PRELIMINARY DETAILS

Ryden

TO LET

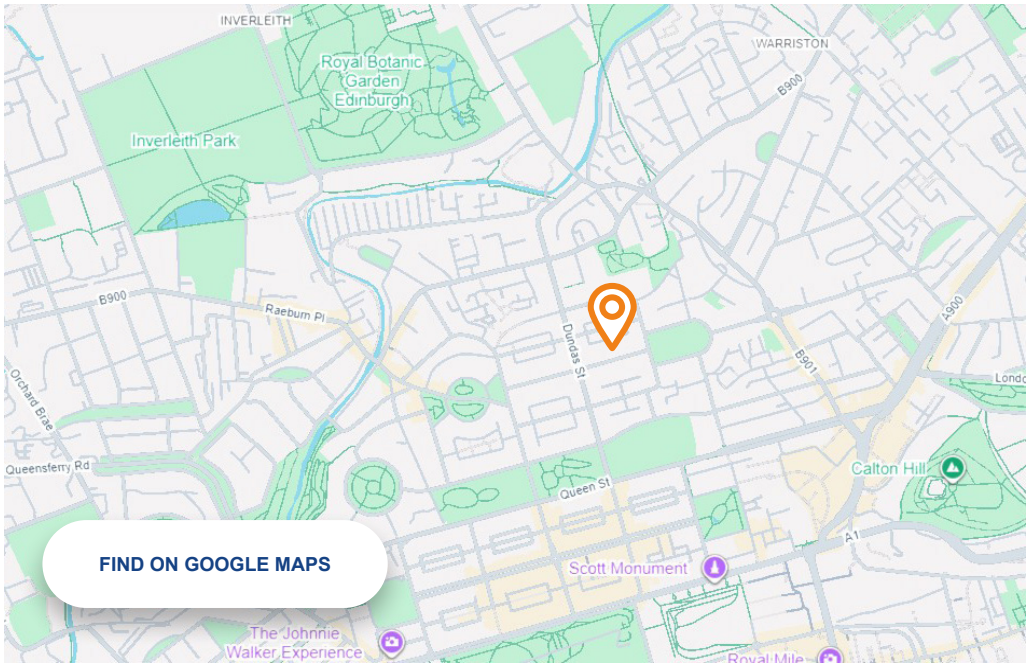
OFFICE PREMISES
96 SQ M (1,033 SQ FT)



22 GREAT KING STREET
EDINBURGH
EH3 6QH

- REFURBISHED GRAND FIRST FLOOR SUITE
- IMPRESSIVE GEORGIAN TOWNHOUSE BUILDING
- DEDICATED CAR PARKING AVAILABLE

FIND OUT MORE AT RYDEN.CO.UK





LOCATION

Positioned on the preferred north side of Great King Street, this first-floor suite occupies the architectural centerpiece of an iconic 9-bay Georgian pavilion. It offers a rare combination of historic grandeur and a modernized professional environment in the heart of Edinburgh's New Town along with unrivalled connectivity: the office is within a 15-minute stroll of Waverley Station, the Edinburgh Tram network, and the premium retail and leisure offerings of the St James Quarter.

DESCRIPTION

Designed by William Sibbald and Robert Reid, 22 Great King Street is an exceptional Category A-listed Georgian townhouse. This grand first-floor suite is undergoing a full refurbishment to balances its historic architectural heritage with modern functionality, benefiting from access to communal kitchen and WC facilities.

Available from July 2026 following a comprehensive refurbishment, the suite will provide bright, high-specification workspace. Large sash-and-case windows offer excellent natural light, complementing the building's original proportions with contemporary finishes suitable for a modern business.

ACCOMMODATION

The available first floor provides approximately 1,033 sq ft of Net Internal accommodation.

In addition, there is a dedicated car parking area immediately to the rear of the building accessed via Cumberland Street SE Lane.

USE

The property is currently used as offices in accordance with Class 4 of The Town and Country Planning (Use Classes) Scotland Order 1997 (as amended).

BUSINESS RATES

The 1st floor has a proposed Rateable Value from 1st April 2026 of £13,300. Interested parties are advised to make their own enquiries of The Scottish Assessors Association (www.saa.gov.uk).

ENERGY PERFORMANCE CERTIFICATE (EPC)

A copy of the EPC is available on request.

LEASE TERMS

The available accommodation is available on a Full Repairing and Insuring basis on flexible terms at a rent of £27,500 per annum plus £1,750 per car space per annum.

VAT

All figures quoted are exclusive of VAT, which will be payable at the prevailing rate.

LEGAL COSTS

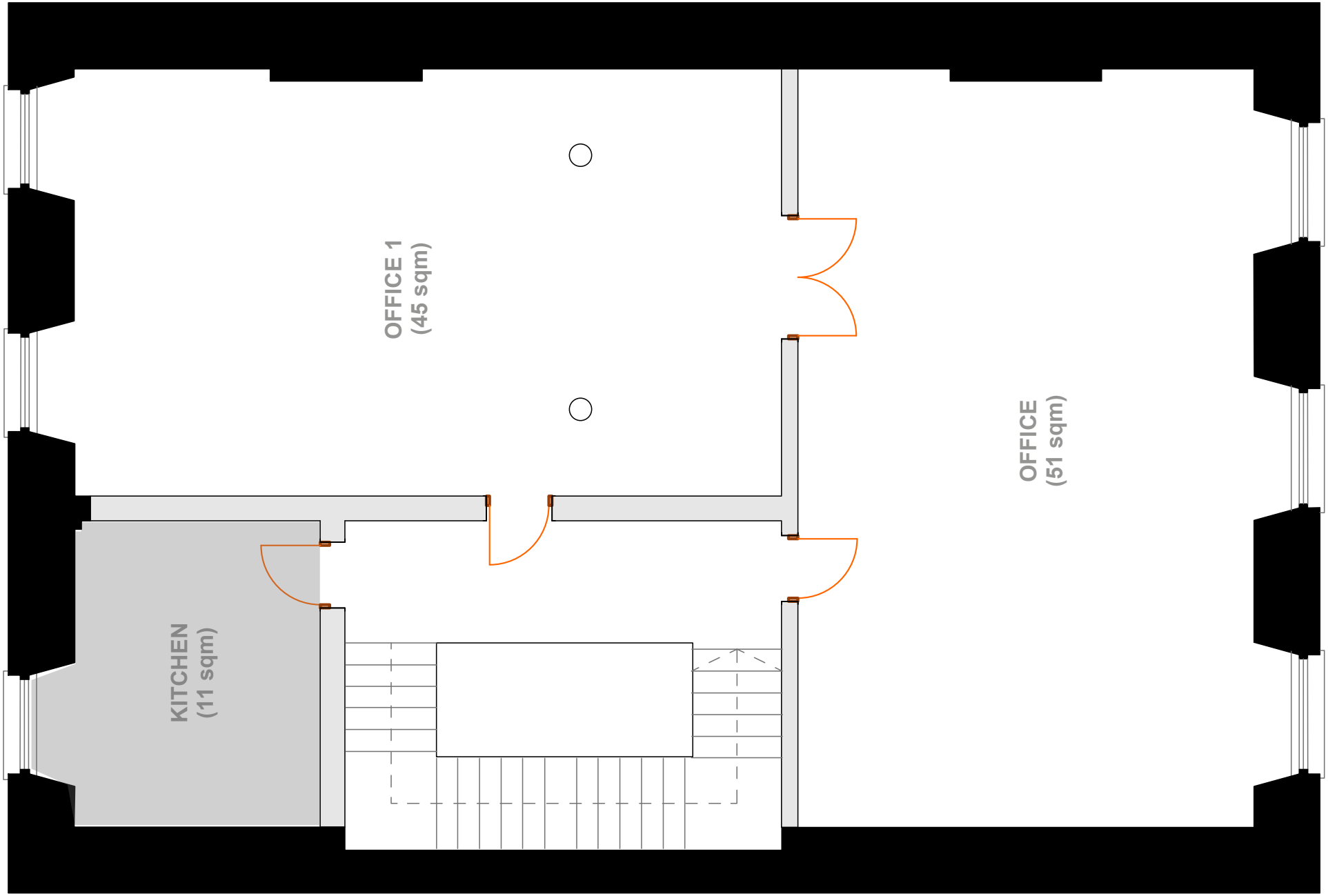
Each party will be responsible for their own legal costs incurred during this transaction. In the normal manner, the ingoing tenant will be responsible for any LBTT, registration dues and VAT thereon










OFFICE 1
(45 sqm)
OFFICE
(51 sqm)
KITCHEN
(11 sqm)

TO LET

OFFICE PREMISES

96 SQ M
(1,033 SQ FT)



22 GREAT KING STREET
EDINBURGH
EH3 6QH

GET IN TOUCH

Please get in touch with our letting agents for more details.

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Ryden

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