



ANDERSON HOUSE

1 BREADALBANE STREET | LEITH
EDINBURGH | EH6 5JJ

24,392 SQ FT (2,265 SQ M)

WHOLE BUILDING AVAILABLE, PROVIDING
A UNIQUE OFFICE HQ OPPORTUNITY

EPC A Rated office in Leith with good public transport links to the Edinburgh City Centre

47 secure car spaces (1:519 sq ft)

Secure bike parking and bike repair station

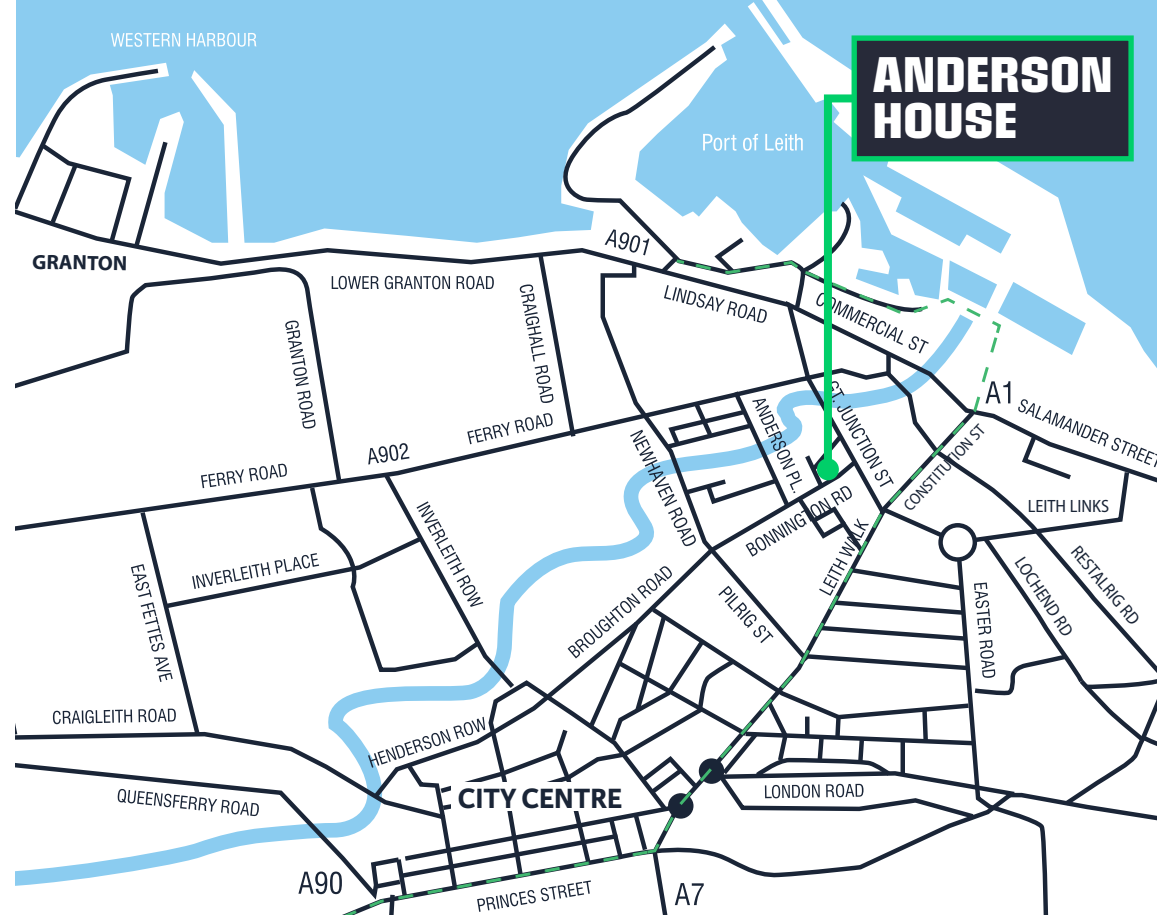
Some floors benefit from existing fit-out

LOCATION

Anderson House is located in the vibrant suburb of Leith, only 1.5 miles to the northeast of Edinburgh city centre.

Leith has seen significant redevelopment in recent years and there is a significant level of redevelopment currently underway within the immediate Bonnington area which will further reposition the location as a thriving 24-hour mixed use neighbourhood. The area is already home to a number of key occupiers including Canon Medical Research, Clan Gordon, Chase Recruitment, Pure Offices and the iconic Biscuit Factory.

Anderson House sits within a mixed-use development comprising older converted office buildings and modern flats. Immediately off Bonnington Road, the property is accessed from both Anderson Place and Breadalbane Street ensuring the property is well located for access by car, bike, tram and bus with a plethora of commuter routes stopping within easy walking distance from the building. The nearest bus stop with a route to central Edinburgh is just 2 minutes away.



0.5 miles / 10 minute walk from two tram stops (Foot of the Walk & Balfour Street). Providing direct public transport links to the City Centre (8 mins from Balfour Street to St Andrews Square), West Edinburgh and Edinburgh International Airport (40 mins).



The location is great for cyclists and runners being close to the Water of Leith and National Cycle Routes 75 & 76.



DESCRIPTION

Constructed in 2002, Anderson House provides high-quality, open plan, Grade A office accommodation over 6 floors with secure under-croft car and bike parking.

The available accommodation provides a mix of fitted and refurbished accommodation. Level One provides a fully refurbished suite with mesh ceiling, LED lighting while the upper floors all have the benefit of existing fit-outs.

The building spec is as follows:

Column free open plan space

New VRV heating and cooling system (2020)

Raised access floor

High levels of natural light

Fully carpeted including floorboxes

Lift access (new lift replaced in 2024)

Refurbished WC facilities (2021)

Secure bike parking with bike repair station



ACCOMMODATION

We understand the building extends to the following Net Internal Area, in accordance with the RICS Code of Measuring Practice (6th Edition).

FLOOR	SQ FT	SQ M
Level 6	3,467	322
Level 5	4,302	400
Level 4	4,297	399
Level 3	4,300	399
Level 2	4,137	384
Level 1	3,889	361
TOTAL	24,392	2,265

PLUG & PLAY

While the upper floors benefit from a high quality existing fit-out, subject to the usual covenant checks, the Landlord is willing to deliver a high quality, fully furnished fit-out on Level One which could be cabled and ready for occupation within 4-6 weeks*.

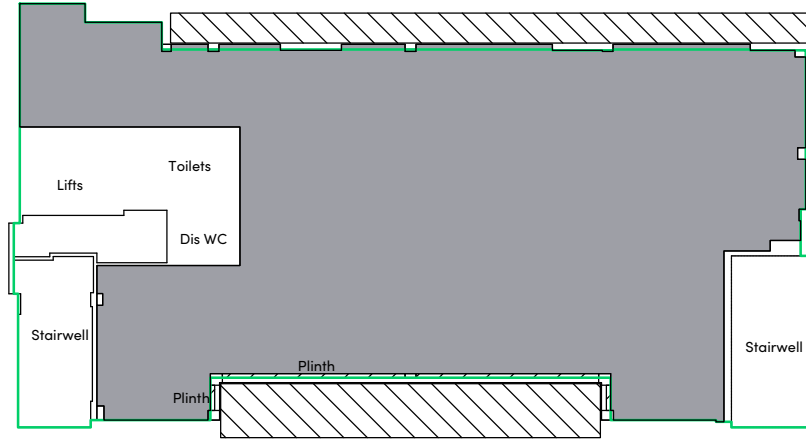
The lay-out is based on the adjacent CGI configuration and we would be delighted to discuss this in greater detail.

* this timeline is based on previous experience but may change subject to availability of labour and furniture supply line.

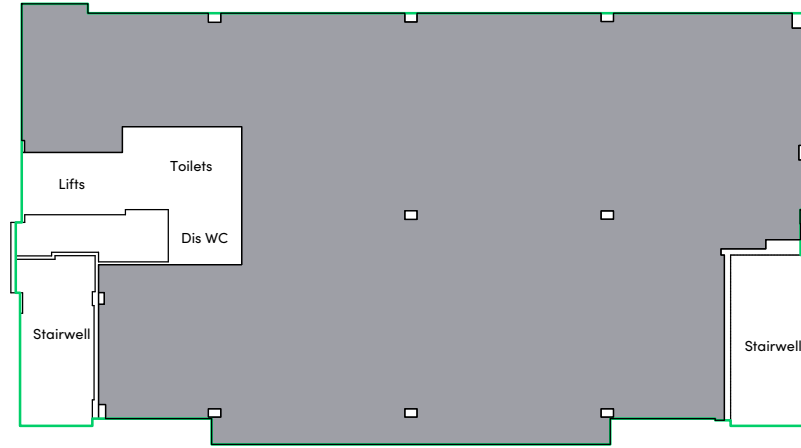


FLOOR PLANS

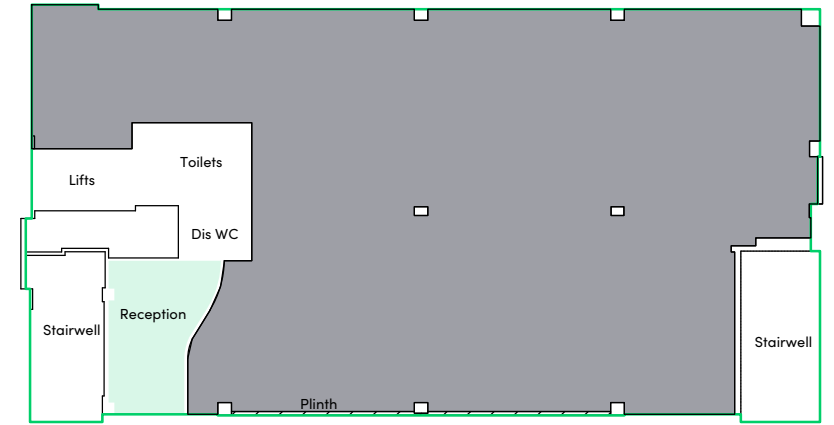
Level 6



Level 5 - Level 2



Level 1



AVAILABILITY

Level One is available for immediate occupation while the upper floors can be available within a matter of weeks.

EPC

The property benefits from an 'A' rated EPC (07).

SERVICE CHARGE

The building benefits from a full management regime covering the common areas of the building. Further details available on request.

TERMS

The space is available on full repairing and insuring lease terms for a period to be agreed. Please contact the joint letting agents for further information.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in a letting. The incoming tenant will also be responsible for the payment of any Land & Buildings Transaction Tax (LBTT), Registration Dues and VAT incurred thereon.

VIEWING & FURTHER INFORMATION

Please contact the joint letting agents to arrange a viewing or to discuss further.

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May 2025.

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