



40 Torphichen Street, Edinburgh, EH3 8JB

To Let
3,684 sq ft

40 Torphichen Street is available in October 2026 and offers modern, recently refurbished office space in the heart of Edinburgh's West End.



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Summary

- Business rates: £13.31 per sq ft
- Service charge: £8.80 per sq ft Exclusive of utilities. Service charge budget year runs from 1st September 2025 to 31st August 2026
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: A (13)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings



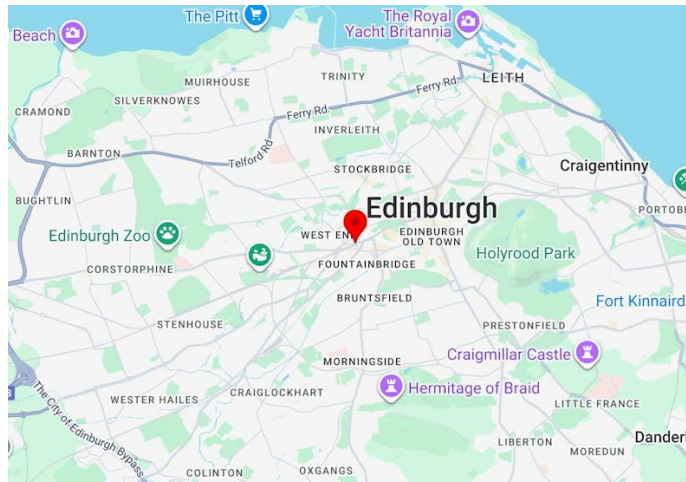
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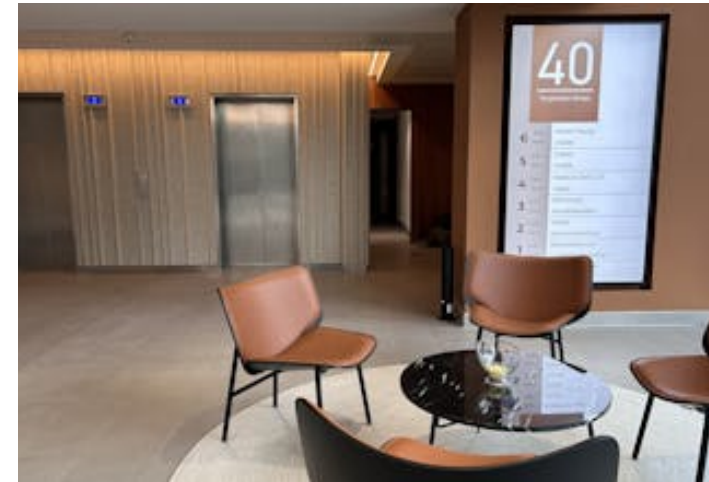


Description

40 Torphichen Street boasts modern, comprehensively refurbished office space over ground and six upper floors. The bright, modern double height reception coupled with its glass curtain walling offers staff and visitors an impressive arrival experience with upper floors benefiting from excellent natural daylight and significant views of Edinburgh and beyond.

Location

Torphichen Street's prime location provides unparalleled connectivity to Edinburgh's business core, with excellent transport links including nearby bus routes and easy access to Edinburgh Haymarket Station. The area offers an abundance of local amenities including restaurants, cafes, and retail options, in the heart of the West-End.



Accommodation

Name	sq ft	sq m	Availability
2nd - 2nd Floor - West Wing	3,684	342.25	Available
Total	3,684	342.25	

