TO LET

No 9

Great Stuart Street
Edinburgh – EH3 7TP

Flexible, high-quality office space
in the heart of Edinburgh

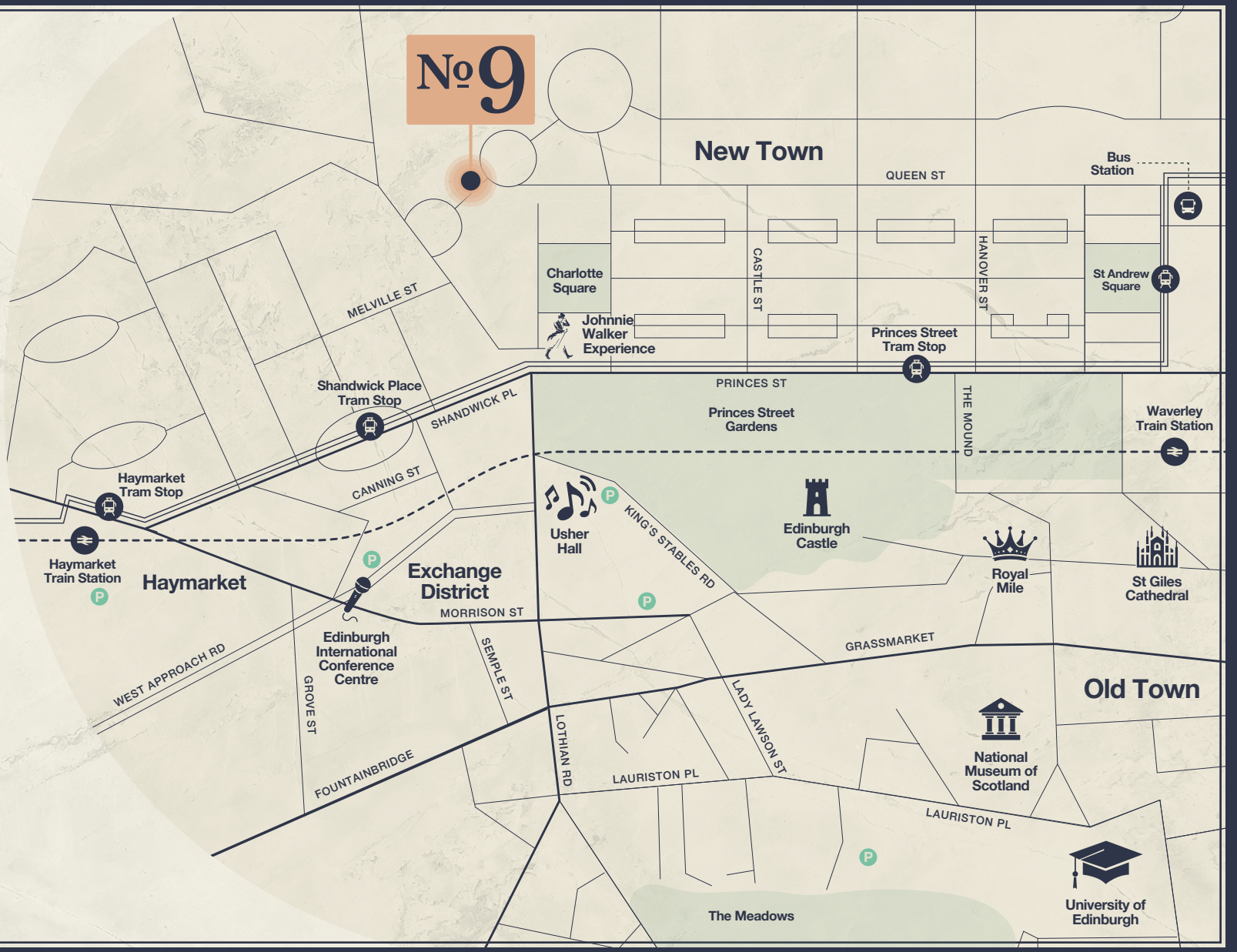
2–10 desk suites



№9 Great Stuart Street
Edinburgh – EH3 7TP

Location

Situated in the heart of Edinburgh's sought-after West End, 9 Great Stuart Street is just a short walk from Princes Street, George Street and Haymarket Station. The property benefits from excellent transport connectivity, including nearby tram stops, bus routes, and rail links, making it easy for staff and visitors to reach. The surrounding area offers a vibrant mix of amenities, with a wide selection of cafés, restaurants, bars, and boutique shops right on the doorstep.

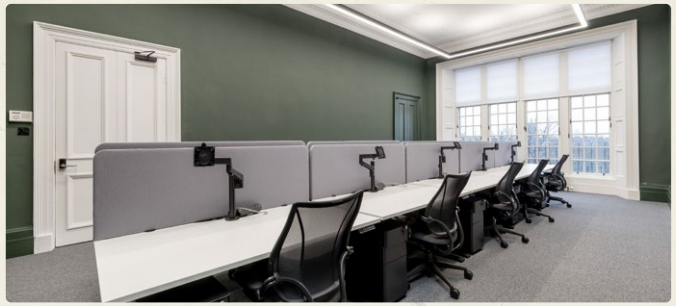


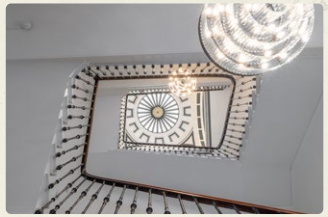
№9 Great Stuart Street
Edinburgh – EH3 7TP

Description

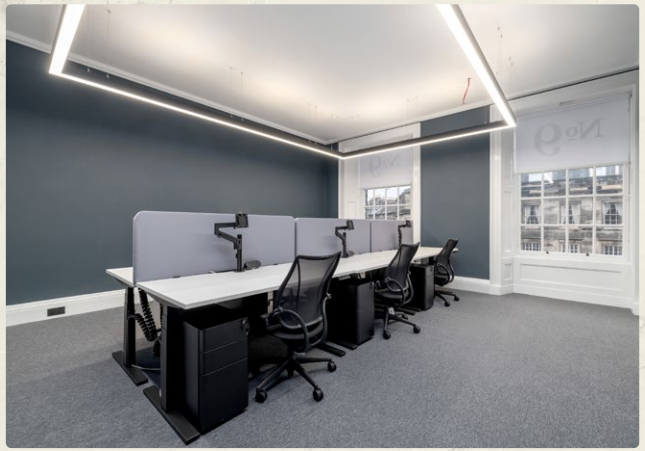
9 Great Stuart Street is a beautifully refurbished four-storey townhouse offering high-quality, serviced office space in one of Edinburgh's most prestigious locations. The building provides up to 49 desks across its four floors, with a communal reception and meeting room on the ground floor to welcome clients and teams.











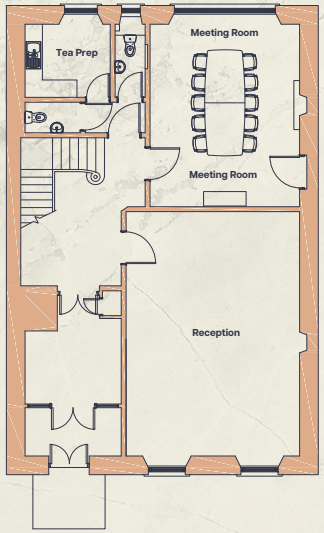


The specification of the office includes:

- Newly refurbished, fully fitted suites available on flexible lease terms.
- Bookable boardroom offering seating for up to 10 people, complete with video-conferencing facilities
- Fully fitted communal kitchen complete with a microwave, dishwasher, and coffee machine.
- A contemporary, refined workspace with original Georgian detailing.
- A selection of private suites available, ranging from 2-desk to 10-desk rooms.
- Each suite features high quality furniture including height adjustable desks, designed to support comfort and wellbeing throughout the work day.
- Excellent amenities with dedicated WCs, shower facilities and tea prep throughout the building.

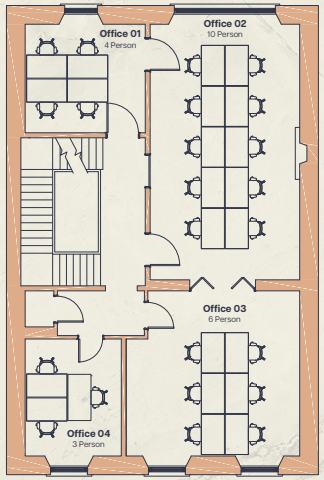
Floor Plans

Ground



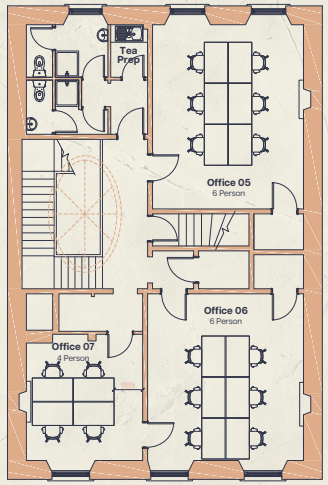
First

23 Workstations



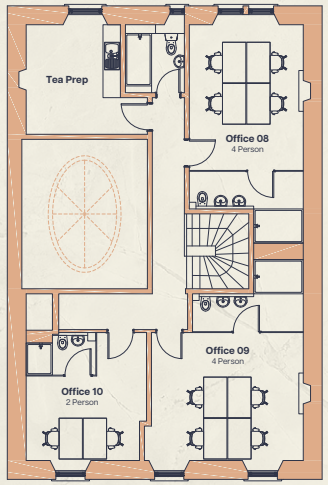
Second

16 Workstations



Third

10 Workstations



Availability

Suite	Desks	Status
1F – Office 01	4 desks	Available
1F – Office 02	10 desks	Available
1F – Office 03	6 desks	Let
1F – Office 04	3 desks	Let
2F – Office 05	6 desks	Available
2F – Office 06	6 desks	Available
2F – Office 07	4 desks	Available
3F – Office 08	4 desks	Let
3F – Office 09	4 desks	Let
3F – Office 10	2 desks	Let

No 9 Great Stuart Street Edinburgh – EH3 7TP

Energy Performance Cetificate

EPC Rating 'C'

Rent

£450 per desk per month. The rent is inclusive of service charge, insurance and IT.

Rateable Value

The building is currently assessed on a by room basis. It is likely tenants would be eligible for a small business rates relief. Tenants are encouraged to make their own enquiries.

For more information please contact Lothian Valuation Joint Board on 0131 344 2500 or by email: enquiries@lothian-vjb.gov.uk

Leasehold

Rooms will be let on a license agreement.

VAT

The building has not been elected for VAT.

Contacts

For further information please contact:

Mike Irvine
+44 (0) 7919 918 664
mike.irvine@savills.com

Kate Jack
+44 (0) 7815 032 092
kate.jack@savills.com

savills



Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. September 2026