

TO LET
OFFICE

 **GRAHAM
SIBBALD**



**3 St Vincent Street,
Edinburgh, EH3 6SW**



- Self-contained lower ground floor office extending to 65.5 Sq M (705 Sq Ft) (NIA)
- Excellently situated within Edinburgh's Newtown in close proximity to the city centre
- Quoting Rent: £16,000 per annum (Exclusive of VAT)
- Benefits from 100% business rates relief

LOCATION

Situated in the heart of Edinburgh's Newtown, St Vincent Street combines historic elegance with modern city convenience, being within easy walking distance of George Street and Princes Street. It is also in close proximity to Stockbridge, one of Edinburgh's most sought after locations, offering an excellent range of amenities to include; restaurants, bars, shops, cafes and bakeries.

The property is within comfortable walking distance of major transport hubs, to include; Edinburgh Waverley, Princes Street Tram Stop and Dundas street which offers a variety of regular bus services to and from the city centre.



3 St Vincent Street, represents a rare opportunity to occupy office space within one of Edinburgh's most desirable and architecturally significant districts. Combining central accessibility, historic charm, and a vibrant local amenity base, it provides an ideal setting for a business.

DESCRIPTION

The subjects comprise a self-contained office premises arranged over the lower ground floor of a 5 storey Georgian tenement building. The property is accessed directly via St Vincent street and benefits from its own dedicated stair and pedestrian access door.

Internally, the property offers an open plan office space with a store room and W/C and tea prep area. It's in plug and play condition ready for any occupier to begin operations immediately on their date of entry.

There is a shared boardroom within the premises, which is available via an internal booking system.

ACCOMODATION

According to our calculations and in line with the RICS Code of Measuring Practice 6th Edition we estimate the subjects extend to the following approximate net internal area: 65.5 Sq M (705 Sq Ft)

RENT

We are seeking offers over £16,000 per annum (Exclusive of VAT)

EPC

A copy of the EPC can be given upon request.



To arrange a viewing please contact:



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Associate

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CORANN HENDERSON

Graduate Surveyor

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RATEABLE VALUE

With reference to the Scottish Assessors Association website, we note the subjects to have a rateable value of £11,200.

Therefore, any prospective tenant could benefit from significant rates relief in line with the small business bonus scheme.

LEGAL COSTS + VAT

Each party shall be liable for their own legal costs incurred within this transaction. The subjects are not currently elected to tax and therefore no VAT will be payable upon the rent.

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: April 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.