



UNIQUE MODERN OFFICES

—
MANSFIELD TRAQUAIR
CENTRE

15 MANSFIELD PLACE EDINBURGH

—
718.66 sq m/ 8,365 sq ft
ONSITE DEDICATED PARKING







Edinburgh is Scotland's capital city and one of the most prosperous regions in the UK.



A population of approximately 550,000 people with a wider regional catchment of approximately 1.4 million.



Edinburgh has recently been voted Time Out's 'World's Best City' 2022.



Edinburgh has a strong local economy and is an international hub for financial services and technology.



The city also benefits from buoyant tourism.



A strong higher education sector with four local Universities.



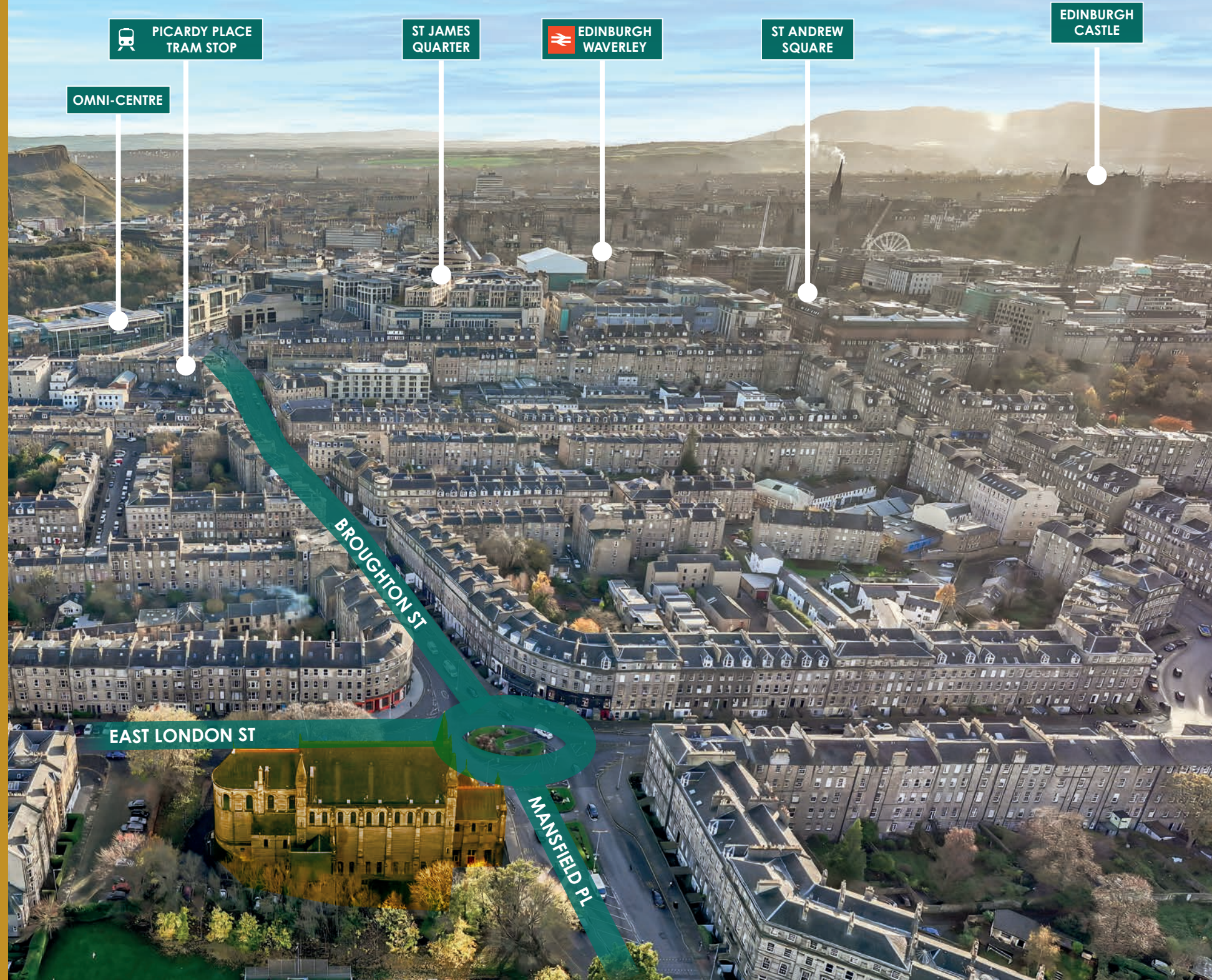
EDINBURGH



LOCATION

The property is located on the corner of Mansfield Place at the north end of Broughton Street at its intersection with East London Street. The area is characterised by Georgian architecture, situated within the east end of the New Town Conservation Area. The immediate surroundings include vibrant Broughton Street, with its wealth of artisan food stores, restaurants and independent shops.

The new St James Quarter offers an array of retail, leisure and restaurants just a short walk away, as well as John Lewis, Harvey Nichols and Multrees Walk. The locale is highly accessible and well served by public transport. It is conveniently located for road access to both the east and west of the city, as well as regular tram services connecting directly to Edinburgh airport. The nearest tram stop is located on Picardy Place. The city's bus station is accessed from St Andrew Square and Elder Street. There is a local bus stop at the front door of Mansfield Traquair Centre. Edinburgh's principal railway station, Waverley, lies to the south about a 15 minute walk away.



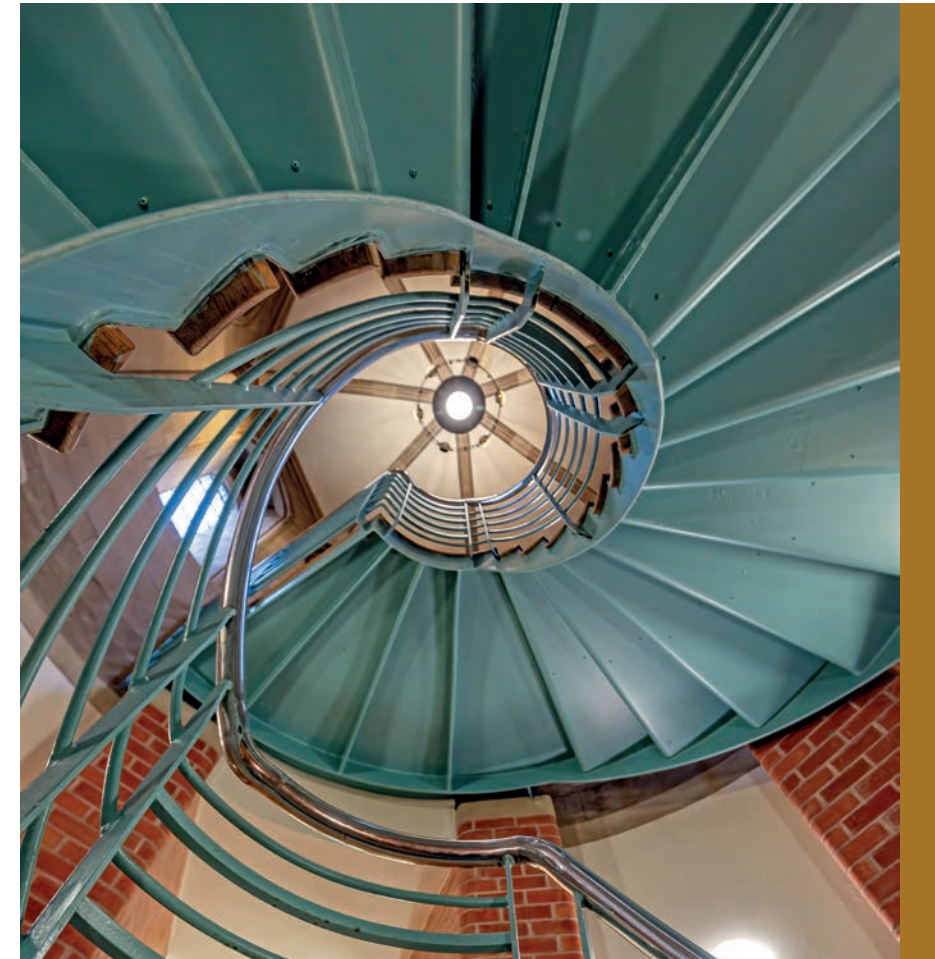


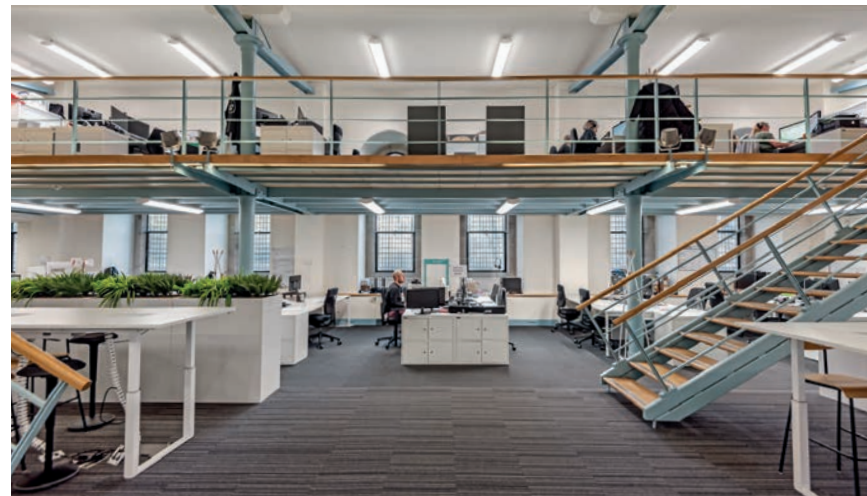
DESCRIPTION & BACKGROUND

Mansfield Traquair Centre is one of Edinburgh's best known and prestigious event spaces designed to host a range of events including parties, weddings, filming, and conferences with onsite catering facilities for up to 400 people. The events space is currently managed by Heritage Portfolio.

In addition to operating as a successful conference and entertainment venue, Mansfield Traquair Centre also houses unique modern office accommodation at lower ground and mezzanine levels interconnected by feature staircases. The office accommodation can be accessed via either its own dedicated entrance in the car park and/ or from the main shared entrance with the venue space on Mansfield Place.

The property is category A Listed and designed by Sir Robert Rowand Anderson and completed in 1895. Originally a Catholic Apostolic Church, the outstanding feature is the scheme of mural decorations painted by the renowned Phoebe Anna Traquair in the 1890s. In 1992 a group of local residents, concerned about the deterioration of the building and the murals, formed the Friends of Mansfield Place Church (now Friends of Mansfield Traquair Centre) which in turn led to the formation of Mansfield Traquair Trust. The Trust raised some £6m to purchase the building and carry out a full repair and restoration project that was completed in 2002.





SPECIFICATION & FEATURES

The property benefits from the following high level general specification:-

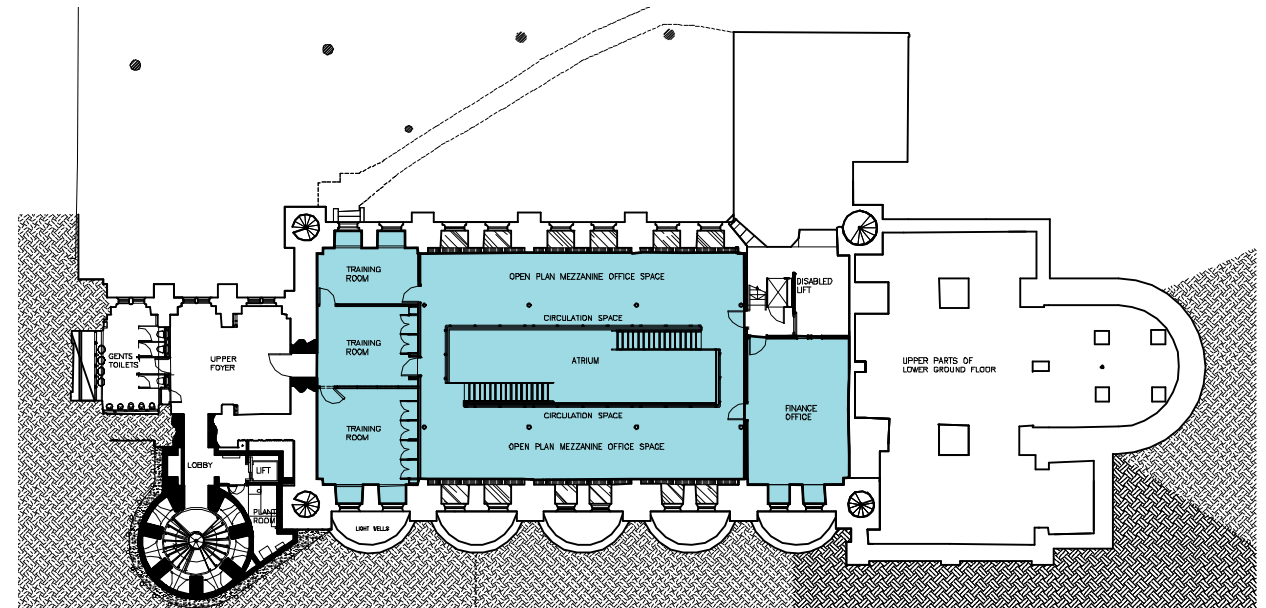
- ❁ Existing high quality office fit out
- ❁ Open plan working area with plentiful meeting rooms
- ❁ Kitchen / staff break out area
- ❁ Air conditioning
- ❁ Raised access floor with power and data
- ❁ Modern light fittings
- ❁ Generous entrance reception and foyers
- ❁ Ladies, gents and accessible toilet facilities
- ❁ Shower
- ❁ Passenger and accessible lift
- ❁ Garden areas
- ❁ Onsite dedicated parking
- ❁ Offices are unfurnished



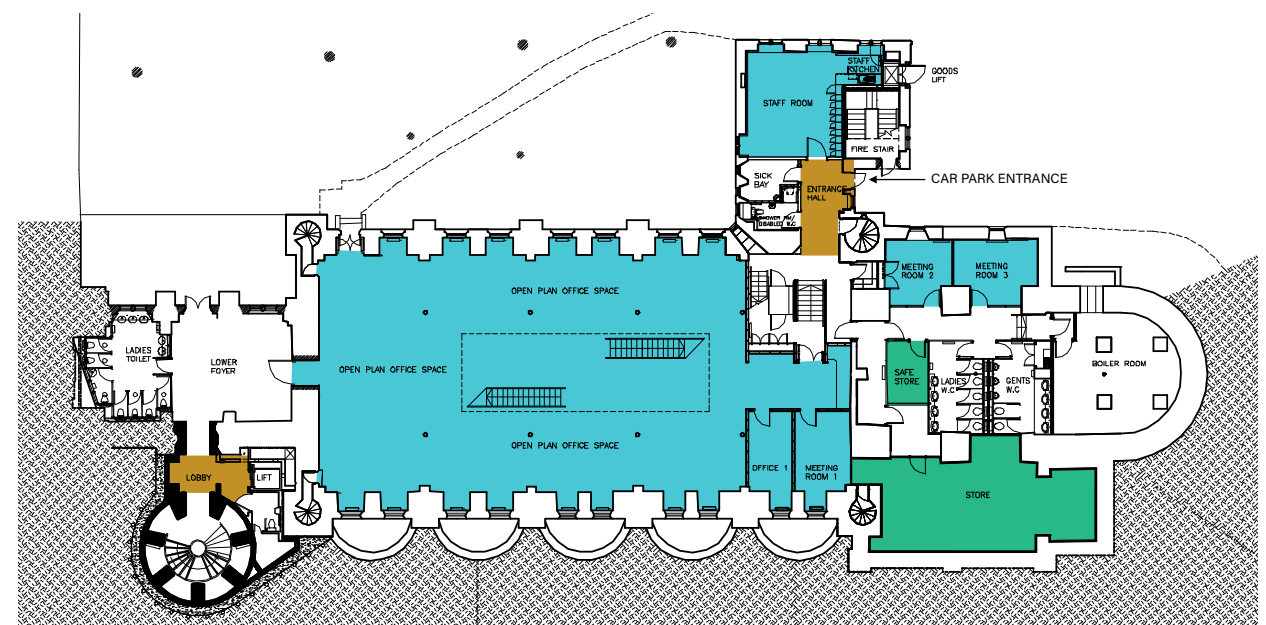
FLOOR PLANS & SIZE

The property is understood to extend to the following approximate Net Internal Floor Area:

SPACE	SQ FT	SQ M
Mezzanine Offices	3,293	305.97
Offices and Ancillary	4,442	412.69
Storage	695	64.54
TOTAL	8,365	718.66



Mezzanine Floor



Lower Ground Floor

RENT & LEASE TERMS

The property is available on a Full Repairing and Insuring Lease for a term to be agreed. Further information available on request.

RATEABLE VALUE

On www.saa.gov.uk the office element is stated at £98,640 p/a as at 1 April 2026. The applicable Rate Poundage is 55.4 pence in the pound payable. Interested parties should confirm the position with the local assessor.

EPC

The property has an Energy Performance Certificate of 'D'.

VAT

The property has been elected for VAT which will be payable on all rents and charges.

VIEWING ARRANGEMENTS

Viewing is highly recommended and can be arranged by contacting the sole letting agent.

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Ryden

Disclaimer:

The Agent for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of the 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 the Agent has any authority to make or give any representations or warranty whatever in relation to this property. **February 2026.**

Produced by Designworks.