

**TO LET**

**Suites from 638 sqft-6,839 sqft  
Up to 15 car spaces available**



# the old printworks

77A Brunswick Street | Edinburgh | EH7 5HS

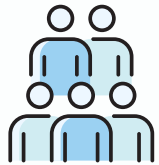
**A detached former printworks offering bright,  
characterful flexible office space over ground, first  
and second floors within the vibrant Leith Walk area.**





BRUNSWICK STREET ENTRANCE

# edinburgh



## Growing Population

The city has a population of 560,000, a wider catchment of 1.4 million people and has witnessed 10 year population growth (from 2011) of 10.2%, with a forecast of a further 7% in the next decade.



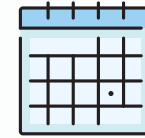
## Affluent catchment

It has the lowest unemployment rate of any major UK city (only 2.9%) and 23% of its catchment is classed within the upper affluence group, far exceeding the Scottish average. 72.8 % of the working age is in employment.



## Finance Hub

The city is renowned as the largest financial center outside London, reflected by Banking and Financial services accounting for approximately 30 % of office take up over the past 5 years.



## Events Calendar

There are 8 international art festivals, well established science, book and film festivals, The Royal Edinburgh Military tattoo and Murrayfield, home of Scottish Rugby with over a million visitors a year including concerts and other sporting event making the city an all year round tourist destination.



## Tourism Hotspot

4.9 million tourist visits annually, second only to London in the UK, with a combined yearly tourist spend of £1.87bn.



## Higher Education

Home to eight higher education institutions, Edinburgh boasts a 51% graduate retention rate.



## Leading UK Retail Destination

Its primary retail market is estimated to reach 943,000 people, with a total retail spend of £6.35bn per annum.



## Quality of Life

A leading European city, it is consistently being voted as one of the best places to live and work, most recently voted "Time Out" best city 2022.

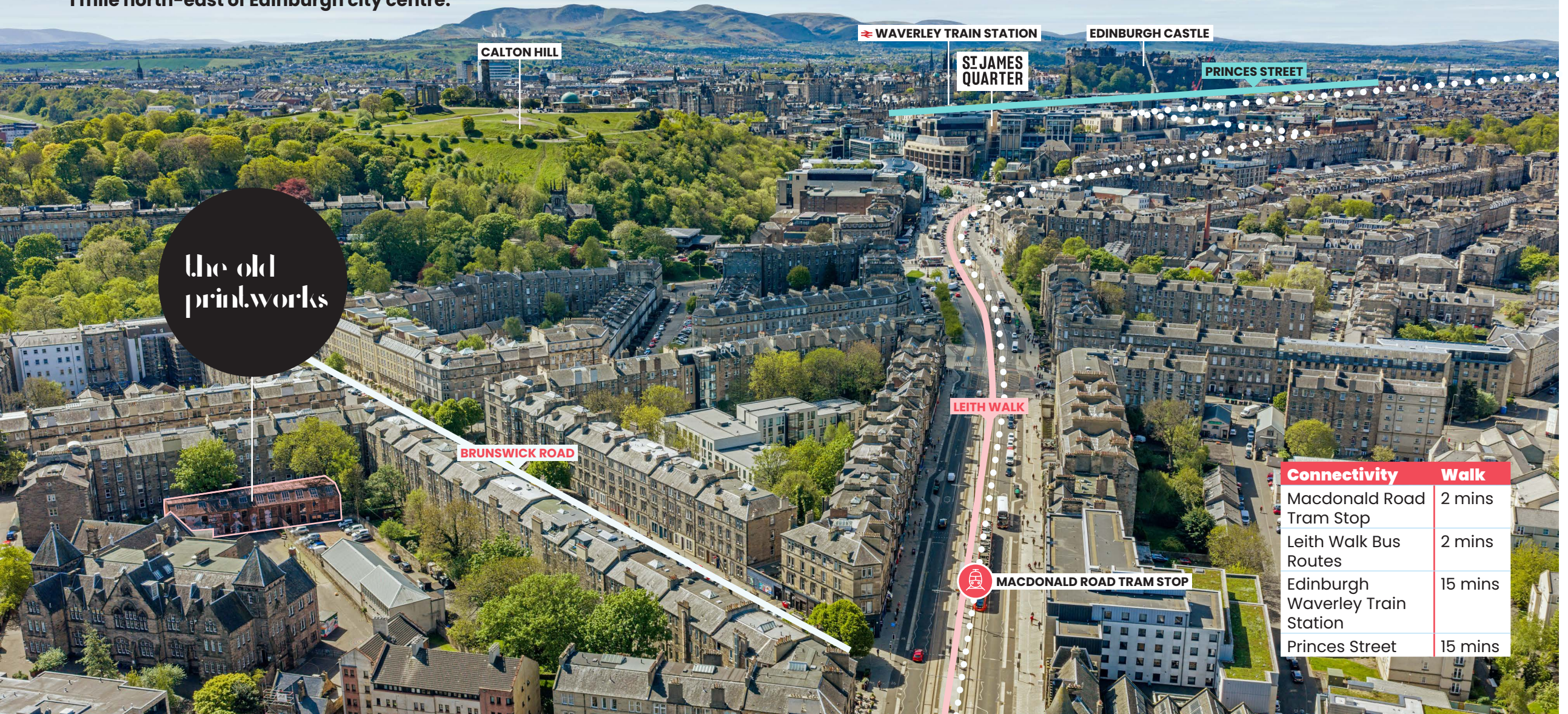
# situation

The Old Printworks is located on Brunswick Street, positioned within the highly sought-after Leith Walk district, approximately 1 mile north-east of Edinburgh city centre.

The property benefits from immediate proximity to Leith Walk, one of the city's principal thoroughfares, providing excellent public transport connectivity via tram and bus services linking to Edinburgh Waverley Station and Edinburgh Airport.

The surrounding area has undergone significant regeneration and now represents one of Edinburgh's most vibrant mixed-use locations. The immediate locality is characterised by a strong mix of residential, leisure and commercial uses, with a notable concentration of creative, design and professional occupiers.

A wide range of amenities are available within walking distance, including independent cafés, restaurants, bars and convenience retail, supporting strong occupier appeal.



the old  
printworks

Connectivity	Walk
Macdonald Road Tram Stop	2 mins
Leith Walk Bus Routes	2 mins
Edinburgh Waverley Train Station	15 mins
Princes Street	15 mins

# description

**The subjects comprise a distinctive former industrial building, originally constructed as a printworks, now providing characterful office accommodation over multiple levels.**

The building retains a number of original features including excellent floor-to-ceiling heights, large window openings and exposed structural elements, creating bright and flexible floorplates suited to a variety of occupiers.

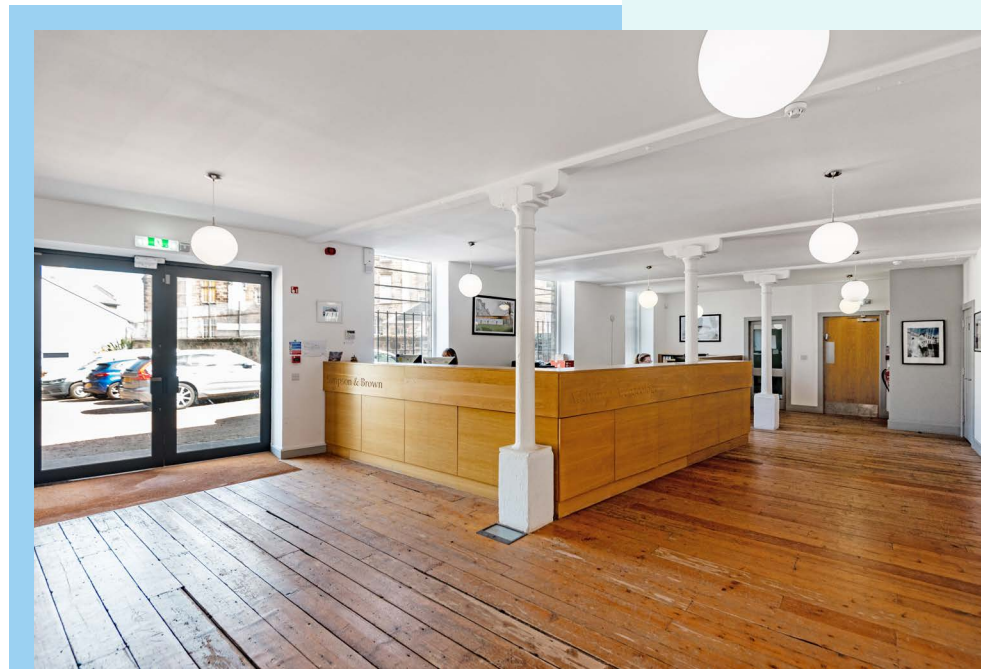
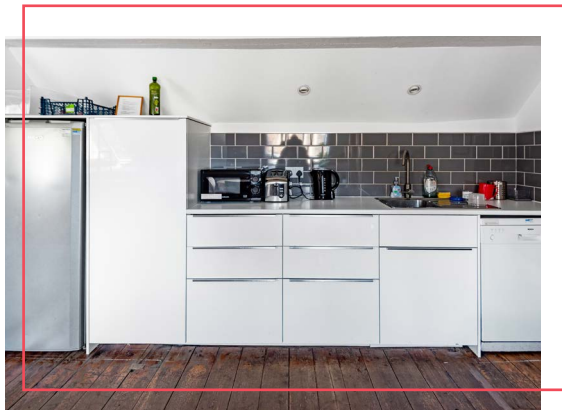
The accommodation is arranged to provide a combination of open plan and cellular office space, capable of subdivision or occupation as a whole.

The layout lends itself particularly well to creative, architectural, media and professional service businesses seeking a non-institutional working environment.

The property has a proven track record as a multi-occupancy office building and has been home to leading advertising businesses, numerous professional consultancies, creative industries and since 2016 Simpson & Brown Architects, a heritage focussed architectural practice.

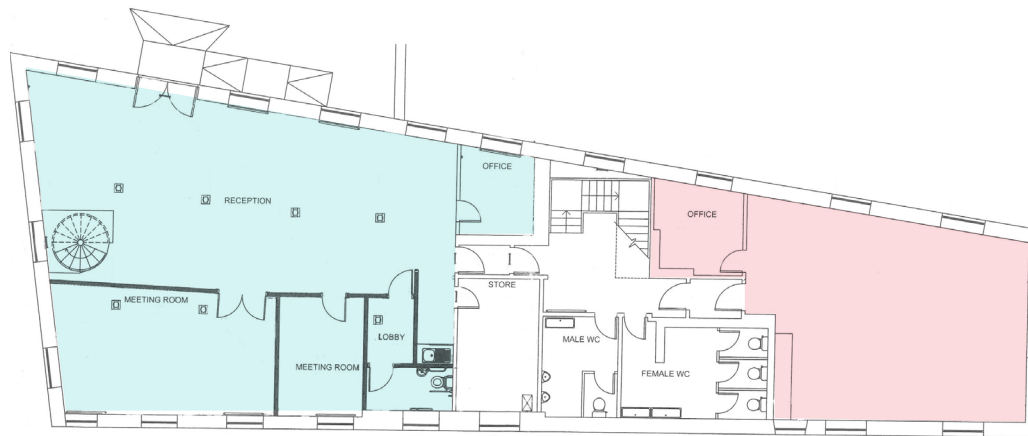
Access is provided via both Brunswick St and Montgomery St, enhancing its flexibility of occupation. The property benefits from showering facilities on the first floor.

There is parking for up to 15 car spaces as well as an outside seating area accessed from Brunswick Street.

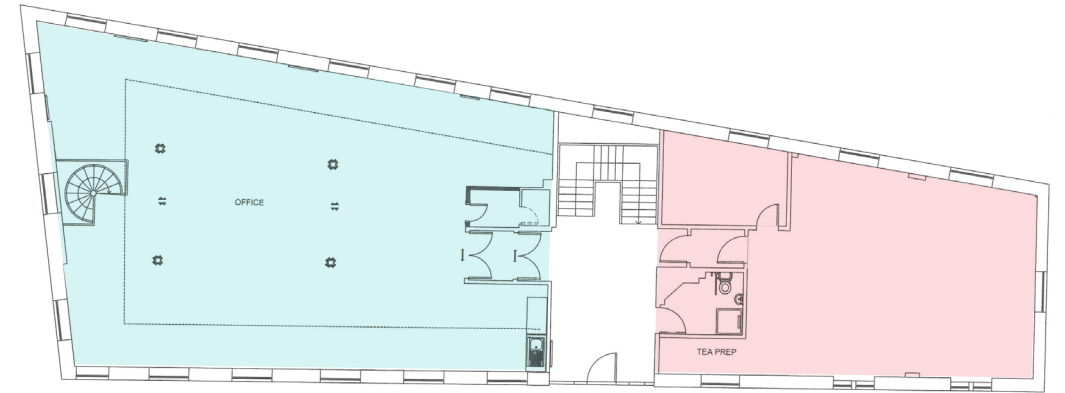


# re.commercial

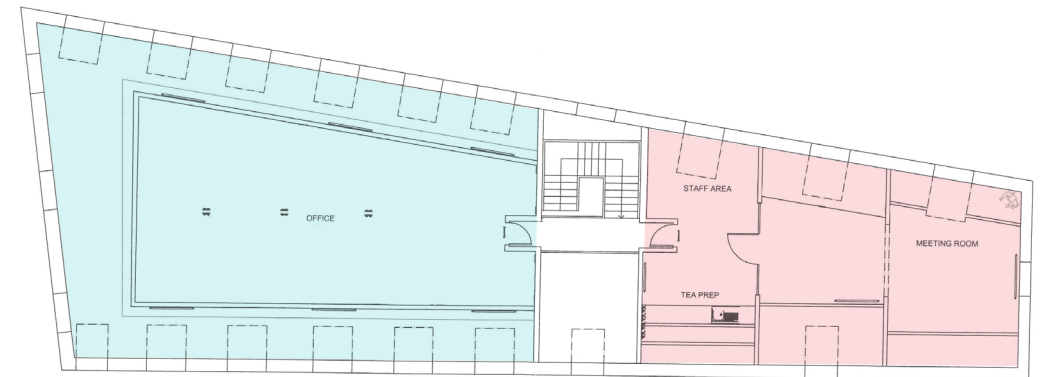
Floor	Size (SQ FT)	Size (SQ M)
Ground Floor	1,635	151.9
	807	75
<b>Ground Floor Total</b>	<b>2,442</b>	<b>226.9</b>
First Floor	1,917	178.1
	965	89.7
<b>First Floor Total</b>	<b>2,882</b>	<b>267.7</b>
Second Floor	837	77.8
	638	59.3
<b>Second Floor Total</b>	<b>1,515</b>	<b>140.7</b>
<b>TOTAL</b>	<b>6,839</b>	<b>635.4</b>



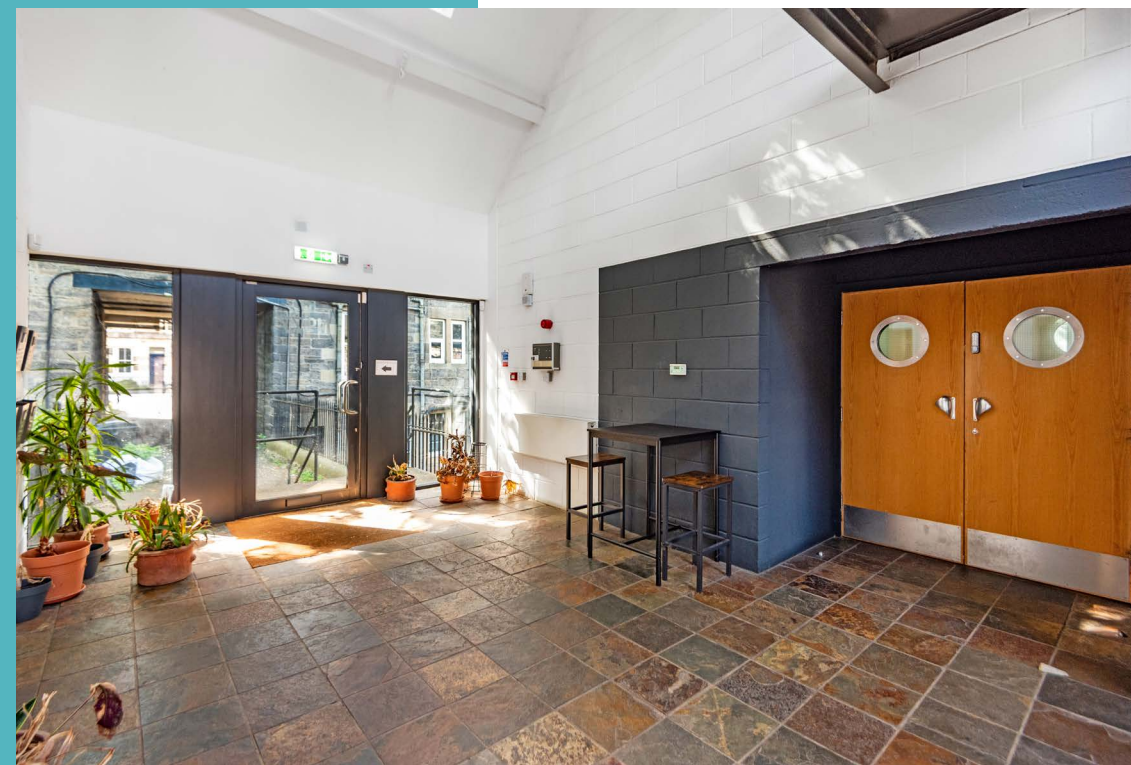
**GROUND FLOOR - 2,442 SQ FT (226.9 SQ M)**



**FIRST FLOOR - 2,882 SQ FT (267.7 SQ M)**



**SECOND FLOOR - 1,515 SQ FT (140.7 SQ M)**



## LEASE

The subjects are available on terms to be agreed.

Further information is available from the sole letting agents.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the tenant liable for any registration dues, LBTT and VAT incurred.

## EPC

Available on further request.

## RATEABLE VALUE

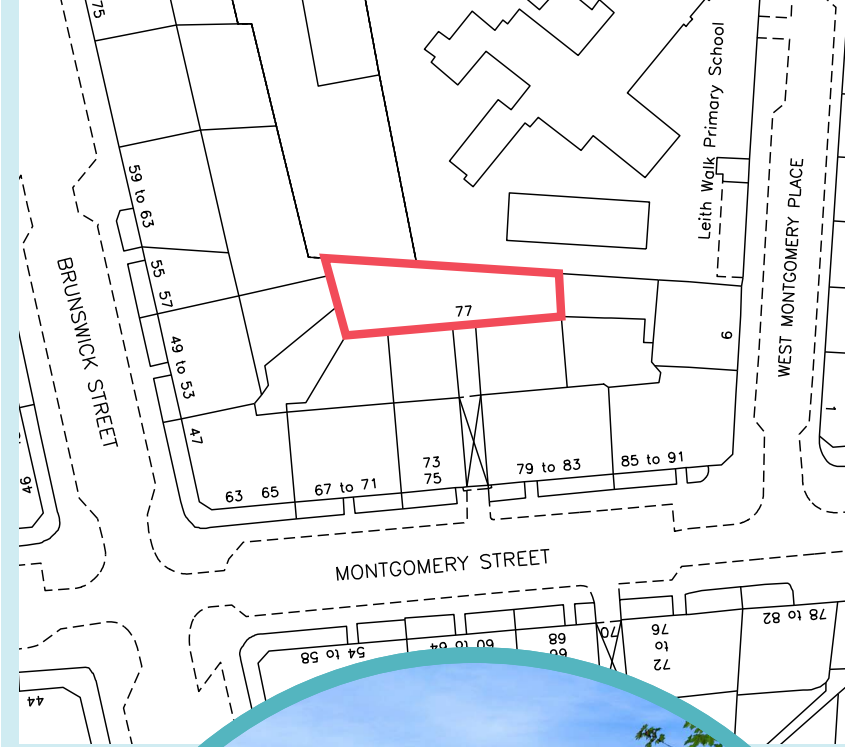
The property is listed as offices with several entries with a combined rateable value of £64,900 effective from 1st April 2026. Interested parties should make their own enquiries to the Lothian Valuation Joint Board.

## VAT

The property is elected for VAT, therefore VAT will be payable on the rent.

## ANTI MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering (AML) regulations, the purchaser will be required to satisfy the vendor on the source of funds used to complete the transaction.



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## VIEWING & FURTHER INFORMATION

Strictly by letting agents:

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### Subject to Contract

Disclaimer: Notices relating to the Misrepresentation Act 1967 and Property Misdescriptions Act 1991. 1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract. 2. All information contained in these particulars is for guidance and general information only and will be used at your own risk. 3. The particulars have been produced in good faith. We have made reasonable endeavours to ensure the accuracy of this information, however, we do not guarantee or warrant the accuracy or completeness, or factual correctness or reliability of any information contained within. 4. We do not accept any liability for any errors or omission including any inaccuracies or typographical errors. All maps and plans are provided for identification purposes only. 5. Any intending purchasers or third parties should not rely on these particulars as statements of fact but satisfy themselves by inspection or otherwise that they are correct and accurate especially in relation to floor areas and other measurements. 6. Unless otherwise stated, all prices, rents and other charges are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

May 2026.

Produced by Designworks.