

Hh

HOBART HOUSE

80 HANOVER STREET
EDINBURGH EH2 1EL

C. 1,200 - C. 3,800 SQ FT (111.5 - 353.0 SQ M)
Modern Open Plan Refurbished Office Suites

HOME AT THE HEART OF BUSINESS



HOBART HOUSE

Typical refurbished floor plate

**C. 1,200 - C. 3,800 SQ FT
(111.5 - 353.0 SQ M)**

MODERN, OPEN PLAN SUITES AVAILABLE ON THE 3RD FLOOR OF THIS HIGH QUALITY OFFICE BUILDING, SITUATED IN THE HEART OF EDINBURGH'S BUSINESS DISTRICT.

We have c. 3,800 sq ft remaining at Hobart House which is about to undergo a comprehensive refurbishment to provide excellent modern, open plan space that will benefit from the following specification:

- Feature mesh metal tiled suspended ceiling
- Feature LED lighting with PIR sensors
- New VRF air conditioning system
- Perimeter trunking
- New carpets
- New decoration throughout

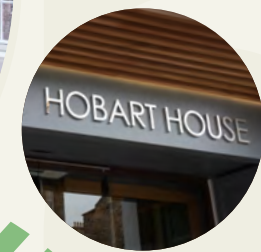
The building benefits from the following:

- Refurbished male, female and disabled WCs
- 2 lifts servicing the building
- Refurbished reception foyer
- Manned reception
- 5 shower facilities
- 20 internal secure bike racks
- 3 available car spaces

ROOM TO GROW

THE 3RD FLOOR OFFERS REFURBISHED OFFICE SPACE FROM C. 1,200 - C. 3,800 SQ FT (111.5 - 353.0 SQ M). UPSIZING OR DOWNSIZING, CORPORATE OR TECH, HOBART HOUSE CAN ACCOMMODATE ALL.

Join our existing tenant line up:



Hh

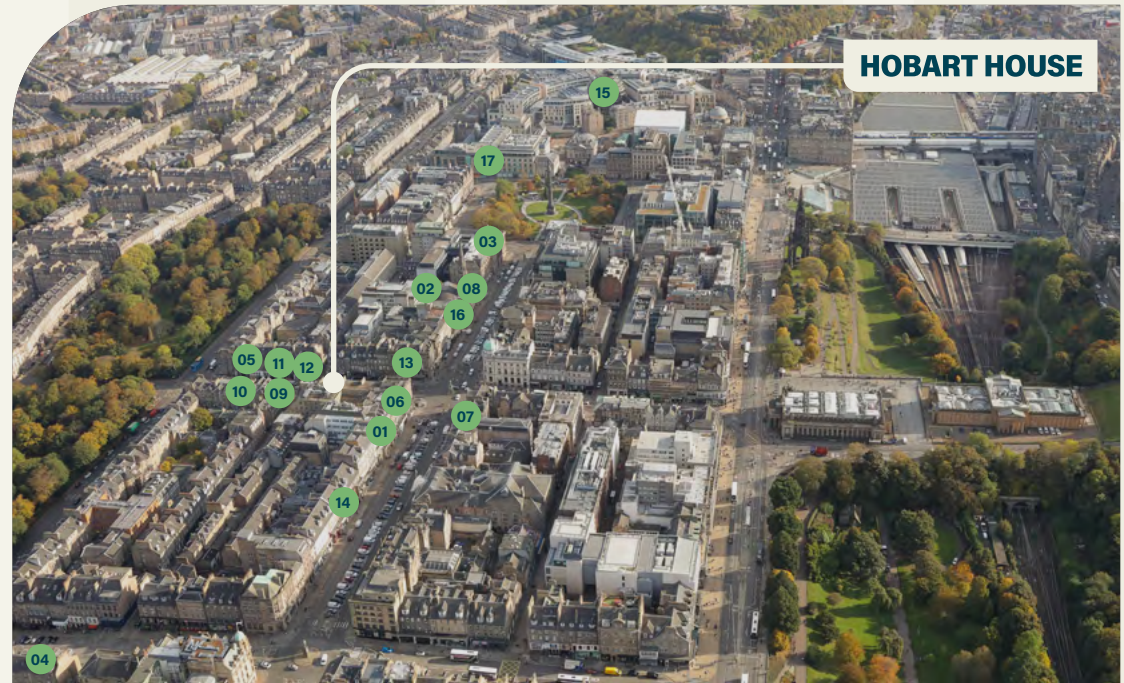
LOCATION

WITH ITS CITY CENTRE LOCATION AND EASY ACCESS TO MULTIPLE TRANSPORT OPTIONS AVAILABLE, HOBART HOUSE IS THE IDEAL LOCATION FOR ANY BUSINESS.

Hobart House is located on the west side of Hanover Street between George Street and Queen Street and occupies a prestigious location within Edinburgh's central business district, known as 'The Golden Rectangle.'

The property is in close proximity to Waverley Railway Station, St Andrew Square Bus Station and the Edinburgh Tram, with tram halts located on Princes Street and St Andrew Square.

Other occupiers in the vicinity include Aberdeen Investments, NatWest and Royal London with Hobart House being home to Gleeds, HSBC bank, CHSS and Morven Offshore Wind.



Dedicated off-street entry to the secure cycle rack room allows for a straight ride into work.



Generous underground parking offers direct, door-to-door access from home to the office.



Waverley Station is within a 5-minute walk, providing access to the country's rail network.



St Andrew Square (2-minute walk) provides access to the Edinburgh Tram, linking directly to Edinburgh Airport.



Edinburgh Bus Station is approximately 3 minutes away, offering services across the city centre and beyond.

LOCAL OCCUPIERS

01. Medical Protection Society
02. HSBC
03. Aberdeen Investments
04. Balfour+Manson LLP

CAFÉS

05. Urban Angel Cafe
06. Wellington Coffee
07. LOWDOWN
08. Undercroft Cafe
09. 92 Degrees Coffee

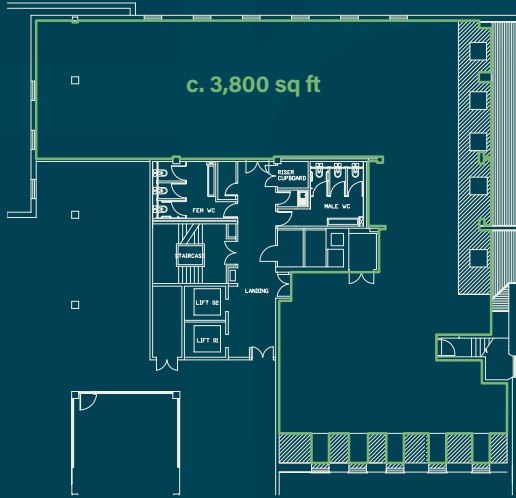
BARS & RESTAURANTS

10. Hanover Tap
11. Chez Jules
12. Six by Nico
13. All Bar One
14. The Alchemist

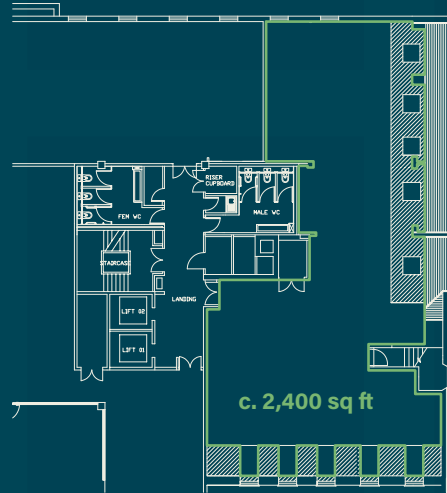
LEISURE

15. St James Centre
16. The George Hotel
17. Multrees Walk

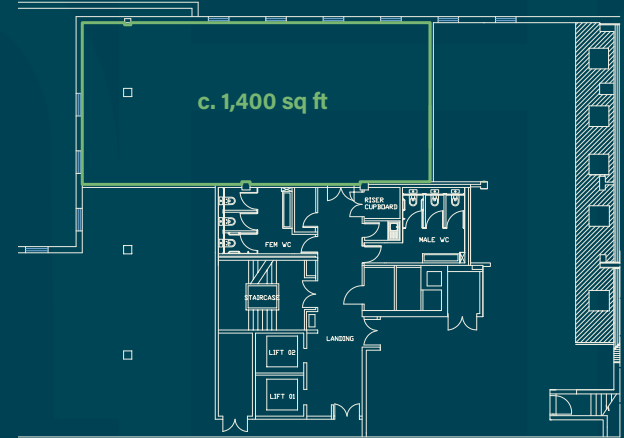
OPTION A



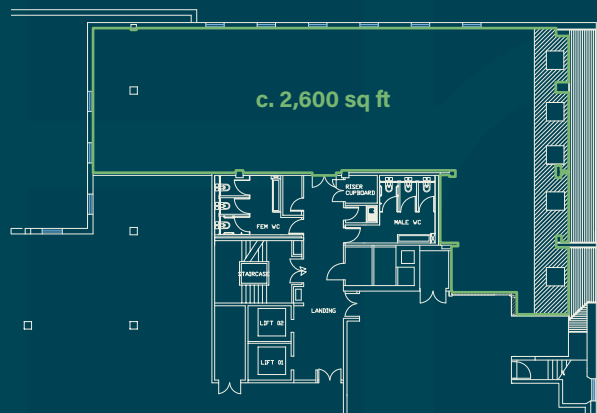
OPTION B



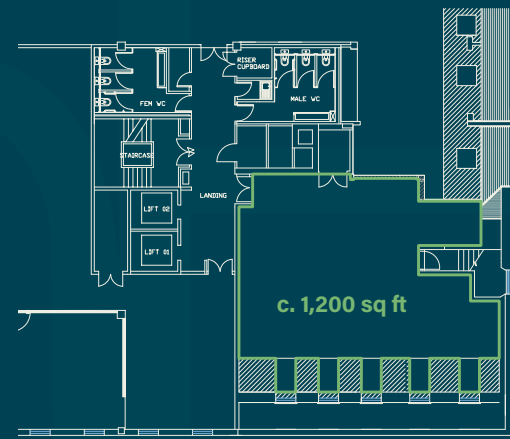
OPTION C



OPTION D



OPTION E



MAKING A HOUSE, A HOME

Hh

HOBART HOUSE

80 HANOVER STREET
EDINBURGH EH2 1EL

RATEABLE VALUE

To be assessed.

EPC

To be reassessed.

LEASE TERMS

The accommodation is available on a new full repairing and insuring lease. Full details of the quoting rental and lease terms are available from the joint letting agents.

ENTRY

From early Q3 2026.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction and the incoming tenant will be liable for Land and Buildings Transaction Tax and registration dues.

VAT

All prices, rents and premiums are quoted exclusive of VAT.

VIEWING

By appointment through the joint letting agents:

Toby Withall

07770 017 007

toby.withall@knightfrank.com

Erin Beaton

07976 668 975

erin.beaton@knightfrank.com

Neil McConnachie

07818 062 736

nmccconnachie@eyco.co.uk

Amy Matteo

07873 116 816

amatteo@eyco.co.uk

IMPORTANT NOTICE: Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty is made or given either during negotiations or in particulars by vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and all other outgoings. February 2026.

 Knight
Frank
0131 222 9601

 EYCO
0131 226 2641
www.eyco.co.uk