

TO LET

SELF-CONTAINED OFFICE PREMISES

Located in the heart of Edinburgh's
bustling New Town

Offers over £60,000 per annum

Two storey open plan office with
substantial lower ground garage
providing secure car parking

Premises extend to 284.40 sqm (3,061
sqft)

On-site parking for up to 7 vehicles

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



WHAT 3 WORDS



4 JAMAICA STREET, EDINBURGH, EH3 6HH

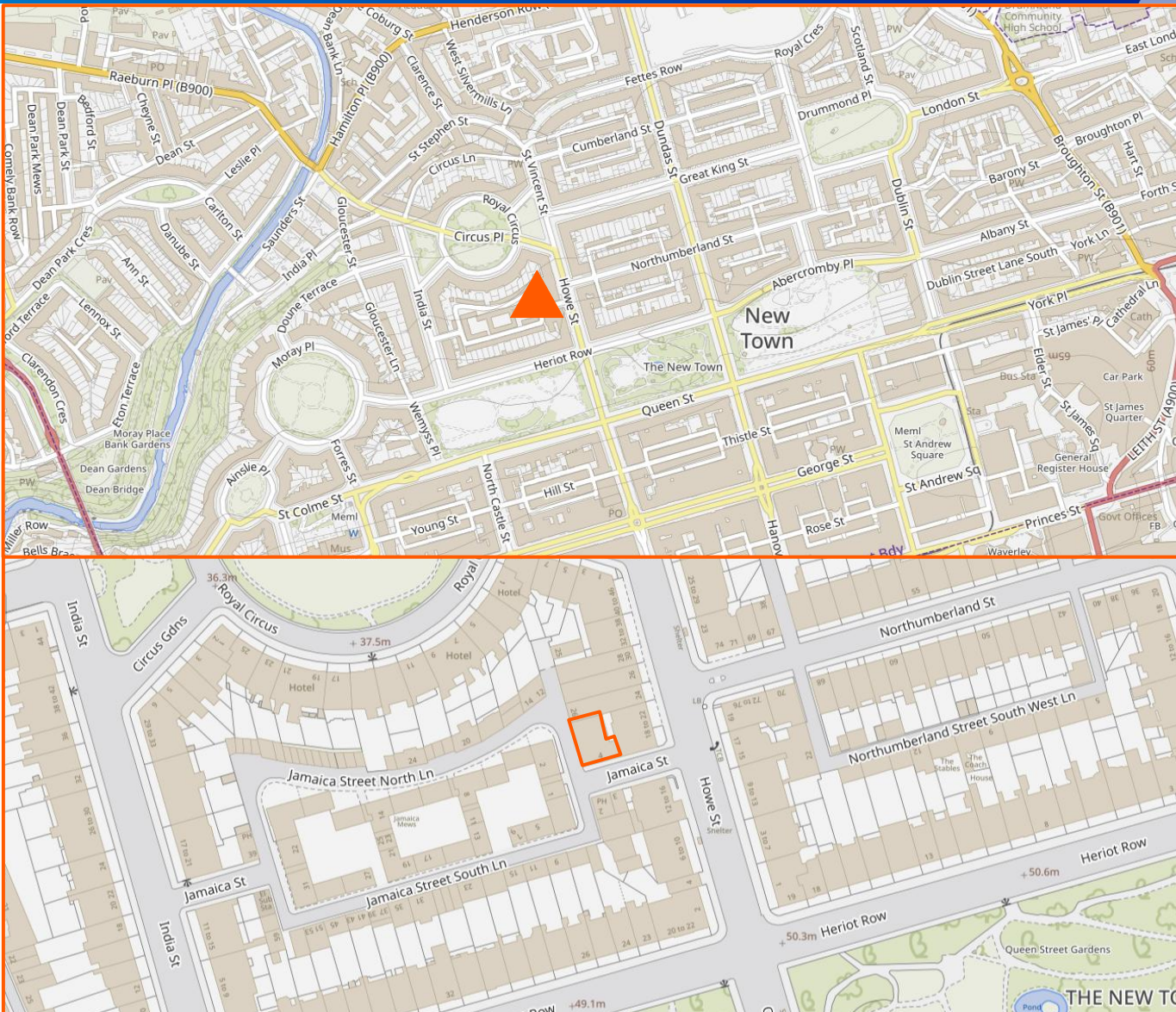
CONTACT: Emily Anderson emily.anderson@shepherd.co.uk | 0131 225 1234 | shepherd.co.uk
Hannah Barnett hannah.barnett@shepherd.co.uk | 0131 225 1234 | shepherd.co.uk





Location

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Location

The subjects are prominently located in the heart of Edinburgh's New Town, on Jamaica Street, accessed from the west side of Howe Street. Howe Street serves as a key vehicular thoroughfare, linking Queen Street with the popular district of Stockbridge.

More specifically, the property occupies a prominent corner position at the junction of Jamaica Street and Jamaica Street North Lane. The location benefits from excellent transport connections to and from the city centre and is within easy walking distance of George Street and Princes Street.

Edinburgh's New Town is a vibrant and affluent mixed-use neighbourhood, popular with students, young professionals, and families. The surrounding area is home to a range of well-established local and national occupiers, including Little Capo, Sainsbury's Local, The Paint Shed, and Tribe Yoga.

Leasehold opportunity available within the New Town of Edinburgh

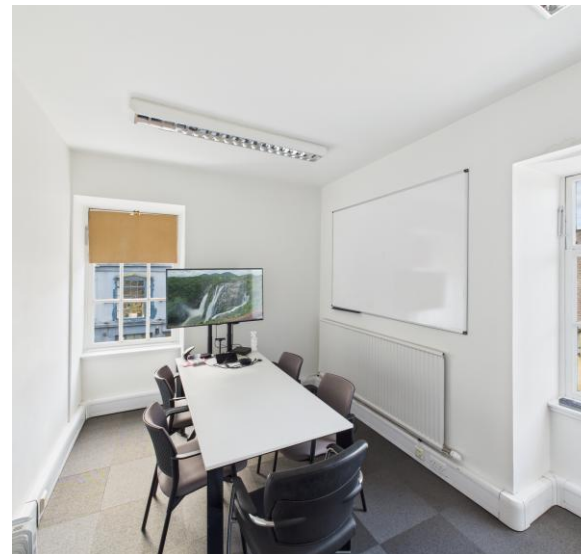


Virtual Tour



Description

4 JAMAICA STREET, EDINBURGH, EH3 6HH



Description

The property presents a rarely available, self-contained office with on-site parking, situated in the heart of the New Town. The accommodation is arranged over the ground and first floors of an attractive two-storey building, with generous glazing throughout providing excellent levels of natural light.

Internally, the space comprises two well-proportioned open-plan office areas, complemented by a number of private meeting rooms and informal breakout spaces, ideal for collaborative working. The specification also includes ample storage cupboards, tea preparation facilities, and W/C amenities on each floor.

At lower ground level, the property further benefits from a substantial garage, offering secure parking for up to seven vehicles. The flexible layout makes the premises suitable for a range of occupiers, including professional services, retail, or leisure uses, subject to the necessary planning consents.

Accommodation

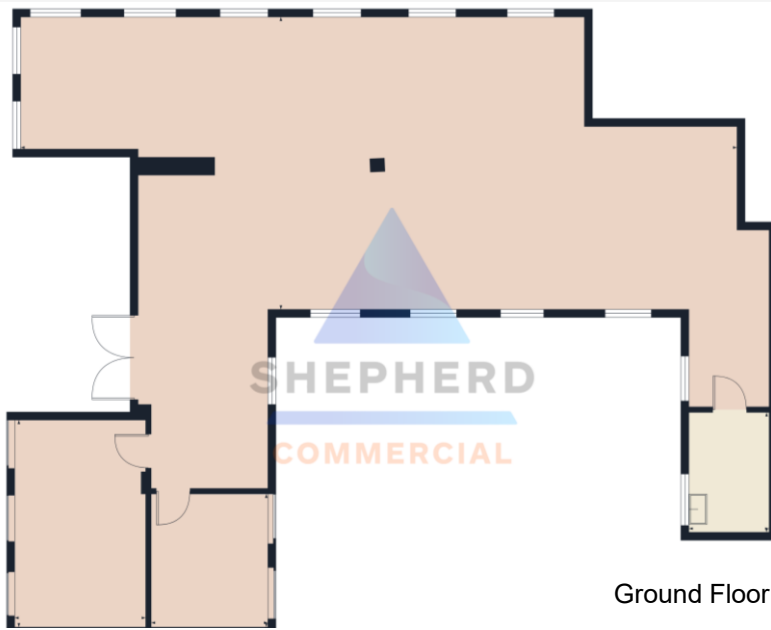
Description	m ²	ft ²
Ground Floor	153.42	1,651
First Floor	131.01	1,410
TOTAL	282.40	3,061

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).

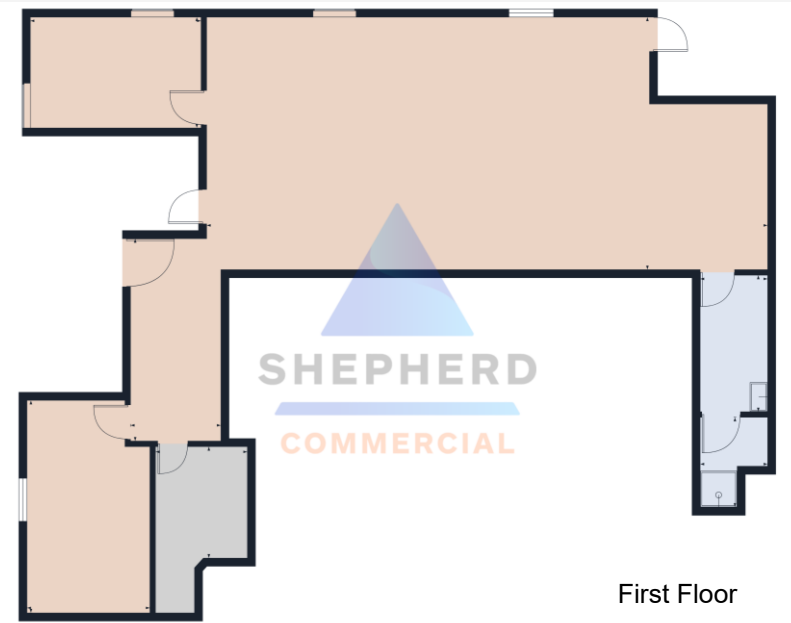


Floor Plans

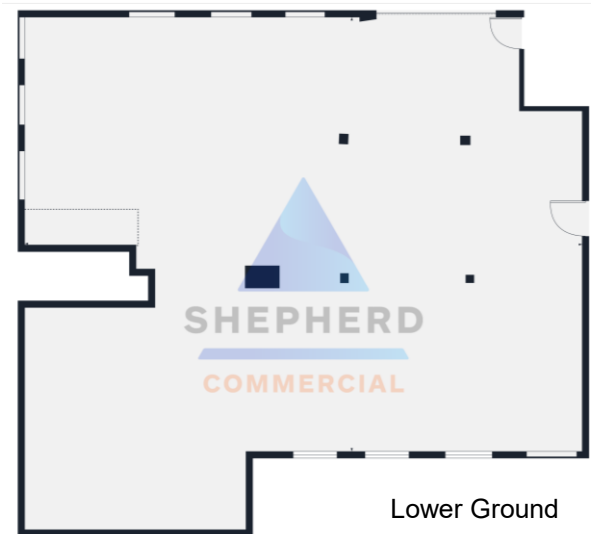
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Ground Floor



First Floor



Lower Ground



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 £60,000 per annum.

Parking

On-site parking located on the lower ground floor for up to 7 vehicles.

Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £43,600 which will result in a rates payable of £20,971.60. 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. Please note that the car parking spaces are separately assessed.

Energy Performance Certificate

An Energy Performance Certificate is available upon request.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

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.

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. **May 2026**



Get in Touch

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



Emily Anderson

Emily.anderson@shepherd.co.uk



Hannah Barnett

Hannah.barnett@shepherd.co.uk

Shepherd Chartered Surveyors

12 Atholl Crescent, Edinburgh, EH3 8HA

t: 0131 225 1234



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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