TO LET

95 McDonald Road, Edinburgh, EH7 4NS

2,889 sq ft NIA

Suite within modern office pavilion in outstanding location with existing fit out available

- Existing fit out available, including meeting rooms, private office, storage room, and a small kitchen area
- Flexible lease terms being offered
- Close to fantastic local amenities on Leith Walk, including numerous independent cafés, bars, and restaurants; a short walk from St James Quarter
- 1 secure car parking space

LOCATION

95 McDonald Road is in the charming area of Broughton, a historic district in Edinburgh. Nestled just north of the New Town and characterized by its leafy streets and vibrant community. It is also close to Leith Walk, which has an abundance of independent cafes, bars and restaurants.

The building is in close proximity to excellent transports links with bus and tram services providing links to Leith as well as the City Centre. The McDonald Road tram stop is a 7-minute walk away from the office as well as being a 15-minute walk from the fantastic St. James Quarter.





THE BUILDING

The property is a modern four-storey office pavilion with steel frame construction and brick infill. The available suite is open-plan with an existing fit-out and benefits from excellent natural light. It includes raised access flooring, a suspended ceiling, a small kitchen area, private meeting rooms to the rear, and a separate office and storage room.

The building offers a secure entrance, with both lift and stair access to all floors. Male, female, and accessible WC facilities are located on the first floor.

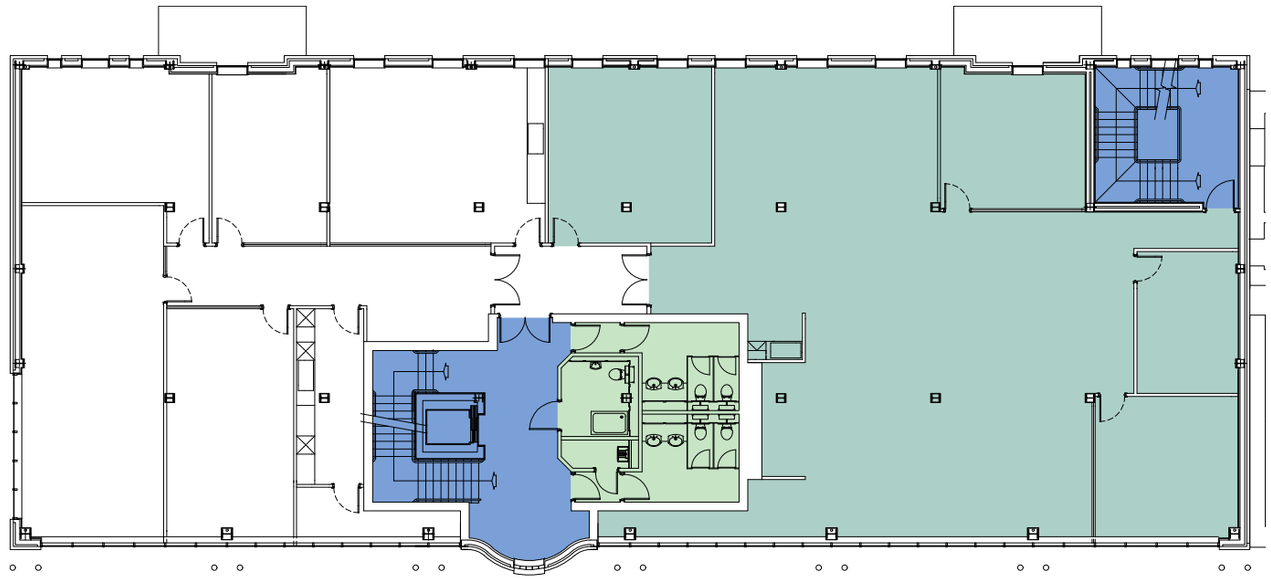
The suite also comes with access to a dedicated rear car park, with 1 allocated space.

Additionally, occupiers can make separate arrangements to use a shared events space by separate arrangement.

The building has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and extends to the approximate Net Internal Areas listed below:

FLOOR	SQ M	SQ FT
Part First Floor	268.45	2,889.62
Total	**268.45**	**2,889.62**

Plan is for indicative purposes only.





RATEABLE VALUE

The incoming occupier will be responsible for the payment of all local authority rates. It is recommended that interested parties contact Lothian Valuation Joint Board directly for rating information (0131 344 2500). www.lothian-vjb.gov.uk

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of A. A copy of the certificate is available upon request.

LEASE TERMS

The suite is currently available for a new lease. Please contact the letting agents for further details.

SERVICE CHARGE

The building is managed and common areas maintained via a service charge. Full information can be provided to interested parties

VALUE ADDED TAX

The property is registered for VAT.

LEGAL COSTS

Each party to bear their own costs in the documentation of this transaction with the ingoing purchaser liable for any registration dues, LBTT and VAT incurred thereon.

ANTI-MONEY LAUNDERING

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, Cushman & Wakefield will require certain information is provided by all parties who wish to submit a written offer.

FURTHER INFORMATION

For further information or viewing arrangements please contact:

Lucy Yates
+44 (0)7884 604 505
lucy.yates@cushwake.com

Adam Watt
+44 (0) 7553 546 557
adam.shaw@cushwake.com

CUSHMAN & WAKEFIELD

The Agents for themselves and for vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Agents has any authority to make or give any representation or warranty whatever in relation to this property.

March 2026.

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