

Unique Office Repositioning Opportunity

Approx. 2,266 sq m (24,392 sq ft)

ANDERSON HOUSE

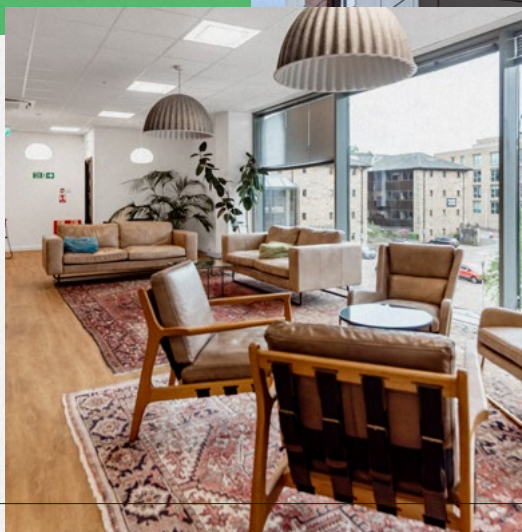
1 Breadalbane Street
Edinburgh
EH6 5JJ

Ryden

ANDERSON

Asset Summary

- » Prominent office building located within the heart of Edinburgh's rapidly evolving Bonnington/Leith regeneration corridor.
 - » Existing office building extending to approx. 2,266 sq m (24,392 sq ft) arranged over six levels with 47 dedicated car parking spaces.
 - » Fully electric heating and cooling system using air source heat pumps resulting in the building achieving an EPC 'A'.
 - » Situated immediately adjacent to several major institutional-grade residential, PBSA and Build to Rent developments.
-
- » Flexible and efficient floor plates offering strong repositioning and alternative-use potential. Pre-app undertaken with positive feedback received.
 - » Located a short walk from The Shore, Leith Walk and the Edinburgh Tram network, providing direct access to the city centre and Edinburgh Airport.
 - » Currently tenanted and with asset management potential, although vacant possession is also possible.
 - » Positive pre-application discussions undertaken with The City of Edinburgh Council regarding residential conversion.



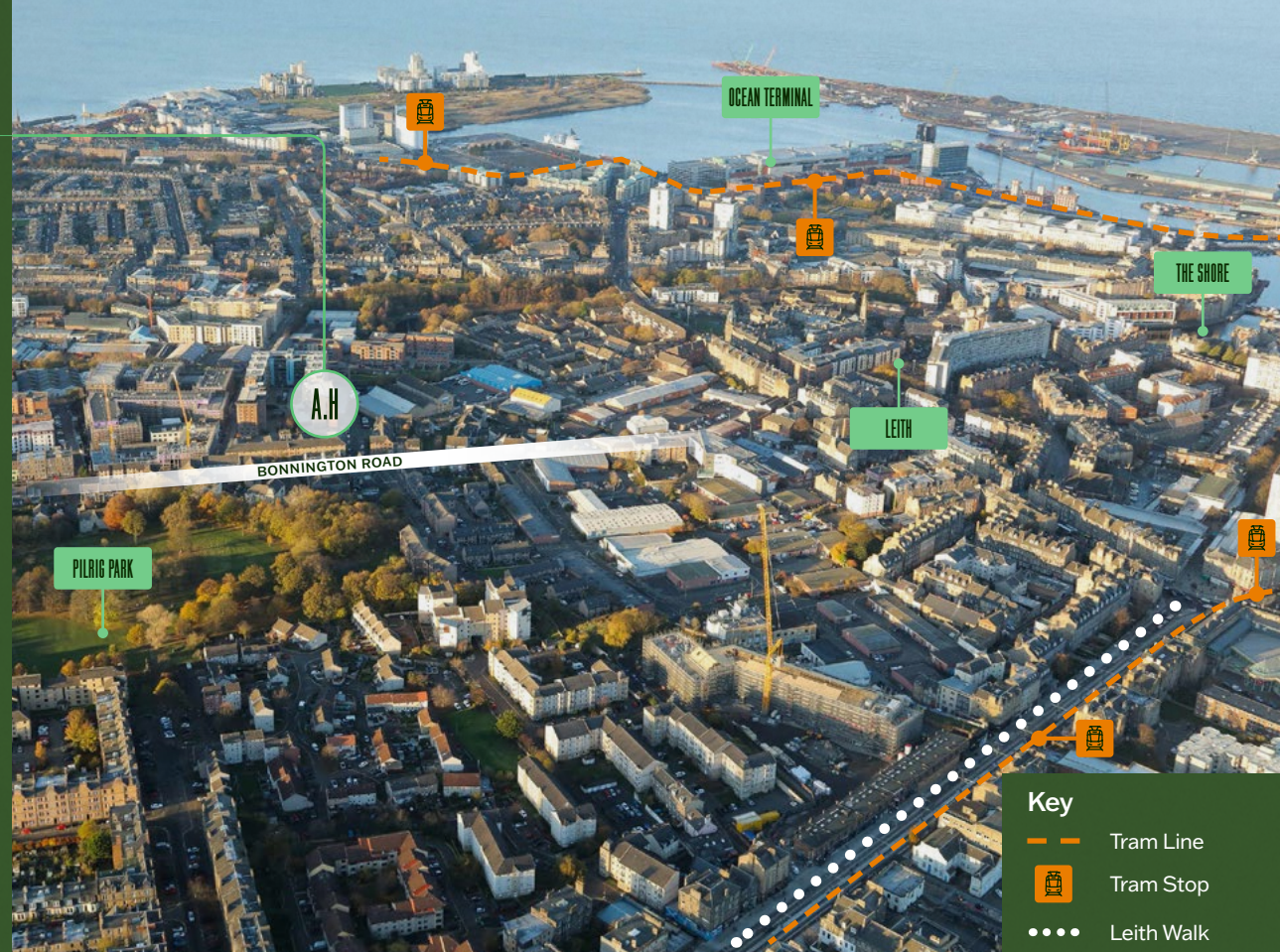
HOUSE

LOCATION

Edinburgh is widely recognised as one of the UK's strongest regional cities and continues to benefit from exceptional economic, population & inward investment growth.

As Scotland's capital city and principal financial and administrative centre, Edinburgh is home to a highly educated workforce and a diverse economy spanning financial services, technology, tourism, government, education and life sciences. The city possesses one of the UK's highest concentrations of degree-level residents and continues to attract substantial domestic and international investment.

The city's residential and living sectors have experienced sustained growth over recent years, underpinned by structural undersupply and strong occupier demand.



- Key**
- Tram Line
 -  Tram Stop
 - Leith Walk



Edinburgh's population continues to expand steadily, supported by its globally recognised universities, strong employment fundamentals and exceptional quality of life.

Leith and Bonnington in particular have emerged as key urban growth locations, benefiting from substantial regeneration, major infrastructure investment and significant institutional residential development activity.

CONNECTIVITY

Anderson House benefits from excellent connectivity both locally and nationally. The property is located approximately a 10-minute walk from the Balfour Street and Foot of the Walk tram stops, providing direct connectivity to Edinburgh city centre, Haymarket, Waverley and Edinburgh Airport.

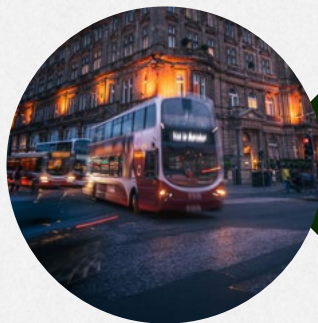


The recently completed Edinburgh Tram extension to Newhaven has significantly improved accessibility throughout Leith and Bonnington, materially enhancing the area's attractiveness for residential, commercial and mixed-use development.



Bonnington Road and Leith Walk provide direct road connections into Edinburgh city centre, whilst the surrounding arterial road network connects efficiently to the wider city bypass, M8, M90 and A1.

Frequent Lothian Bus services operate throughout the immediate area, offering extensive public transport coverage across Edinburgh and surrounding districts. Lothian Bus services 10 and 36 are located on Bonnington Road.



The property's location also allows easy access to The Shore, Leith Walk, Canonmills, Stockbridge and the city centre, positioning the property within a highly accessible and increasingly desirable urban neighbourhood. Anderson House is also adjacent to the National Cycle Network, with a traffic-free cycle path connecting the property to Leith and Edinburgh city centre.



MICRO

Anderson House occupies a highly strategic position on Breadalbane Street, immediately north of Bonnington Road and within close proximity to Leith Walk & The Shore.

Historically characterised by industrial and commercial uses, the immediate area has undergone significant transformation in recent years and is now widely regarded as one of Edinburgh's most exciting mixed-use neighbourhoods.

The surrounding environment is increasingly residential in nature, with substantial Build to Rent, PBSA and private residential development either recently completed, under construction or progressing through planning.

- 01 PLATFORM BUILD TO RENT
- 02 BONNINGTON BOND PURE OFFICES
- 03 THE BISCUIT FACTORY
- 04 SUGAR BOND PURE OFFICES
- 05 RESIDENTIAL
- 06 ANDERSON HOUSE

04



VIEW MAP

The property sits directly adjacent to the recently completed Platform_ Build to Rent scheme and within walking distance of several other large-scale residential-led developments. This evolution has materially enhanced local amenity provision and public realm.

The Shore, located only a short distance from the property, has established itself as one of Edinburgh's premier lifestyle destinations, renowned for its independent cafés, bars, restaurants and waterfront setting.

The immediate locality also benefits from a growing cluster of creative, technology and flexible workspace occupiers, reinforcing the area's transition into a vibrant mixed-use urban district.

LOCATION

NEARBY

The immediate surrounding area has experienced exceptional levels of institutional investment and development activity, fundamentally reshaping the wider Bonnington and Leith districts.

Collectively, these developments demonstrate the scale of investment and confidence being directed towards the location, with Bonnington and Leith increasingly recognised as one of Edinburgh's principal residential growth corridors.



Platform_ – Heimstaden Bostad

Located immediately adjacent to Anderson House, Platform_ comprises approximately 464 Build to Rent apartments alongside extensive resident amenity including co-working facilities, gym, wellness space and private dining areas. The scheme represents one of Edinburgh's largest and most significant BTR developments and has materially transformed the immediate setting surrounding the asset.



Dockside – Goodstone Living

Located nearby at Leith Docks, Dockside is delivering approximately 373 institutional-grade Build to Rent apartments across multiple waterfront buildings, further evidencing the continued strength of residential demand across the wider Leith market.



Arthur Street PBSA

The Arthur Street student accommodation development forms part of the broader expansion of Edinburgh's PBSA market, driven by severe undersupply and sustained student population growth across the city.



Steads Place BTR

Located on Leith Walk, Steads Place recently completed as a new Build to Rent-led residential development delivering approximately 110 homes, further strengthening the residential critical mass within the area.



Ashley Place PBSA

Ashley Place represents a further substantial PBSA development within the immediate vicinity, reinforcing the area's appeal to both domestic and international student occupiers.

DEVELOPMENTS

THE ASSET

Anderson House comprises a substantial modern office building extending to approximately 24,392 sq ft over six floors together with 47 dedicated car parking spaces.

The property benefits from highly efficient and flexible floor plates generally ranging between approximately 4,100 sq ft and 4,300 sq ft, providing strong adaptability for future occupational or alternative-use configurations.

Constructed using a steel frame with concrete floors, the building is externally clad in a mixture of glazing, aluminium cladding, brickwork and timber-effect panelling.

The asset occupies a prominent position within an increasingly residential and mixed-use setting and presents a compelling refurbishment, repositioning or longer-term redevelopment opportunity.

Efficient open plan floor plates with excellent natural light



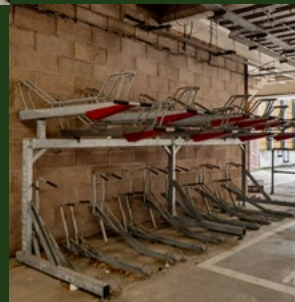
EPC 'A' rating



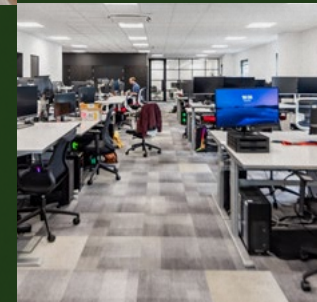
Air source heat pump heating & cooling system



Roof terrace provision



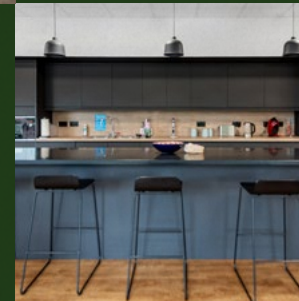
Shower facilities & bike store



Significant onsite parking



Passenger lift access



Raised access flooring

Tenancy Schedule

*Break option agreed for 02/08/2026

**Break notice served by NHS, vacating 02/08/2026

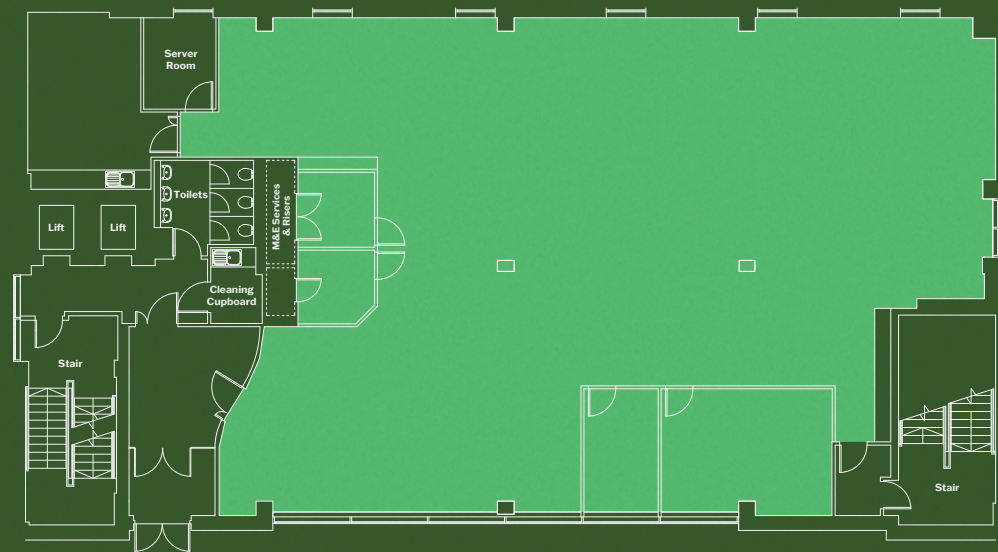
Tenant	Demise	NIA (sq ft)	Parking Spaces	Start	Break	Review	Expiry	Passing Rent	Contractual Rent	% of total rent	Rent (psf)	ERV	WAULT to Break	WAULT to Expiry
Vacant (ex Contagious)	GF	3,889	8	-	-	-	-	-	-	0%	-	£16.00	-	-
Storm Ideas Ltd*	1F	4,137	8	20-Dec-19	-	20-Dec-24	19-Dec-29	£66,672	£66,672	19%	£16.12	£16.00	3.6	3.6
NHS (NSS)**	2F, 3F, 4F & 5F	16,366	31	2-Feb-20	2-Aug-26	2-Feb-25	1-Feb-30	£292,503	£292,503	81%	£17.87	£16.00	0.2	3.7
SB Distribution Ltd	Substation	-	-	15-Feb-02	-	-	14-Feb-62	£1	£1	0%	-	-	64.2	64.2
Total		24,392	47					£359,176	£359,176	100%	£17.52	£16.00	0.9	3.7

FLOOR

PLANS

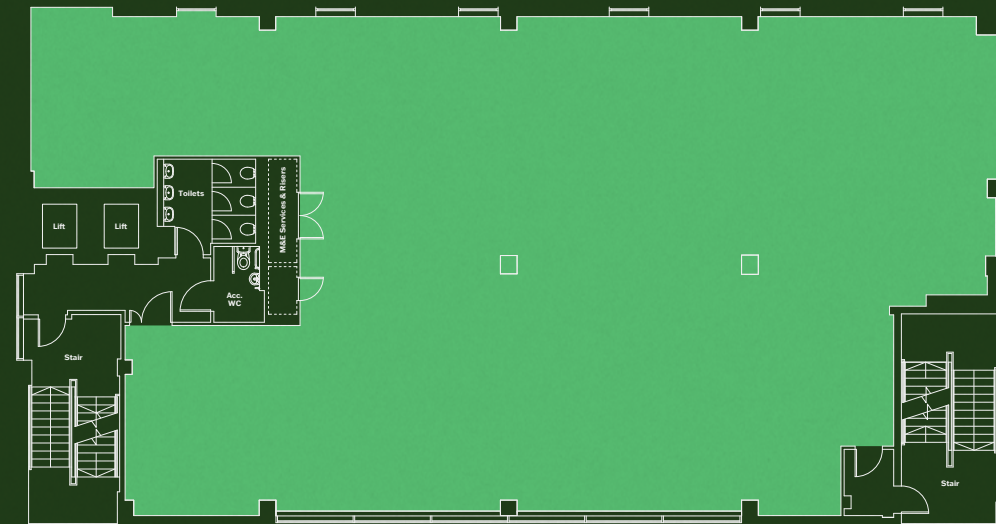


Ground Floor



3,889 sq ft / 361.3 sq m

Typical Upper Floor



4,091.5 sq ft / 380.1 sq m

ALTERNATIVE USE

Given the building's scale, configuration and strategic location, Anderson House presents strong alternative-use potential, subject to obtaining the necessary planning consents.

The current owners have undertaken pre-application discussions with The City of Edinburgh Council and have received positive feedback for residential conversion.

The surrounding area has already established a strong precedent for residential-led regeneration, with substantial institutional Build to Rent and PBSA developments delivered immediately adjacent to the asset.

Potential future uses may include:

- » Build to Rent (BTR)
- » Purpose Built Student Accommodation (PBSA)
- » Co-living
- » Aparthotel / Extended Stay Hospitality
- » Hybrid mixed-use redevelopment



The property's efficient structural grid, strong floor-to-ceiling heights, existing servicing infrastructure and significant parking provision provide a strong basis for future repositioning strategies.

Edinburgh continues to experience acute undersupply across residential rental accommodation, student housing and extended-stay accommodation sectors,

providing robust underlying occupational fundamentals for alternative-use conversion or redevelopment.

Anderson House therefore offers an opportunity to acquire a substantial repositioning asset within one of Edinburgh's most active and rapidly evolving urban regeneration locations.

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Anti-Money Laundering Regulations

To comply with the current anti-money laundering regulations the agents acting on both sides of any qualifying transaction are required to undertake appropriate due diligence in advance of the transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will be required to disclose all relevant information prior to conclusion of missives required to enable the agents to meet their respective obligations under the Regulations.

Tenure

Heritable Interest (Scottish Equivalent of Freehold).

VAT

The property is elected for VAT.

EPC

The property has an EPC Rating 'A'.

Offers

Offers are preferred on an unconditional basis but alternatives will be considered.

Contact & Further Information

Ryden

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