

TO LET

OFFICE PREMISES

Located in the affluent Broughton district of Edinburgh

Offers over £19.50 per sqft

Highly prominent corner block with stunning ornate features

Premises extend to 66.08 sqm (711 sqft)

Flexible floor space available from 220 – 711 sqft

Suitable for a variety of occupiers subject to the necessary planning consents



VIRTUAL TOUR



9 MANSFIELD PLACE, EDINBURGH, EH3 6NB

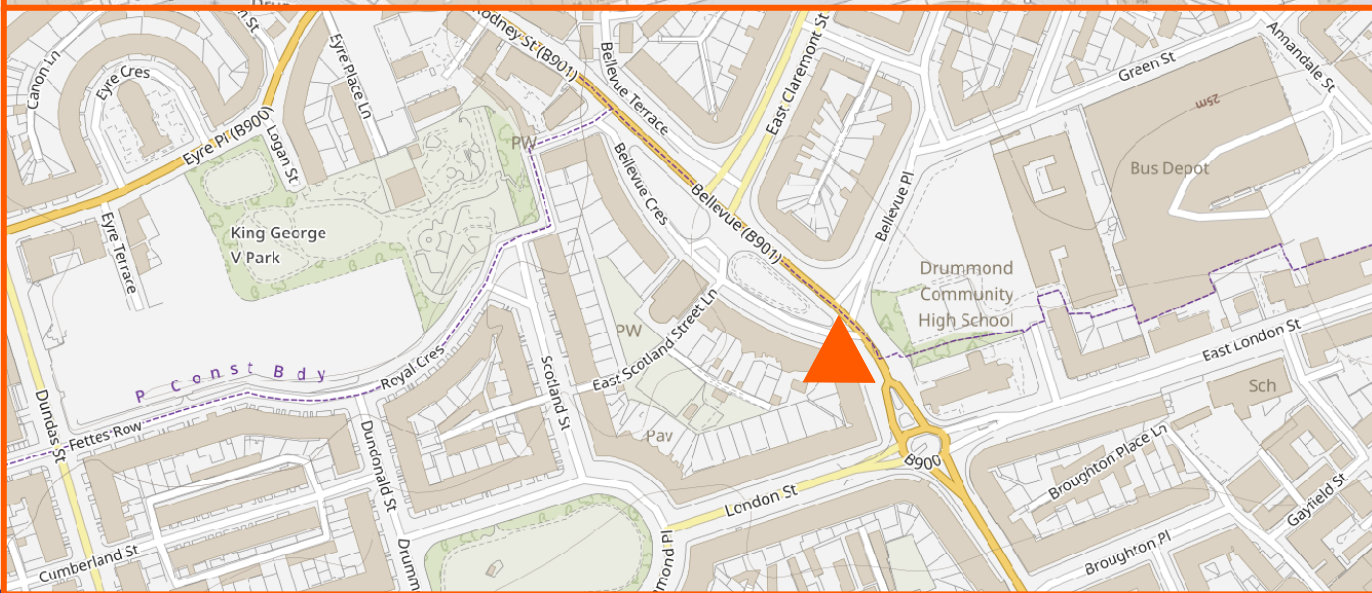
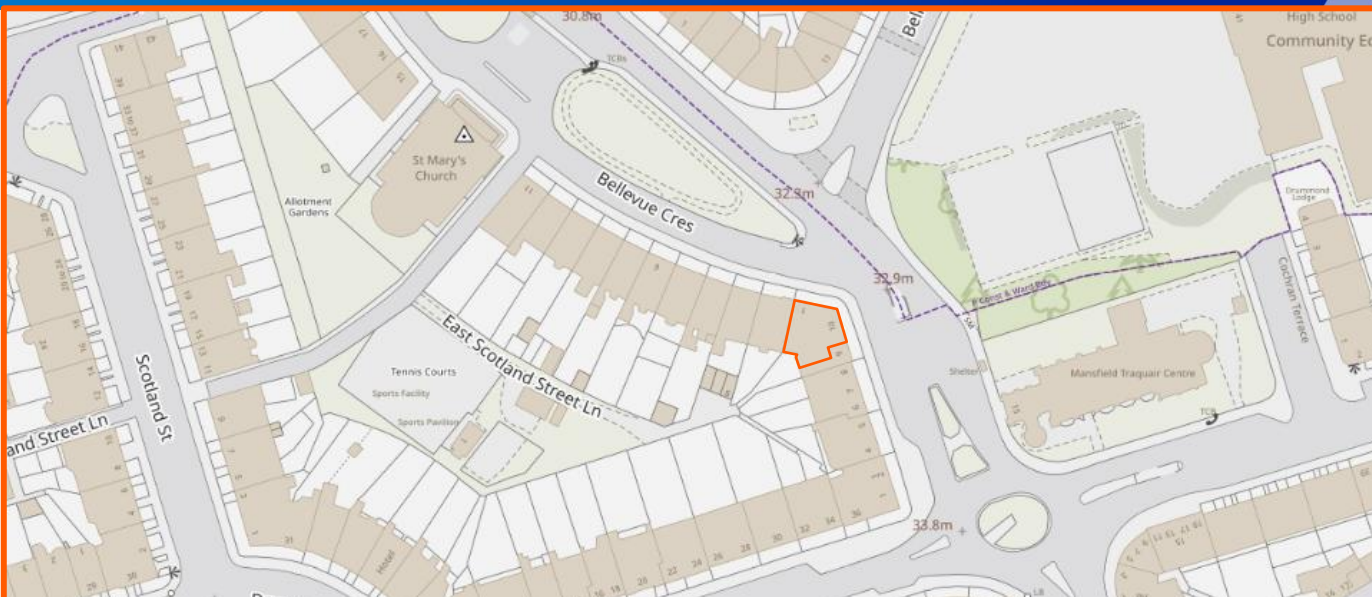
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Location

9 MANSFIELD PLACE, EDINBURGH, EH3 6NB



Location

The property occupies a highly prominent corner position on the west side of Mansfield Place, close to its junctions with Bellevue Crescent and Mansfield Place, within the affluent and highly sought-after Broughton district of Edinburgh.

Situated approximately 0.5 miles north of Edinburgh city centre, the property benefits from excellent public transport connectivity, with the Picardy Place Tram stop being within a 5 minute walk of the subjects, providing convenient access to key destinations throughout Edinburgh. Mansfield Place forms a continuation of Broughton Street, an established arterial route providing direct access towards the Westfield St James Quarter.

The property is ideally positioned within close proximity to Edinburgh's leading retail and leisure destinations. St Andrew Square, the Westfield St James Quarter and George Street are all within approximately a five-minute walk of the property, providing an extensive range of retail, leisure, dining and commercial amenities.

The surrounding area comprises an established and vibrant mix of commercial and residential uses, with a number of well-known occupiers in the immediate vicinity, including The Ox, Cask & Barrel, The Broughton Market and Broughton Pharmacy.

**Rarely Available Leasehold Opportunity in
Highly Sought After Location**



WHAT 3 WORDS



Description

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Description

The subject comprises a prominent office premises arranged over the upper ground floor of a traditional 4-storey stone built tenement. The property benefits from a return frontage which provides excellent branding opportunities allowing significant exposure to both vehicular and pedestrian passing traffic.

Internally, the accommodation comprises of a shared entrance hallway area which leads through to multiple, well apportioned, office spaces which benefit from excellent natural lighting. The suites can be let individually or together, making them suitable for a variety of commercial uses, subject to size requirements.

Additionally, the property benefits from a communal tea preparation area along with shared WC facilities to the rear of the property.

Accommodation

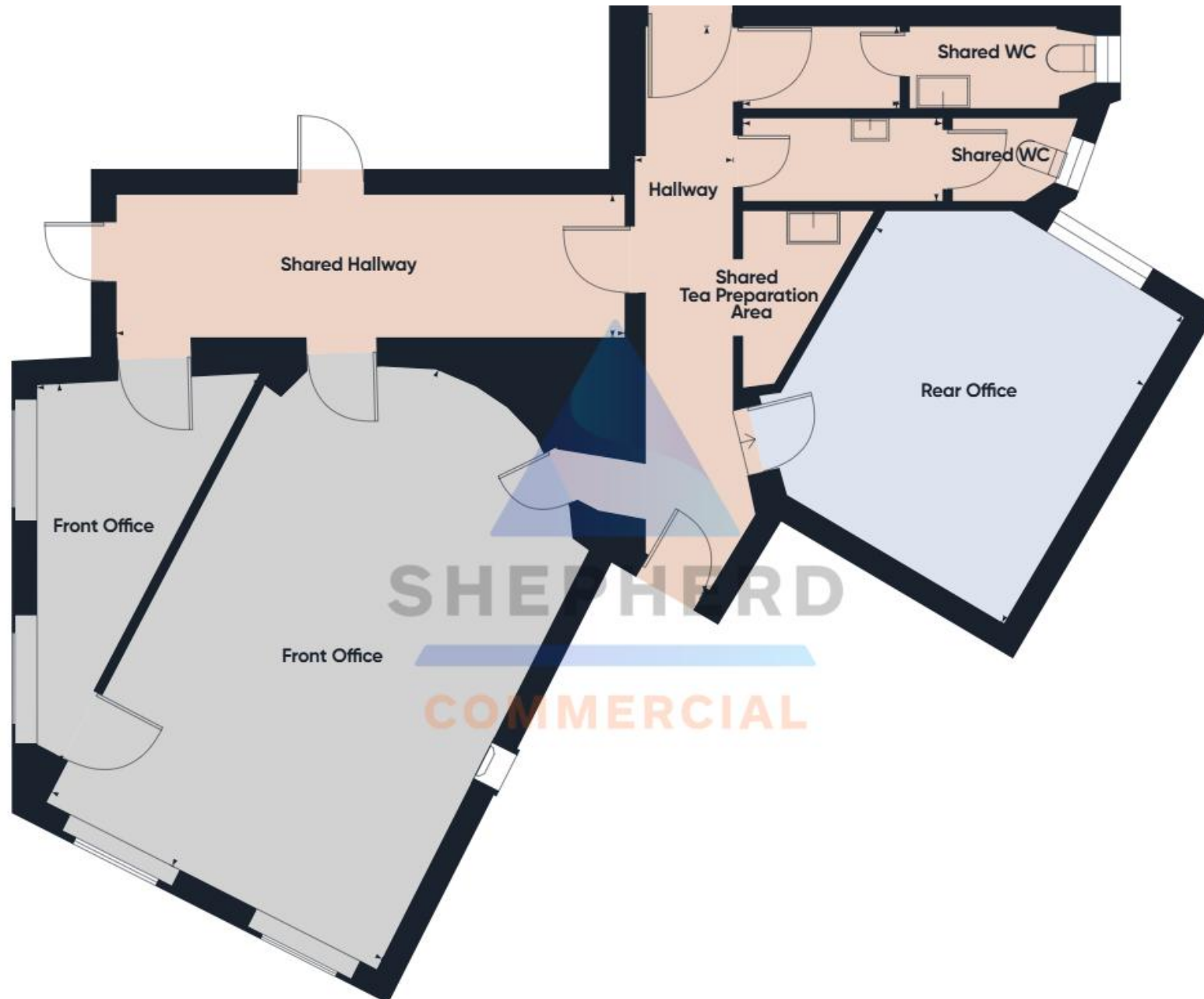
Description	m ²	ft ²
Rear Suite	20.48	220
Front Suite	45.60	491
Total	66.08	711

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Floor Plans

9 MANSFIELD PLACE, EDINBURGH, EH3 6NB





Lease Terms

The subjects are offered on a full repairing and insuring basis for a term to be agreed incorporating regular rent reviews.

Rent

Offers over £19.50 per sqft

Service Charge

Available on request.

Rateable Value

As of April 2026, the subjects are entered in the current Valuation Roll at a Total rateable value of £8,950 which may result in 100% rates relief subject to tenant circumstance.

Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 4 months of the beginning of the tenancy.

Energy Performance Certificate

An Energy Performance Certificate is available upon request.

VAT

The property is not VAT elected.

Legal Costs

Each party to bear their own legal costs in the documentation of this transaction; however the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon



Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but 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 J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. **October 2026**