

An architectural rendering of a modern multi-story building with a mix of dark and light stone facades and large windows. The building is situated on a city street with a tram track and pedestrians. The sky is overcast.

IYI MANTLE YARD

BALTIC STREET | CONSTITUTION STREET | EDINBURGH

COMMERCIAL UNITS AVAILABLE FOR RENT
SIZE RANGE FROM 88 SQM (947 SQ.FT) - 109 SQM (1,173 SQ.FT)

Campus-style student living.

Mantle Yard offers an elevated take on student living in the vibrant district of Leith, with excellent tram and bus connections to Edinburgh city centre in just 10 minutes. The development will be home to 604 students, creating a ready-made and highly engaged customer base. These residents are typically later-stage students seeking a balance of social and study-focused environments, with spending habits geared towards quality, convenience and experience-led spaces. Insights highlight strong demand for flexible, social settings, particularly a late-opening café where residents can work, eat and spend time.

MANTLE YARD'S CAMPUS STYLE ACCOMMODATION FEATURES

-  A landscaped central square and courtyard gardens
-  Shared collaboration spaces, a library and study booths
-  Lounges, a cinema and gym
-  Ample cycle storage

Inspired by Leith's proud industrial past and grounded in wellbeing, this is student living in a whole new light.

IYI

“It has been a joy to watch the area evolve and reinvent itself. Today it's the city's creative heart, full of artists, musicians, designers and startups, with a thriving food and drink scene.”

THE GUARDIAN, JANUARY 2026

Location & amenities.

TRAM STOP



RESTAURANTS & CAFES

- | | |
|-------------------|---------------|
| 1 Cutting Chai | 5 Custom Lane |
| 2 Razzo Pizza | 6 The Kitchin |
| 3 Rocksalt | 7 Malmaison |
| 4 Browns of Leith | |

SHOPPING

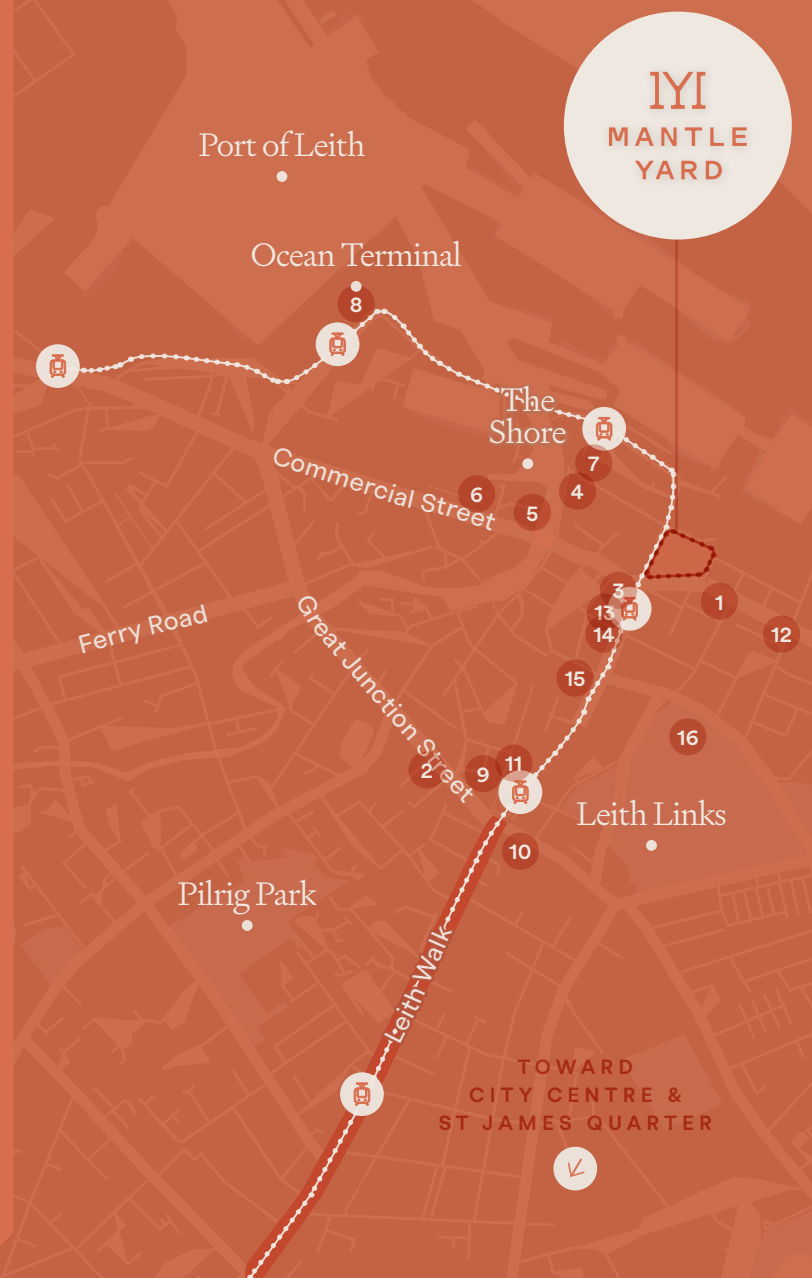
- | | |
|------------------|----------|
| 8 Ocean Terminal | 10 Tesco |
| 9 Newkirkgate | 11 Lidl |

PUBS & BARS

- | |
|------------------|
| 12 The Finch |
| 13 Malones Leith |
| 14 Port O' Leith |

LEISURE

- | |
|---|
| 15 Leith Pilates |
| 16 Leith Outdoor Tennis & Bowling Green |



MY

TRAVEL TIMES

CITY CENTRE

- By bike | 15 - 20 mins
- By tram | 10 - 12 mins

EDINBURGH UNIVERSITY

- By bus | 30 mins
- By bike | 15 mins
- By car | 20 mins
- By foot | 25 mins

EDINBURGH AIRPORT

- By car | 40 mins
- By tram | 47 mins

WAVERLEY STATION

- By tram | 12 mins

HAYMARKET STATION

- By tram | 20 mins

Campus plan.

Coalstore

39 studios

Shared amenity:

Bike spaces, bin store

Junction

114 studios | 23 apartments

Shared amenity:

Entrance, post room, co-working, laundry, bike store

Warehouse

33 studios | 9 apartments

Granary

69 studios | 9 apartments

Engine House

7 studios | 4 apartments

Shared amenity:

Kitchen, lounge, study, gym, dining room, snug.

Limehouse

262 studios | 48 apartments



Amenity Spaces

GROUND FLOOR:

Lounge
Kitchen
Study
Gym

SECOND FLOOR:

Dining Room
Snug

Commercial units.

DESCRIPTION

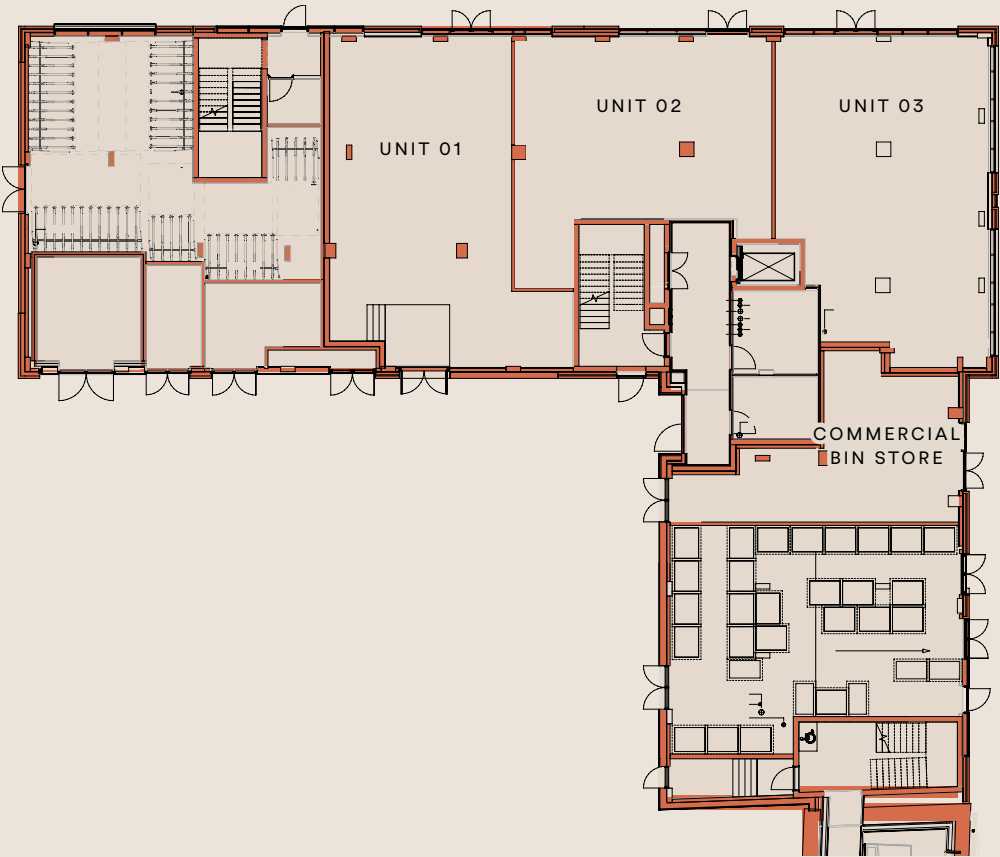
The premises comprise three ground floor commercial units with full height glazed frontage forming part of the wider new high-quality student development. Two or more units could be combined by tenants, subject to offer or landlord approval.

SPECIFICATION

- Units will be completed to shell specification with capped water and electrical services.
- Landlord incentives available subject to status

UNIT 01	1162 FT ²	AVAILABLE	Offers over £23,250 p.a
UNIT 02	947 FT ²	AVAILABLE	Offers over £19,000 p.a
UNIT 03	1173 FT ²	AVAILABLE	Offers over £23,500 p.a

Interested parties are advised to note their interest in writing to the joint selling agents.



Plans are purely indicative and may be subject to change

Commercial units.

PLANNING

The subjects can benefit from a variety of use classes in accordance with the Town and Country Planning (Use Classes) Scotland order 1997. **These could include, subject to necessary consents:**

- **Class 1a (Shops, Financial, Professional & other services)**
- **Class 3 (Food & Drink)**
- **Class 4 (Business & Office)**
- **Class 11 (Assembly & Leisure)**

RATEABLE VALUE

To be assessed on occupation

EPC

Valid EPC will be available on request

SERVICE CHARGE

Further details available upon request.

TIMING

Summer 2027

TERMS

The units are available by way of a new Full Repairing & Insuring lease for a negotiable period of time, subject to upward only rent reviews.

LEGAL COSTS + VAT

Each Party will be responsible for their own legal costs incurred within this transaction. The purchaser will be liable for any LBTT and registration dues. All figures are exclusive of VAT which is payable at the prevailing rate on the purchase price.

IYI



IYI MANTLE YARD

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