

Ryden

TO LET

FIRST FLOOR OFFICE ACCOMMODATION
198 SQ M (2,131 SQ FT)



THE TOWNHOUSE,
BRIDGESIDE HOUSE,
97-99 MCDONALD ROAD
EDINBURGH
EH7 4NS

HIGH QUALITY
REFURBISHED FIRST
FLOOR OFFICE
ACCOMMODATION

SECURE ON-SITE
CAR PARKING

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LOCATION

Bridgeside House enjoys a highly convenient location on McDonald Road, positioned between Edinburgh's vibrant city centre and the ever-evolving Leith Walk district. This well-connected area provides excellent accessibility for staff and visitors. The property is just a five-minute walk from the nearest tram stop, offering direct links across the city, while local bus routes serve McDonald Road and the surrounding area. Edinburgh Waverley Station, the city's main rail hub, is less than a mile away, ensuring swift national connections.

The surrounding neighbourhood continues to grow as one of Edinburgh's most desirable mixed-use quarters, combining residential, office, and leisure amenities. St James Quarter - Edinburgh's premier retail and lifestyle destination is approximately a 15-minute walk away, offering an extensive range of shops, cafes, restaurants, and entertainment options. The area also benefits from a wide selection of local amenities, including gyms, parks, and independent cafes, making Bridgeside House an ideal location for modern businesses seeking both connectivity and convenience in the heart of the capital.

DESCRIPTION

Bridgeside House is a modernised office property combining traditional Edinburgh architecture with contemporary design, known as The Townhouse at 97 McDonald Road. The building has been constructed in solid stone with large sash windows that flood the space with natural light.

A recent refurbishment has upgraded the specification throughout, providing bright, open plan office accommodation with modern finishes and energy-efficient lighting. In addition, the central cupola creates an impressive sense of space and character.

High-quality common areas, upgraded facilities, and excellent natural daylight via the staircase cupola make Bridgeside House an attractive and inspiring working environment.

The full refurbishment now offers:

- Tea prep facilities
- Raised access flooring
- Separate meeting room
- Secure parking
- Bike storage
- LED lighting
- Communal male, female and accessible toilets

ACCOMMODATION

The suite has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a Net Internal Area and comprises the following areas:

DESCRIPTION	SQ FT	SQ M
OPEN PLAN OFFICE	1,911	177.6
MEETING ROOM	220	20.4
TOTAL	2,131	198



ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC 'E' rating. A copy is available on request.

LEASE TERMS

The accommodation is available immediately on a new Full Repairing and Insuring (FRI) lease. Rent on application.

RATEABLE VALUE

We are advised by the Scottish Assessors Association that the current Rateable Value is £27,900, resulting in rates payable of £13,894 (2025/26).

VAT

All figures quoted are exclusive of VAT, which is payable at the prevailing rate.

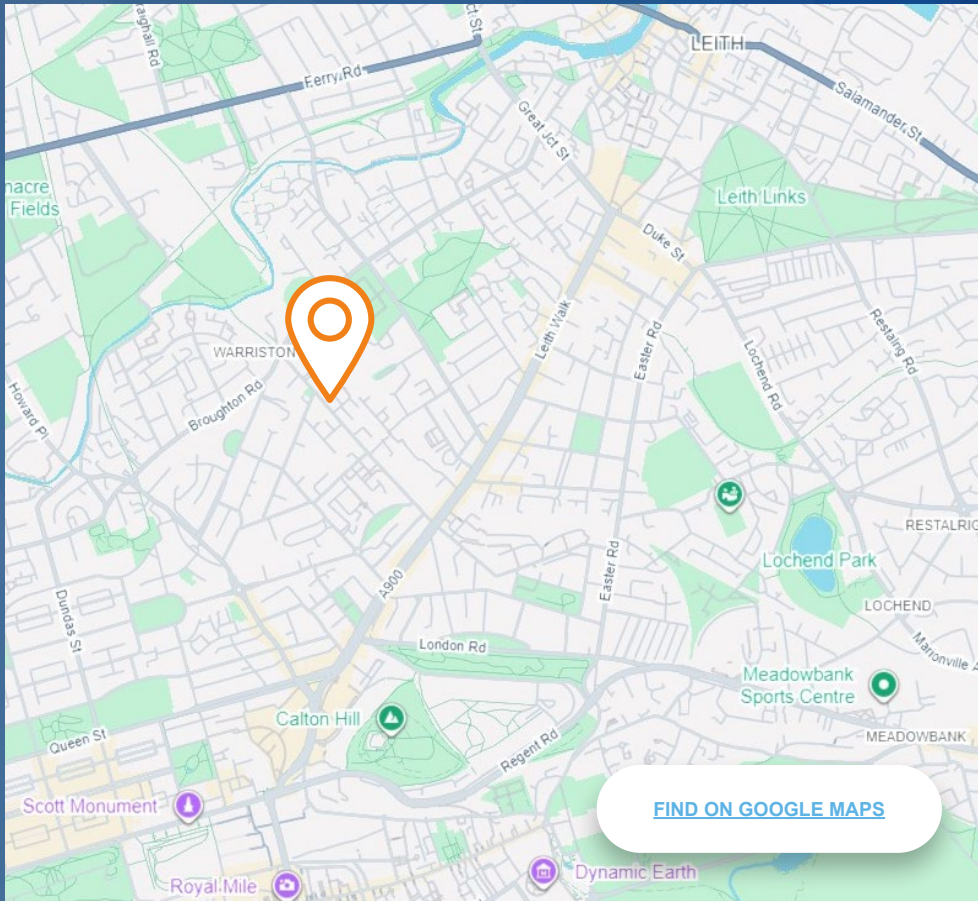
ENTRY

Immediate entry is available upon completion of missives.

LEGAL COSTS

Each party will be responsible for their own legal costs with the purchaser responsible for the payment of registration dues and any LBTT payable





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ACCOMMODATION**

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GET IN TOUCH

For further information or to arrange an inspection, please contact sole letting agents:

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Ryden

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The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty whatever in relation to this property. February 2026

