

7-13 Dublin Street Lane South

EDINBURGH | EH1 3PX

TO LET

Self-Contained,
Whole Building
3,169 sq ft / 294.40 sq m

LOCATION

This studio/office suite is conveniently located in Edinburgh city centre on Dublin Street Lane South. Its central position provides excellent access to public transport. The York Place tram stop is just a 2-minute walk away, with the tram terminating at Granton and Edinburgh Airport. Waverley Train Station can be reached in 10 minutes on foot.

There are plenty of quality restaurants, bars and coffee shops nearby. St James Quarter, Harvey Nichols, St Andrew Square and the iconic W Hotel are a mere 5-minute walk away. Any incoming tenant will also benefit from access to the New Town's private gardens on Albany Street.

DESCRIPTION

The property, which was created from three mews buildings, offers bright, contemporary and spacious studio/office accommodation over three floors. With wooden floors and modern interior throughout, the first floor comprises two open plan studio spaces and two open plan office spaces. The lower ground and ground floors include break out areas, meeting rooms and continued office space.

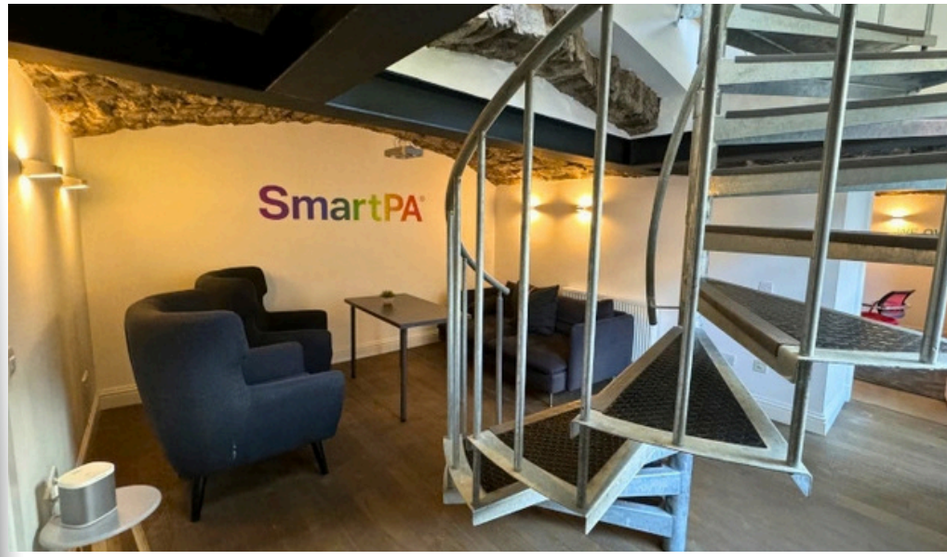
The meeting rooms on the lower ground floor,accessed from a steel spiral staircase, feature unique exposed stone ceilings which create an enticing atmosphere. The first and lower ground floor have a demised tea prep area. WCs and shower facilities are also included, as well as ample storage and a private garage space for one car.

Superb location in central Edinburgh

Open plan studio space, offices, separate reception area and meeting rooms

Self contained tea prep areas, WCs and showers

Private garage with space for one car

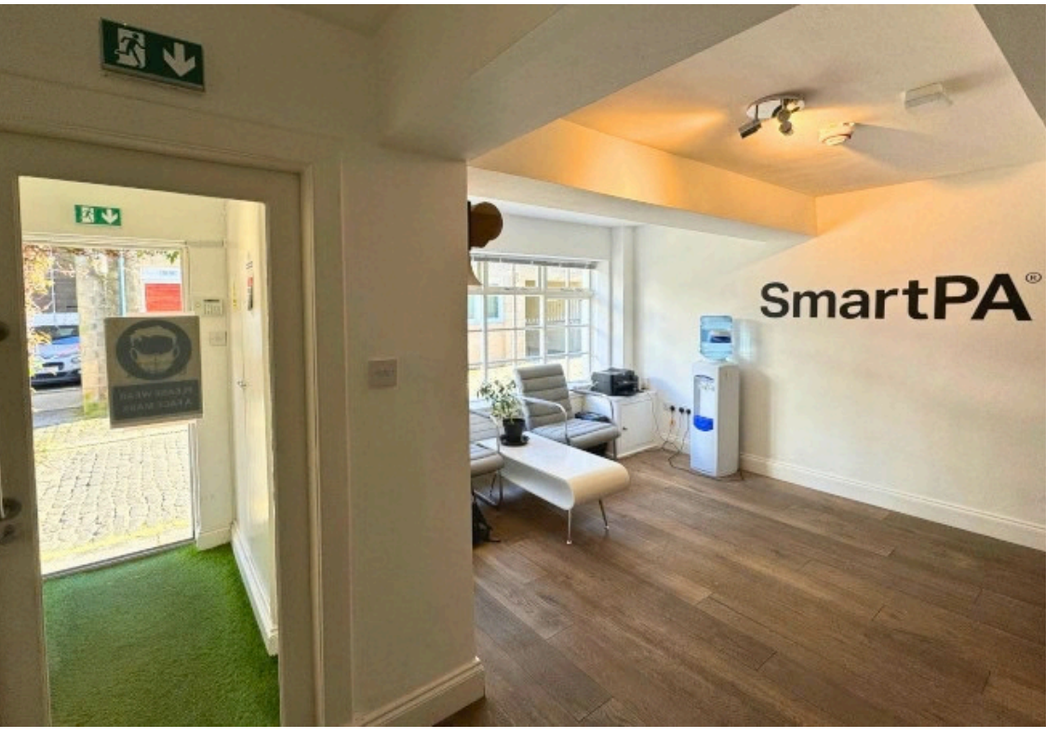




ACCOMMODATION

The property provides 3,169 sq ft / 294.40 sq m office/studio accommodation across the lower ground, ground and first floors.

	Sq Ft	Sq M
Lower Ground Floor	826	76.70
Ground Floor	703	65.30
1st Floor	1,641	152.50
TOTAL	**3,169**	**294.40**

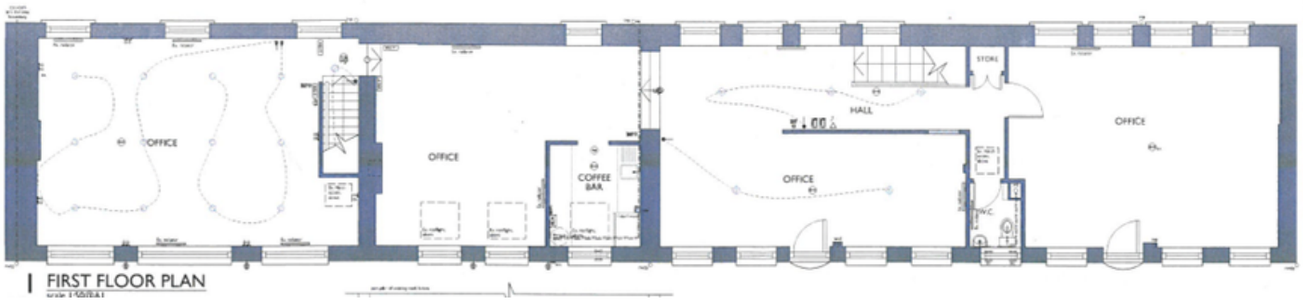

SmartPA®





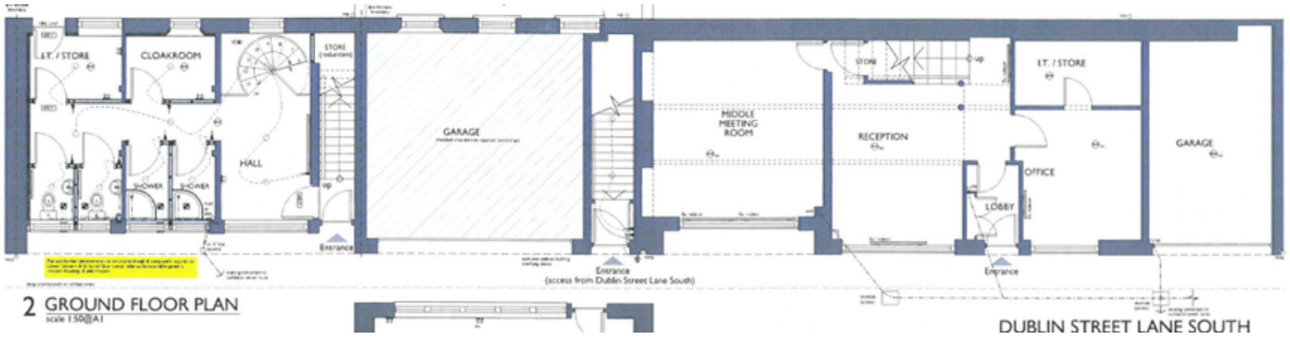

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FLOOR PLANS



FIRST FLOOR

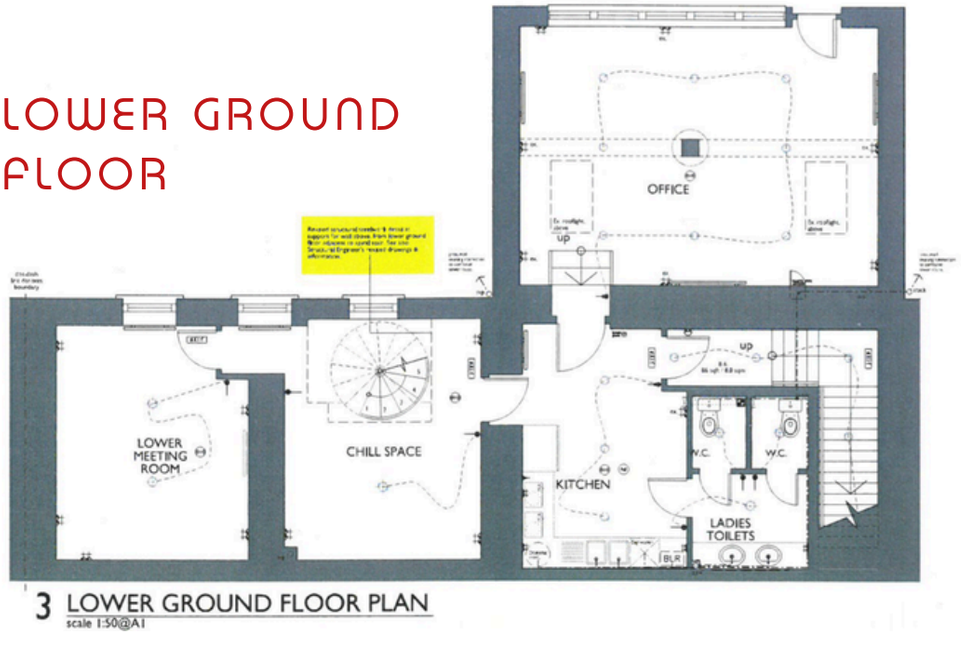




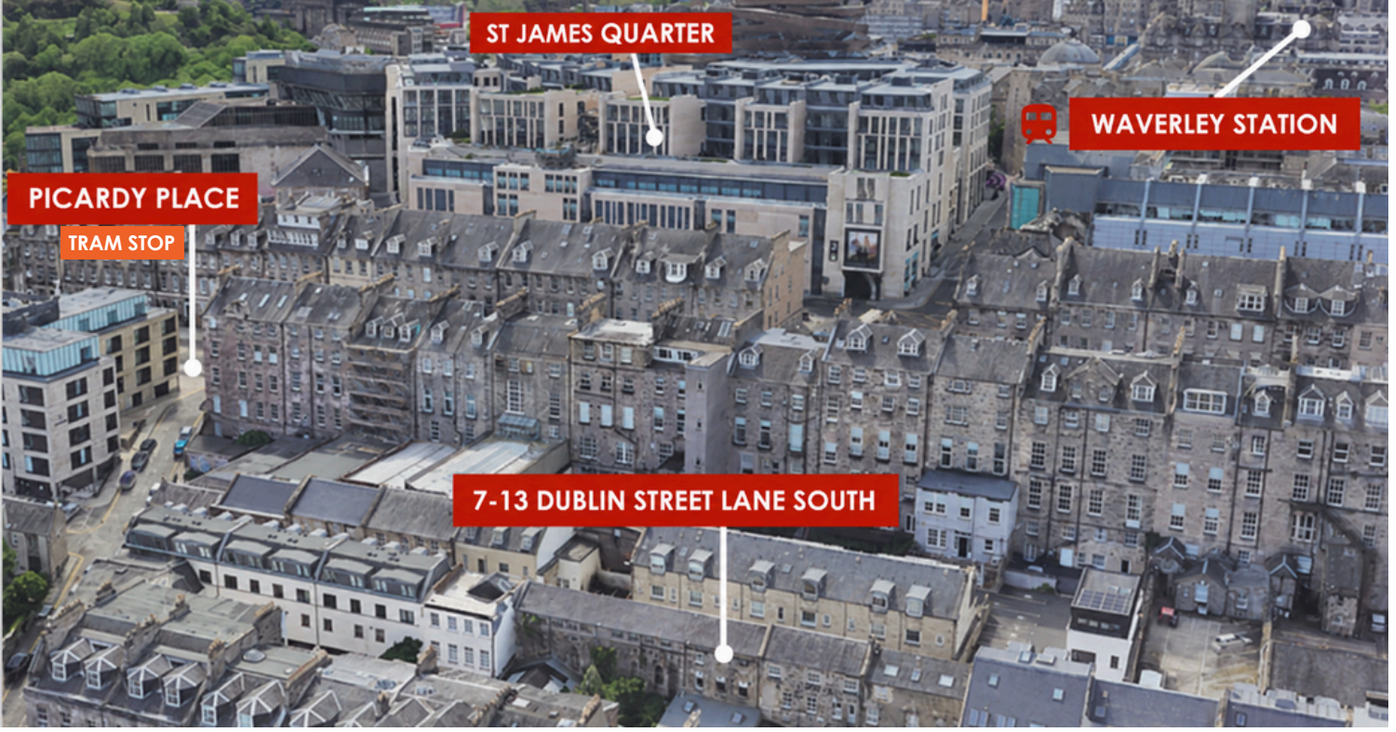
GROUND FLOOR



LOWER GROUND FLOOR







LEASE TERMS

The property is available to let on a Full Repairing and Insuring basis for a term to be negotiated.

RENT

Quoting rent is available upon application.

ENTRY

To be agreed between both parties upon conclusion of legal missives.

RATES

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

EPC

Details are available from the letting agent.

LEGAL COSTS

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

VAT

VAT is not applicable on the rent.

AML REGULATIONS

In accordance with HMRC regulations, we are required to undertake AML due diligence for both the purchasers / tenants and vendors / landlords involved in a transaction. As such, personal and / or detailed financial and corporate information may be required before any transaction can conclude.

Cuthbert White

cuthbertwhite.com

CONTACT

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NOTICE: CuthbertWhite Ltd for the Landlord of this property, whose agents they are, give notice that: 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants and do not constitute part of an offer or contract. Prospective tenants ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending tenant 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. 3. No person in the employment of CuthbertWhite Ltd has any authority to make or give any representations or warranty whatever in relation to this property nor enter into any contract on behalf of the Landlord. 4. No responsibility can be accepted for any expenses incurred by intending tenants in inspecting properties which have been sold, let or withdrawn. Particulars prepared February 2026.