



**AVISON  
YOUNG**

132 Rose Street, Edinburgh, EH2 3JD  
Office To Let | Rent on application | 147 to 353 sq ft  
Short term hot desking and private office subletting opportunity in Edinburgh City Centre



## Key Points

- Central office location

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- Private office space and hot desking

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- Use of large training room

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- Castle views and excellent natural daylight

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- Strong public transport links

## Description

132 Rose Street offers a rare opportunity to occupy high-quality workspace in one of Edinburgh's sought-after city centre locations.

Home to Scottish Women's Aid and a small number of co-locating organisations, the office provides a professional, welcoming and collaborative working environment with excellent shared facilities and outstanding transport connections.

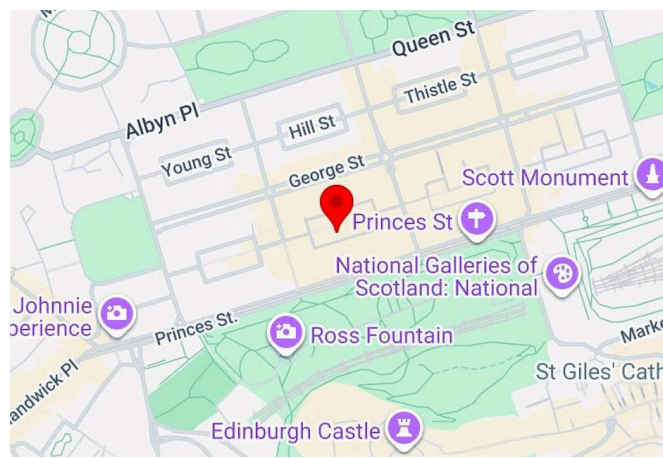
The accommodation benefits from abundant natural daylight, views towards Edinburgh Castle and access to meeting and training facilities.

The opportunity for a short term sublet of a small office and hot desking has become available, ideal for small companies looking for temporary accommodation or satellite office space within Edinburgh city centre.

Occupiers can hot desk or let a small private room within the office, with access to shared kitchen, training room and WC facilities.

## Location

Rose street is a popular office location situated in the heart of Edinburgh's City Centre. Surrounded by local amenities including shops, cafes, restaurant and bars, making it an attractive spot for businesses to locate. The office also benefits from superb connectivity. Approximately 10 minutes' walk from Edinburgh Waverley Station and 15 minutes from Haymarket Station, with good connections via bus routes and the Edinburgh Tram line.



### Summary

- Rent: Rent on application
- Lease: Sublease

### Further information

- [View details on our website](#)
- [View Microsite](#)

### Contact & Viewings



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### Accommodation

Name	sq ft	sq m	Availability
Suite - Room 3	147	13.66	Available
Suite - Room 4	206	19.14	Available
<b>Total</b>	<b>353</b>	<b>32.80</b>	

### Availability

Available Immediately

### Specifications

- Private office space
- Hot desking
- Private bookable meeting rooms
- Large training/meeting room (up to 25 people)
- Shared kitchen and staff facilities
- Video conferencing facilities
- High-speed internet connectivity
- Shared storage and printing facilities
- Bright open plan office
- Secure, professionally managed environment

Combining flexible accommodation options with high-quality shared facilities, 132 Rose Street offers organisations the opportunity to work from a prestigious city centre location without the commitment and overheads associated with taking on larger standalone premises.

Whether you require a dedicated office suite, flexible workspace or a centrally located base for your team, 132 Rose Street offers a practical, professional and well-connected solution in the heart of Scotland's capital.

