

# 222 LEITH WALK

EDINBURGH | EH6 5EQ



## FOR LEASE

Second Floor Office Suite  
1,509 Sq Ft / 140.19 Sq M



Click to play video  
walkthrough

## LOCATION

Situated on one of Edinburgh's most vibrant thoroughfares, 222 Leith Walk enjoys a prominent position between the City Centre and Leith Shore. The property is situated on the Edinburgh tram route and the Balfour Street stop, which is a 2 minute walk away, provides fast and direct access to St Andrew Square, Haymarket, Edinburgh Airport and Newhaven. There are also numerous bus services which operate along Leith Walk.

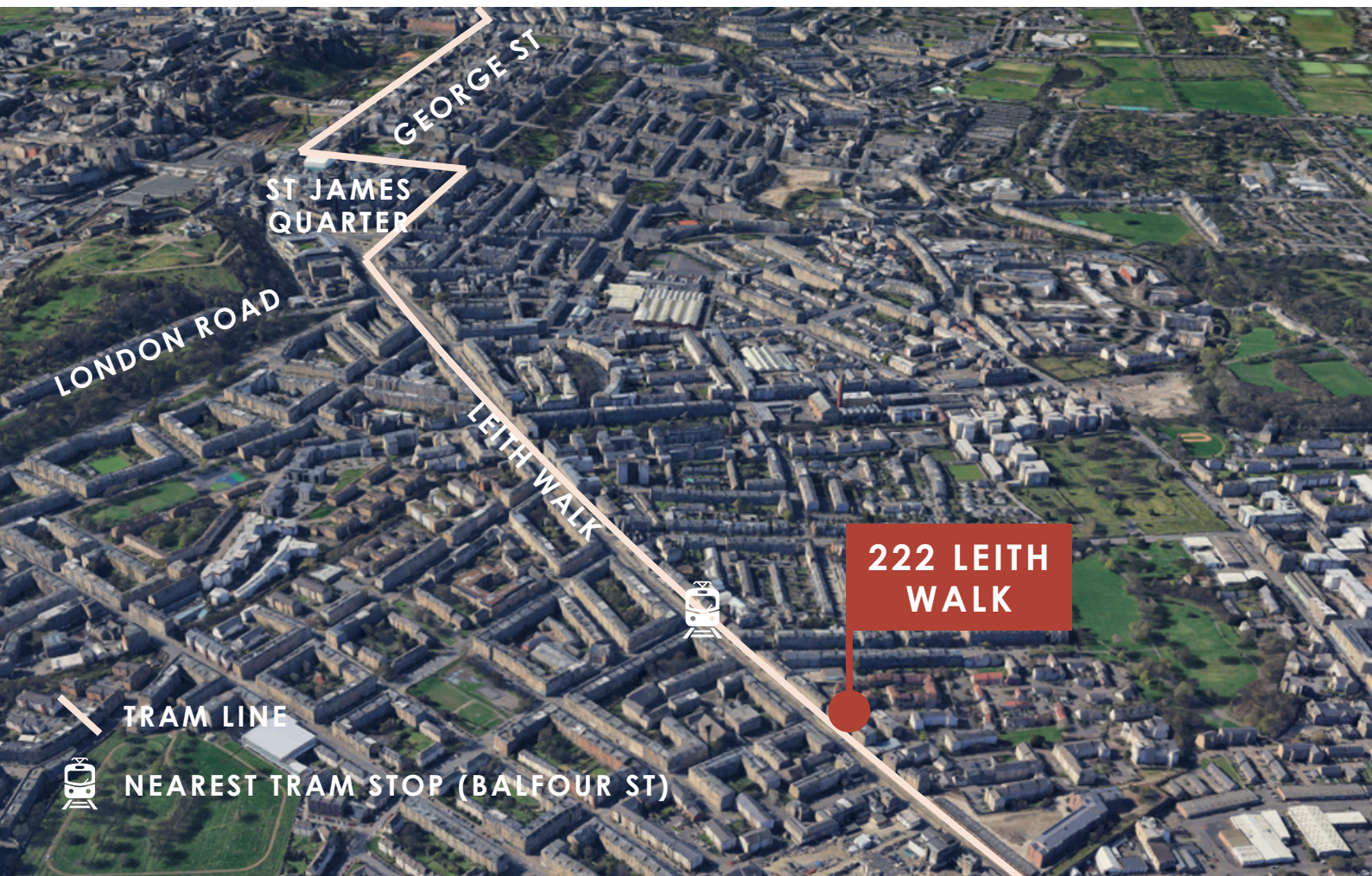
The surrounding area is renowned for its eclectic mix of independent cafés, bars, restaurants and boutique retailers, creating a lively, amenity-rich environment popular with creative, tech and professional businesses alike.

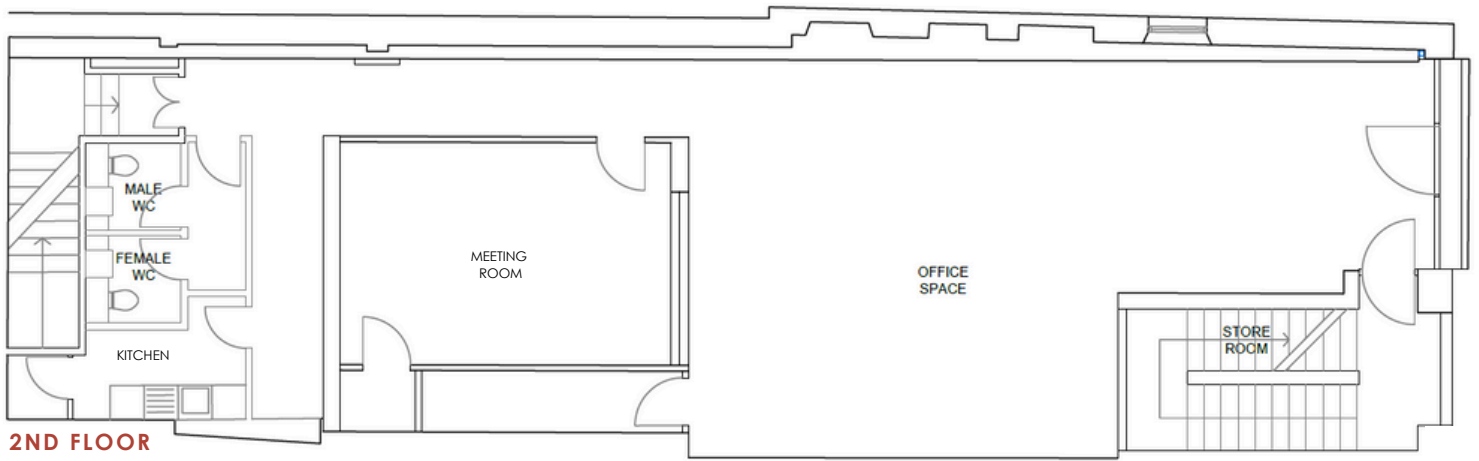
## DESCRIPTION

222 Leith Walk provides contemporary office accommodation and the second floor, extending to 1,509 sq ft (140.19 sq m), is now available to let. The building is owner-occupied on the remaining floors.

The accommodation benefits from excellent natural daylight, with a large full-height openable window overlooking Leith Walk, complemented by skylights across the remainder of the floorplate. The space offers a bright and adaptable working environment, suitable for a range of modern occupiers. The second floor suite further benefits from:

- Large meeting room
- Dedicated WC facilities
- Smart existing fit out, with some furniture available
- Modern fitted kitchen
- Secure intercom entry





## ACCOMMODATION

The available office accommodation has a total net internal area of 1,509 sq ft / 140.19 sq m and has been measured in accordance with the Code of Measuring Practice (6th Edition).

## LEASE TERMS

The property is available on a sub-lease basis.

## RENT

The passing rent is £22,500 per annum plus VAT.

## BUSINESS RATES

The incoming occupier will be responsible for the payment of Local Authority Rates. It is recommended that interested parties contact Lothian Valuation Joint Board directly for rating information.

## SERVICE CHARGE

A service charge is applicable and details are available on request.

## VAT

The building is not elected for VAT.

## LEGAL COSTS

Each party will be responsible for their own legal costs, with the ingoing tenant responsible for the payment of registration dues and any LBTT payable.



## ENTRY

Available from August 2026.

## EPC

Available on request.



**Cuthbert  
White**

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