically within the courtyard gardens.

For your post-journey freshen-up, a dedicated entrance takes you to the beautifully designed, ground-floor end-of-trip facilities, comprising nine showers, a drying room, vanity areas, and changing spaces with lockers.



1



2

1 Indicative CGI: End-of-trip showers
2 Indicative CGI: New cycle storage for tenants



THE CANOPY

Up on the sixth floor, The Canopy rooftop space is a genuine rarity in Edinburgh and open to all occupiers as a delightful everyday retreat.

The 1,292 sq. ft. terrace, with its biodiverse landscaping and outdoor seating, is an inviting destination to meet, relax, and savour a coffee or alfresco lunch, with views of the surrounding Georgian streets, Edinburgh Castle, and beyond.

Fluidly connected to the terrace is the pavilion, a beautifully designed indoor space furnished with a bar, kitchen, and restrooms, making it a dream venue for meetings, events, or wellness sessions.

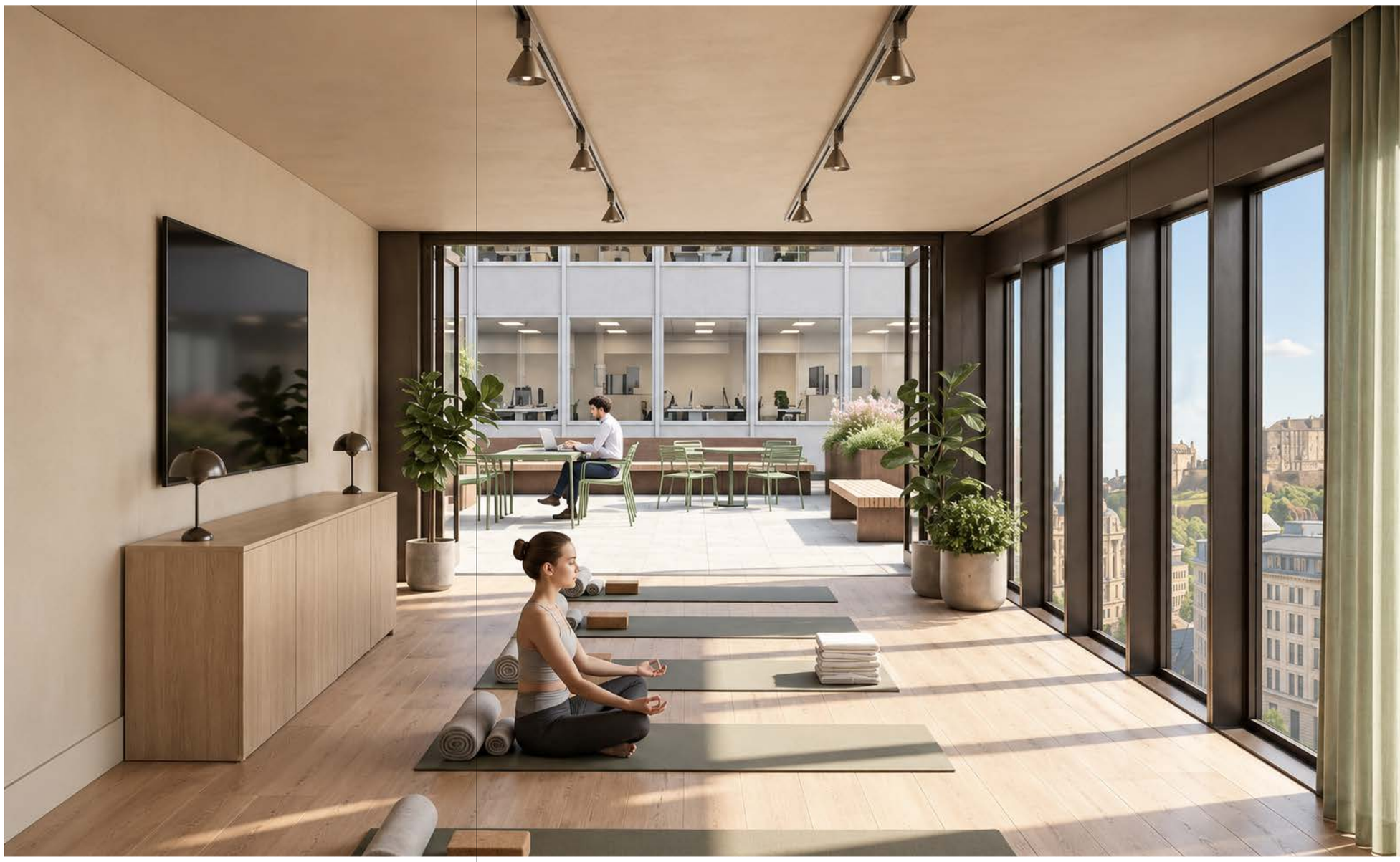


Indicative CGI: The Canopy on the 6th floor provides a new roof terrace and wellness space



MULTI-USE SPACE

Designed with flexibility in mind, this multi-use space can shift easily between meeting room, event setting and wellness studio. A light-filled, adaptable space for working, gathering and resetting, all with views across the city.

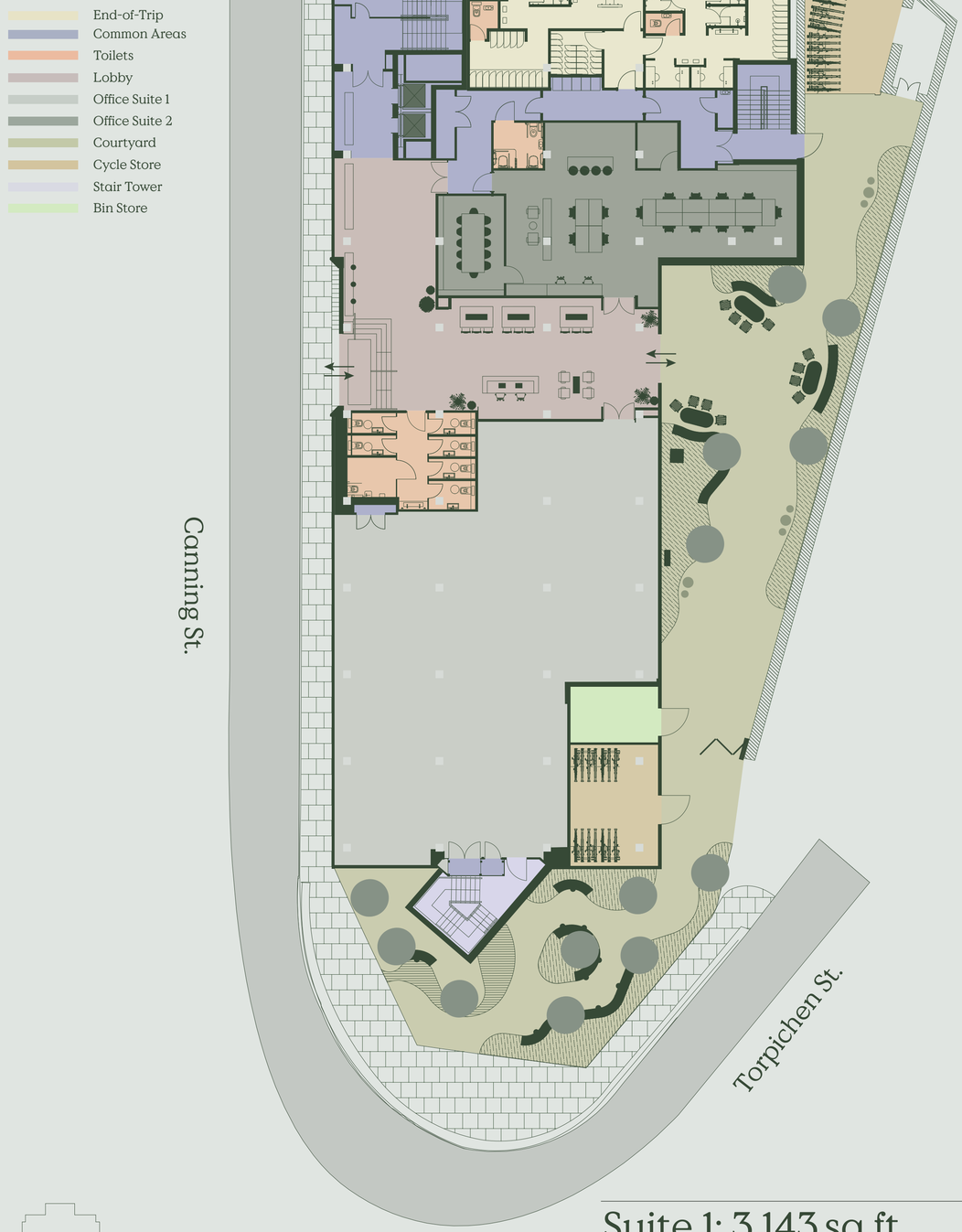


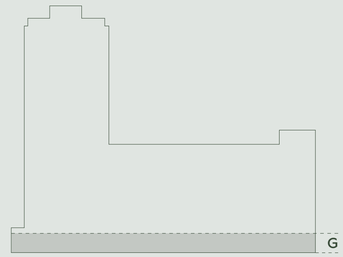
Generous proportions, natural light and an elevated outlook create a space that can be reconfigured to suit the moment.

SCHEDULE OF AREAS

Floor		sq ft	sq m
Twelfth	Available	2,711	252
Eleventh	Resolis		
Tenth	W1M		
Ninth	British Council		
Eighth	Go Fibre		
Seventh	JTC		
Sixth	Available	2,271	211
Fifth	RSK Environment		
Fourth	Quantics Consulting		
Third	JTC/ACC Technologies		
Second	Available	8,181	760
First	Available	8,181	760
Ground	Suite 1	3,143	292
	Suite 2 (plug & play)	1,313	122
Total available		25,800	2,397

Ground Floor





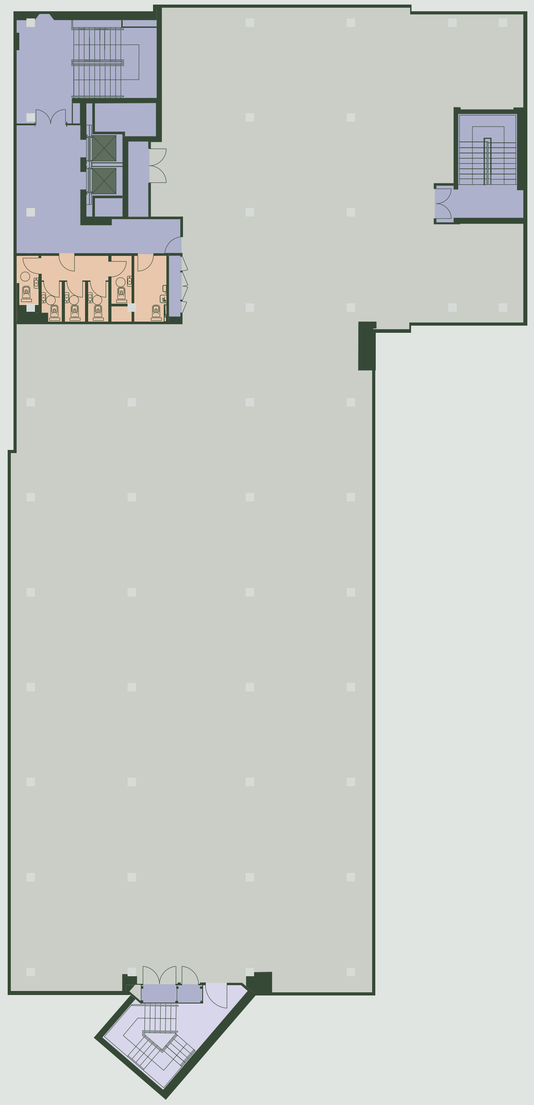
Suite 1: 3,143 sq ft
net internal area

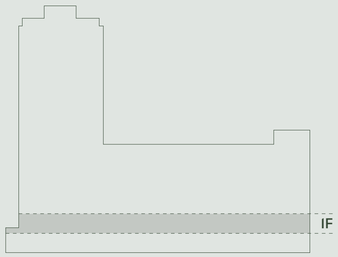
Suite 2: 1,313 sq ft
net internal area

2.73m
Typical office floor to ceiling height

First Floor

Common Areas
Toilets
Office Suite
Stair Tower



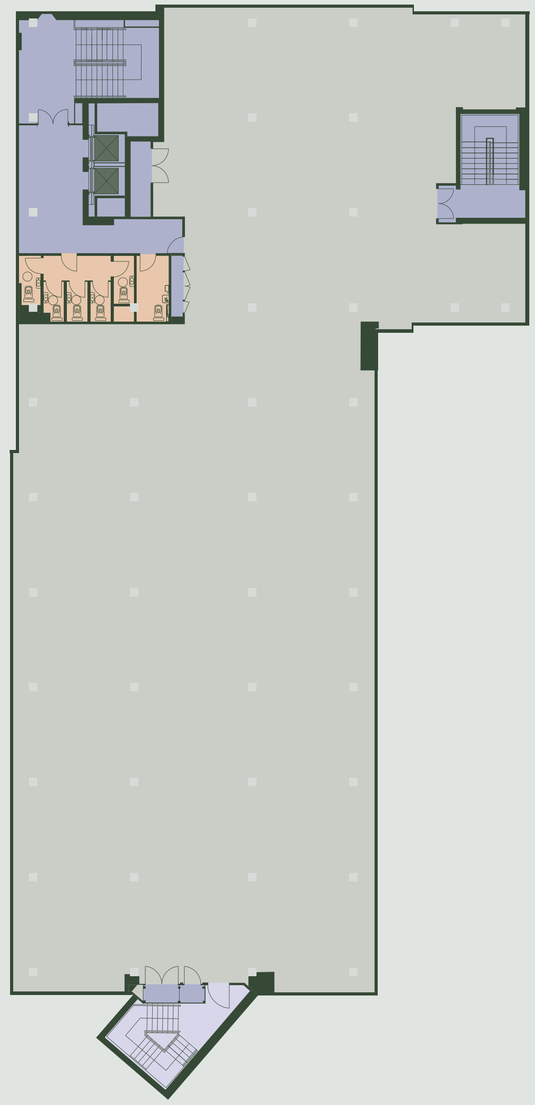


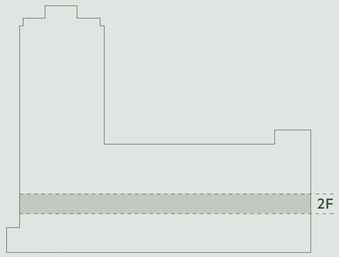
8,181 sq ft
net internal area

2.73m
Typical office floor to ceiling height

Second Floor

Common Areas
Toilets
Office Suite
Stair Tower



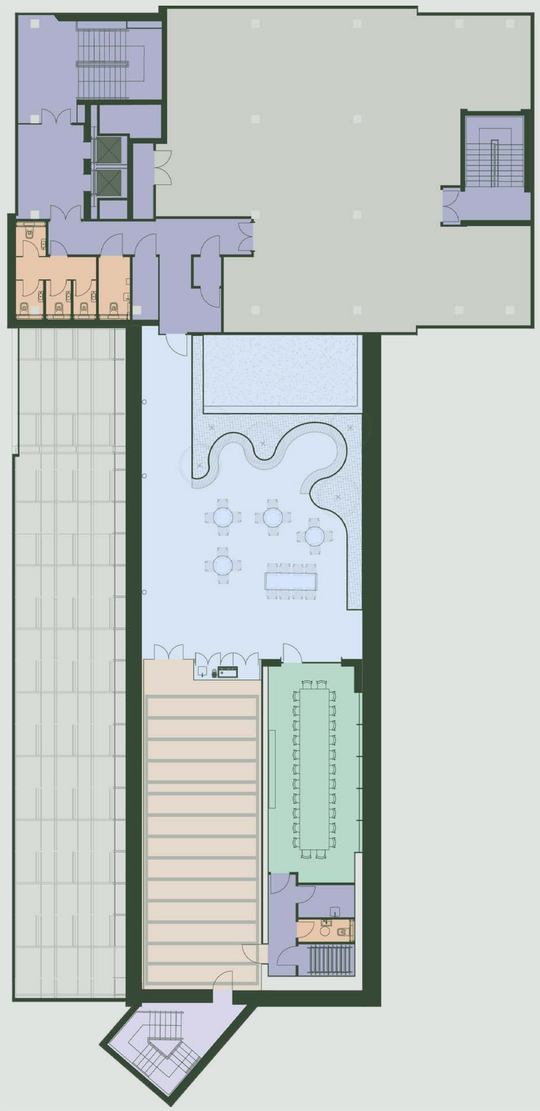


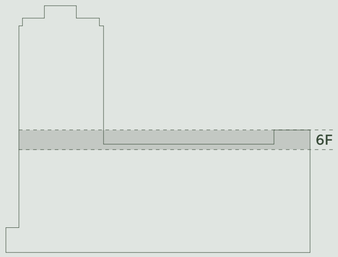
8,181 sq ft
net internal area

2.73m
Typical office floor to ceiling height

Sixth Floor

- Common Areas
- Toilets
- Office Suite
- Roof Terrace
- Multi-use Pavilion
- Roof Plant Enclosure
- Stair Tower





Office: 2,271 sq ft
net internal area

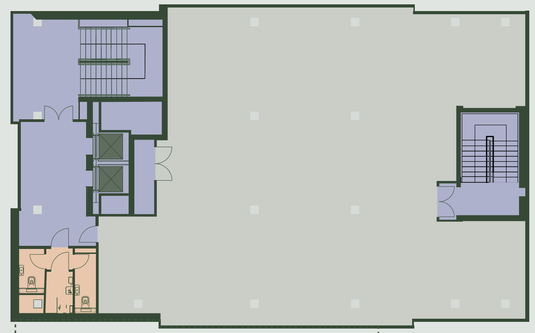
Terrace: 1,292 sq ft
net internal area

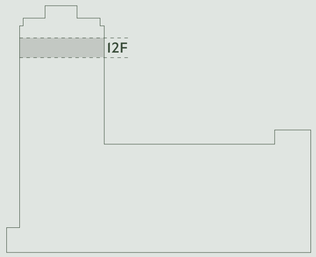
Pavilion: 646 sq ft
net internal area

2.73m
Typical office floor to ceiling height

Twelfth Floor

- Common Areas
- Toilets
- Office Suite





2,711 sq ft
net internal area

2.7m
Typical office floor to ceiling height

Technical Specifications

SUSTAINABILITY

- Targeting BREEAM UK Refurbishment (2014) 'Excellent'.
- EPC 'A' rating.
- All-electric infrastructure.
- Upgraded building systems and high-efficiency LED lighting throughout
- New wellness amenities, including high-quality cycle facilities and an exclusive rooftop pavilion with panoramic views.
- Excellent connectivity to Edinburgh's public transport network, supporting sustainable and convenient commuting options.
- Enhanced public realm and landscaping at ground level.
- Water-efficient sanitaryware throughout.
- Durable, high-quality material finishes, selected to enhance longevity, resilience and whole-life value.
- Accessible, flexible and adaptable workplace design.

CAT A SPECIFICATION

- Exposed soffit with new soffit mounted linear lighting (galvanised conduit).
- Retained/refurbished perimeter FCUs.
- New plasterboard perimeter boxing with square edge cill and skirting.
- Exposed Raised Access Floor (existing pedestal system and tiles reused).
- VRF system for heating and cooling.
- LED lighting and associated presence detection controls installed in accordance with BCO lighting levels for offices and CIBSE guides/codes of practice. Lighting at desk level 400 lux.

VENTILATION & AIR CONDITIONING

- Ventilation will generally be provided via natural means with local extract fans in WC areas and local Mechanical Ventilation with Heat Recovery (MVHR) units in end of trip areas and level 6 pavilion. The new ventilation plant will incorporate the latest energy efficiency technology. New ventilation units shall be designed and installed in accordance with the latest CIBSE guides/codes of practice and adhering to the latest building regulation requirements.
- To allow flexibility to reflect potential tenant requirements, space will be allocated for future installation of a local MVHR unit.
- The redevelopment areas of the building will be heated and comfort cooled by a refrigerant based VRF heat recovery heating and cooling system.

TENANT PLANT SPACE

Existing external plant space at level 6 roof for tenant comms / server room air conditioning condensers and satellite dishes.

LIFTS

- Two passenger lifts (10 persons or 1,250 kg each) operate from ground level up to Level 12.
- Both passenger lifts were fully modernised in January 2025.

SANITARY PROVISION

RECEPTION	6 × superloo + 1 × DDA
LEVELS 1–5	5 no unisex superloo wcs plus 1 DDA WC
LEVEL 6	4 × superloo + 1 DDA
LEVEL 7–12	2 × superloo + 1 ambulant WC
NEW 6TH FLOOR PAVILION	1 × superloo wc
	New end of trip shower and changing facilities will provide 8 × supershowers, changing, along with fully enabled DDA shower & WC room. Oiled oak-veneered joinery. Dark-toned metal ironmongery and fittings, matching reception finishes. Large-format porcelain floor tiles. Quarry tiles at ground floor

CYCLIST FACILITIES

BIKE RACKS	30 × 2 tier (60 spaces)
BROMPTON BIKE LOCKERS	12
EBIKE CHARGING STATIONS	6

SECURITY / ACCESS CONTROL (BUILDING MANAGEMENT)

- Automated secure 24 hour access for tenants.
- 24 hour security.
- CCTV system covering essential areas and entrances/exits.
- Building Wide managed Access Control System.
- Reception access control speed gates. Connected to building wide access card system and manual over ride controls at reception desks.

FIRE ALARM

- 24 / 7 monitored fire alarm system.
- Closed protocol system.
- Phased building wide evacuation process.

BUILDING MANAGEMENT

- The site is staffed from 08:00 to 18:00, Monday to Friday, by the Building Manager and Front-of-House Receptionist.
- Tenants have 24 / 7 access via the secure access control system.
- The site benefits from a 24-hour helpdesk for fault reporting and out-of-hours issues.

The Team

CERVIDAE

Cervidae is a private investment and asset management firm specialising in visionary refurbishment and urban regeneration projects. Powered by our team's expertise, we strategically acquire, develop, and manage real estate investments across all sectors, consistently unlocking incredible potential.

Our approach is driven by a deep understanding of market trends and opportunities coupled with a commitment to quality and innovation. Ultimately, we deliver exceptional properties that enrich the lives of their occupiers, enhance local communities, and stand the test of time.

dMFK

dMFK designs buildings shaped around human experience. With over 25 years of expertise, the established AJ100 practice brings together around 55 architects and designers to shape and build projects through conversation, drawing and face-to-face collaboration.

Through a holistic approach which treats architecture and interiors as one discipline, the practice focuses on creating buildings that sit comfortably in their context, feel good to occupy, and work hard for users and owners alike.

AGENTS

CBRE

ANGELA LOWE
T 07793 808458
E angela.lowe@cbre.com

RUAIRIDH CANT
T 07920 139195
E ruairidh.cant@cbre.com

JLL

CRAIG WATSON
T 07739 299532
E craig.watson@jll.com

SARA DUDGEON
T 07731 986156
E sara.dudgeon@jll.com

DESIGN TEAM

ARCHITECT
dMFK

TECHNICAL & COMPLIANCE ARCHITECT
McGinlay Bell

LANDSCAPE ARCHITECT
SLR

PROJECT MANAGER
PMP

QUANTITY SURVEYOR
PMP

PRINCIPAL DESIGNER
PMP

MEP
Rybka

S&C
Will Rudd Davidson

PLANNING CONSULTANT
Prichett Planning

FIRE ENGINEER
BB7

SUSTAINABILITY CONSULTANT
Buro Happold

IDENTITY & SIGNAGE
POST

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