FOR SALE OR/& TO LET

Suites from 837 sqft-4,389 sqft
Up to 15 car spaces

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 and Abbeyhill areas.





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 centre 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 the top of 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.



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.

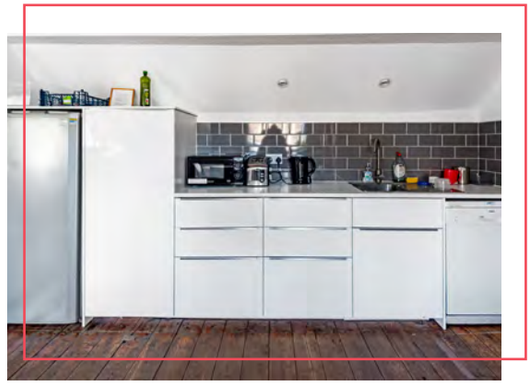
The accommodation is arranged to provide a combination of open plan and cellular office space, capable of subdivision or occupation as a whole.

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 (vehicular & pedestrian) and Montgomery St (pedestrian), enhancing its flexibility, of occupation. The property benefits from shower 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.





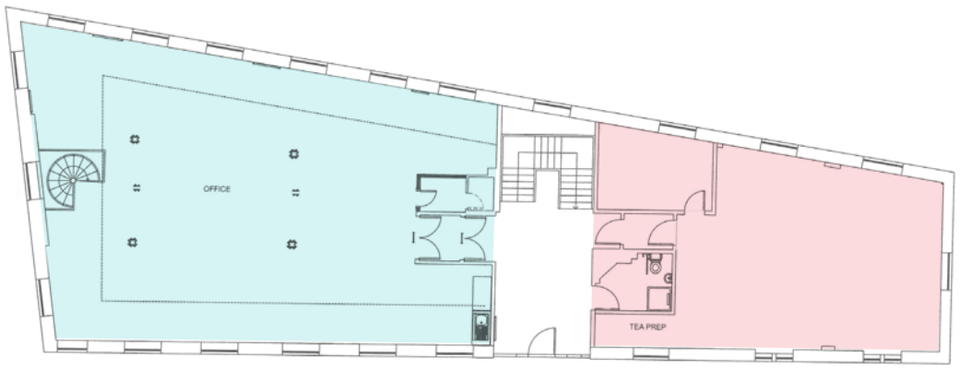




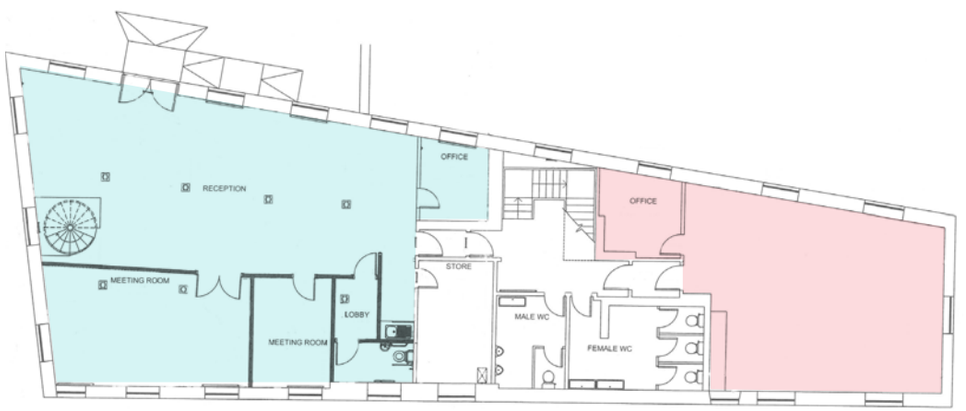
accommodation

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

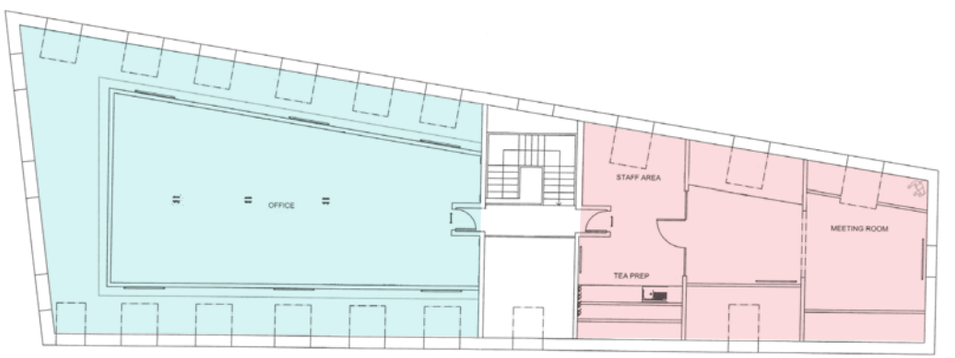
Please note: Areas in pink are income producing - more details on request.
Areas in blue are available for lease.



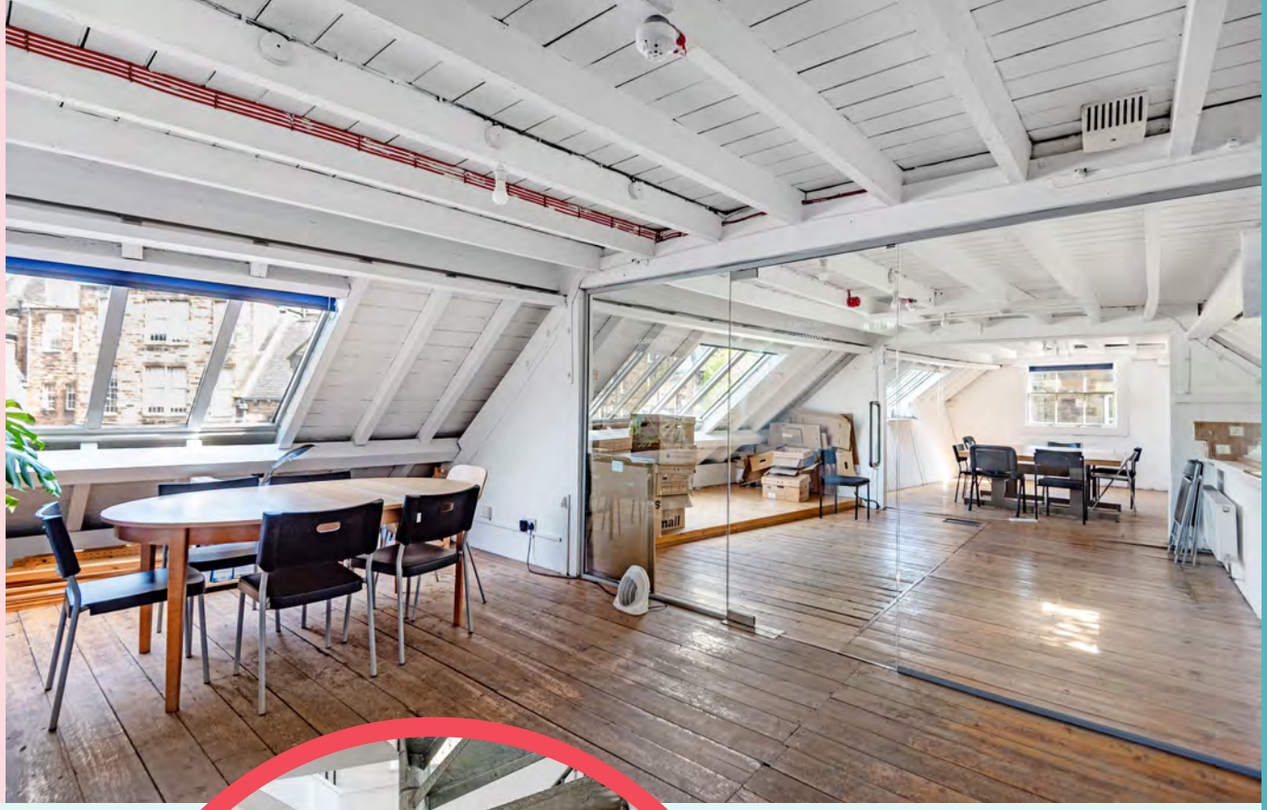
FIRST FLOOR - 2,882 SQ FT (267.7 SQ M)

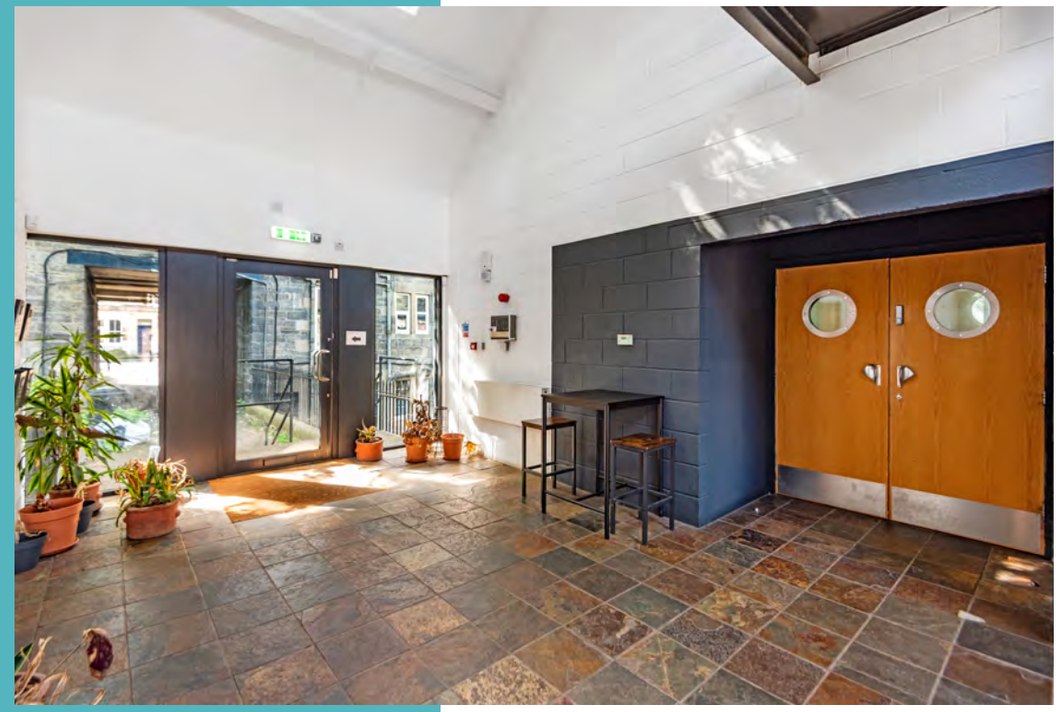


GROUND FLOOR - 2,442 SQ FT (226.9 SQ M)



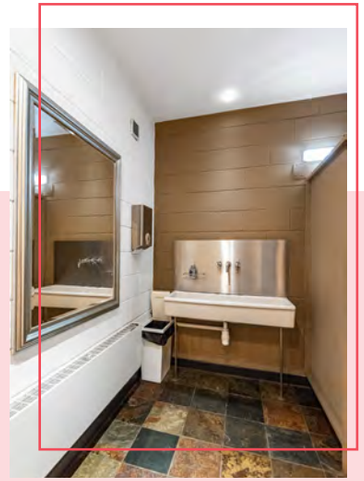
SECOND FLOOR - 1,515 SQ FT (140.7 SQ M)











LEASE / SALE PRICE

The vacant subjects are available on terms to be agreed.

Further information on price and rents are available from the sole selling/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
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November 2026.

Produced by Designworks.