



TO LET

40

TORPHICHEN

STREET | EDINBURGH
EH3 8JB

2ND FLOOR, WEST - 3,684 SQ. FT

MODERN, OPEN PLAN OFFICE SPACE

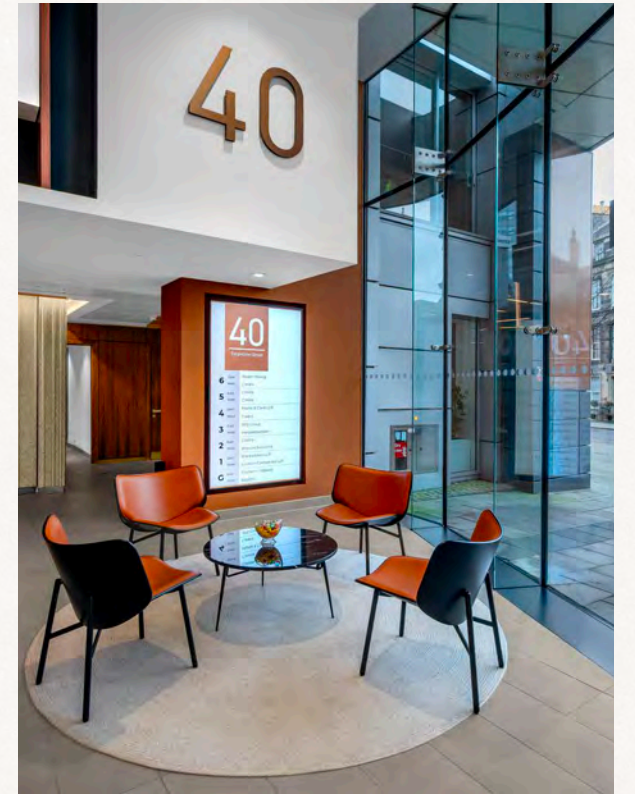
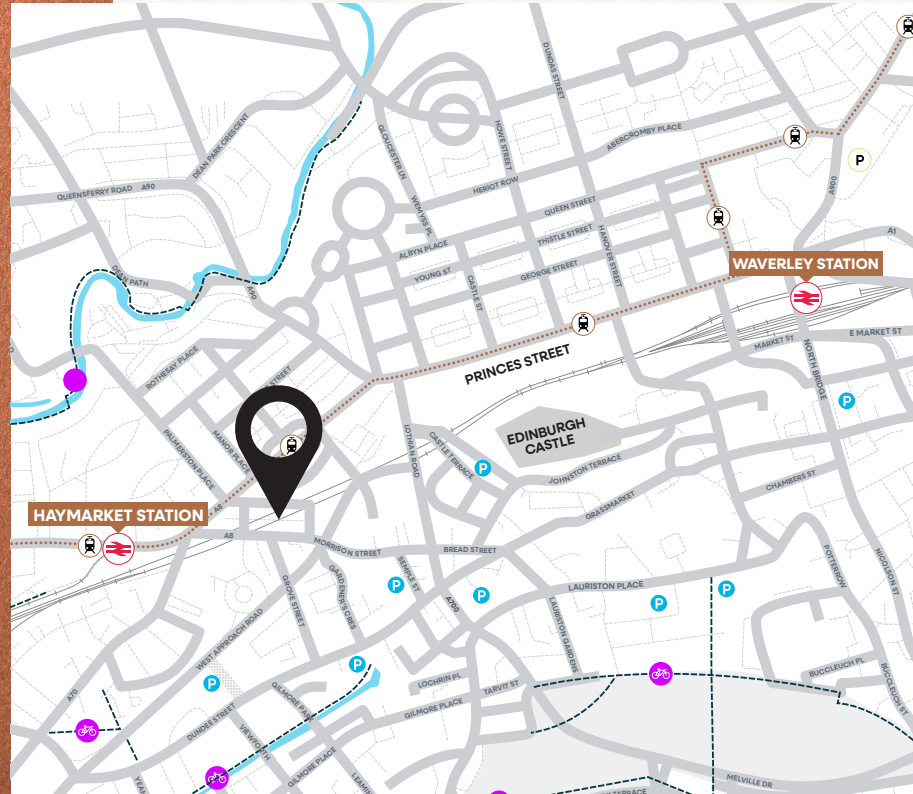


40 TORPHICHEN STREET

40 Torphichen Street provides modern, open plan office space over ground and six upper floors in the bustling and well connected Exchange District of Edinburgh.

The newly refurbished double-height reception creates an immediate impression—light-filled and sophisticated, with coffee machine, flexible touchdown workspace, and professional concierge services ensuring every visitor receives a seamless welcome.

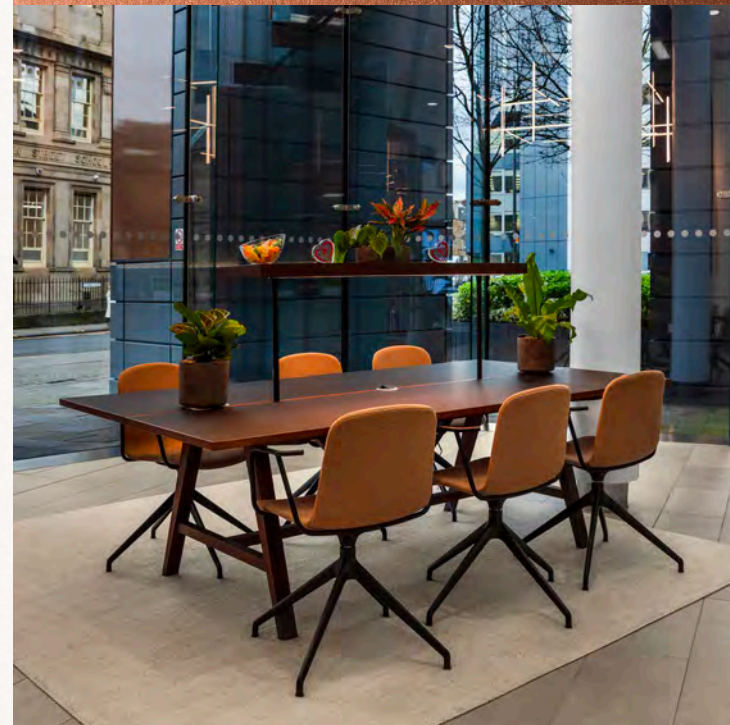
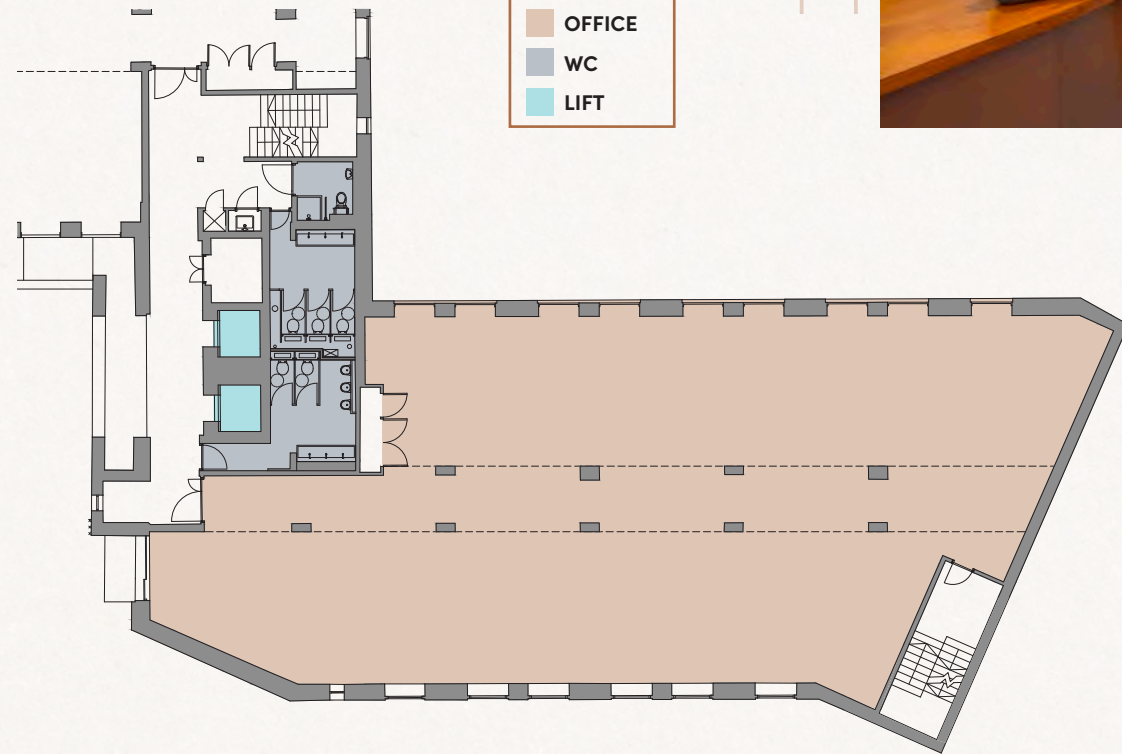
With a diverse range of suite sizes, the building accommodates businesses at every stage of growth, from agile startups to established enterprises. Current occupiers span professional services, financial services, technology, and legal sectors—including Avison Young, Clear Water Analytics, Marks & Clerk, Calero, XPS Group, Handelsbanken, Blackadders, Lockton and Graham + Sibbald. This calibre of tenancy reflects the building's appeal across Edinburgh's most respected business communities.



AVAILABILITY

2nd Floor – West wing – 3,684 sq ft

The 2nd floor west suite is a bright office suite. The space currently contains tenant installations including meeting rooms, breakout spaces and tea prep facilities, available subject to negotiation.



SPECIFICATION



Metal tile suspended ceiling with recessed LED lighting



Raised access floors



Double glazing



VRF air conditioning



Shower facilities



WC facilities on each floor



Bicycle storage



2 car parking spaces available



EPC

The building has an EPC rating of A.

RATEABLE VALUE

The available office suite currently has a rateable value of £88,500.

SERVICE CHARGE

There is a common building service charge applicable to the suite, more details can be provided on request.

CONTACT

For further information or to arrange a viewing, please contact:

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