STANHOPE HOUSE
12 STANHOPE PLACE

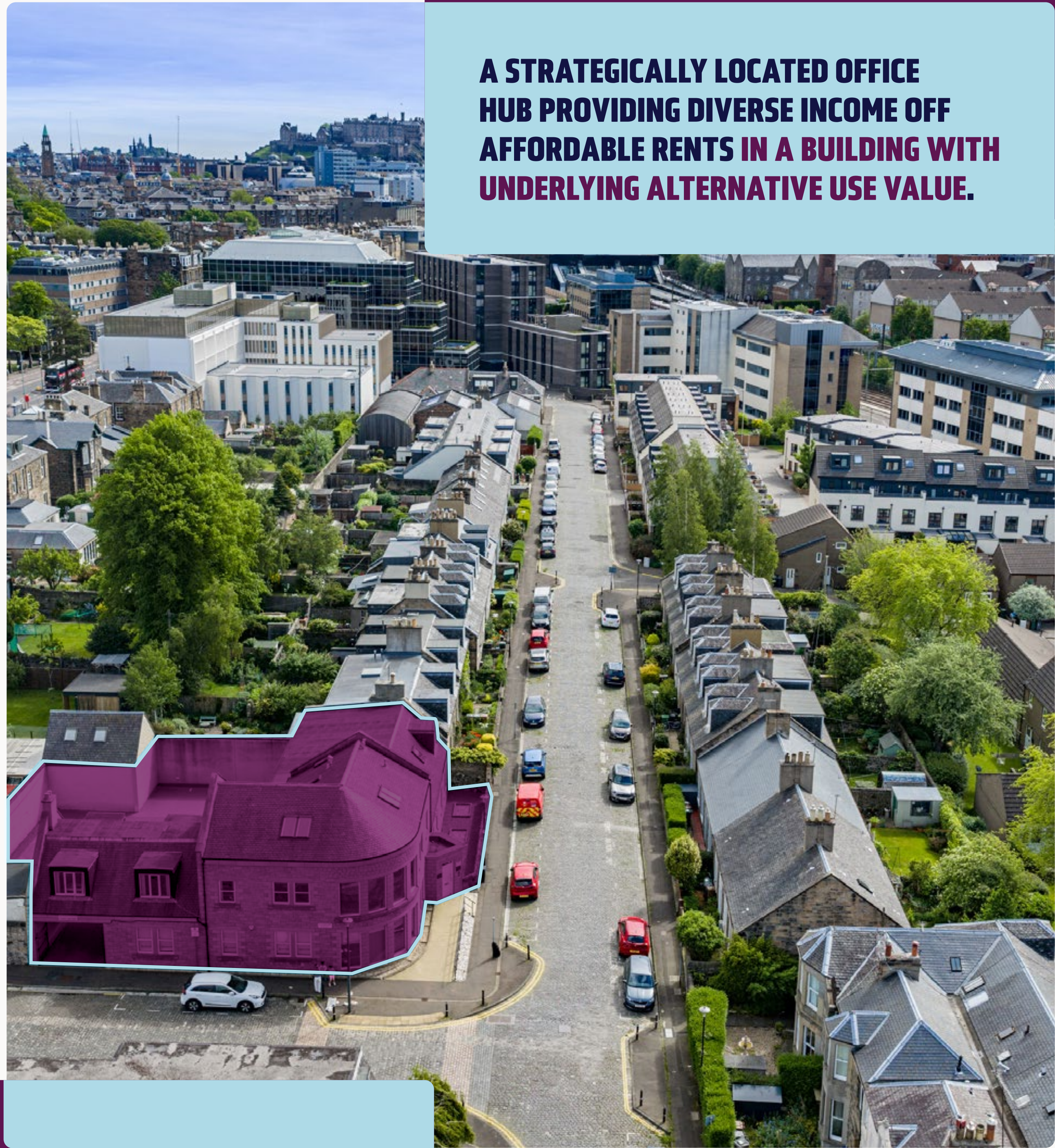
EDINBURGH | EH12 5HH

VIEW MAP

HIGH YIELDING MULTI-LET OFFICE INVESTMENT WITH ALTERNATIVE USE POTENTIAL

INVESTMENT CONSIDERATIONS

- Multi-let office investment with generous car parking provision
- Situated within Edinburgh's west end in close proximity to Haymarket
- Served by excellent transport links and a good selection of local amenities
- Corner building extending to 5,390 sq ft with 12 car spaces
- Average rent of only £16.81 per sq ft (Net of car parking)
- WAULT of 1.78 years to breaks & 2.26 years to expiries
- A combined annual rental of £108,559pa
- Offers over £1,150,000 excluding VAT
- NIY of 8.92% rising to 8.96% in November 2026
- Capital rate of £213 per sq ft (inclusive of car parking)
- Alternative use potential subject to planning



A STRATEGICALLY LOCATED OFFICE HUB PROVIDING DIVERSE INCOME OFF AFFORDABLE RENTS IN A BUILDING WITH UNDERLYING ALTERNATIVE USE VALUE.

LOCATION

Edinburgh is widely recognised as one of the UK's strongest regional cities. It is Scotland's capital city and principal financial and administrative centre. It is one of the fastest growing cities in the UK, with a population of 560,000 people and a wider catchment of 1.4 million people.

The city has grown by over 10% in the last decade.

Edinburgh is home to a highly educated workforce and diverse economy spanning financial services, technology, tourism, government, education and life sciences.

The city has one of the UKs highest concentrations of degree level residents and continues to attract domestic and international investment

STANHOPE

Stanhope House is situated at the corner of Stanhope Place and Stanhope Street, a short distance from Wester Coates which is a key arterial route linking west Edinburgh to Haymarket and the city centre.

Haymarket is a major transport interchange and convergence of road, rail, tram, bus and cycle routes.

The area benefits from a generous mix of amenities and attractions with major occupiers including Royal London, Scottish Enterprise and Baillie Gifford

VIEW MAP

SERVED BY EXCELLENT TRANSPORT LINKS AND A GOOD SELECTION OF LOCAL AMENITIES

DESCRIPTION

The property comprises a purpose built two/three storey office building at the corner of Stanhope Place and Stanhope Street.

Constructed in 1993 it is of part masonry, part steel construction with external elevations finished in reconstituted stone or rendered concrete blockwork. The roof comprises part slated and pitched roof and part flat roof.

Internally the property has been divided into office suites and provides functional office accommodation. Each suite benefits from private WC and tea prep facilities and the accommodation is heated by a mixture of electric storage and convector heaters.

At ground floor the building is accessed via an entrance hallway which in turn leads to the main stairway to the upper floor office accommodation. Within the hallway there is an accessible toilet.

The 12 car spaces are situated to the rear and accessed via a pend.

TWO/THREE STOREY OFFICE BUILDING AT THE CORNER OF STANHOPE PLACE AND STANHOPE STREET.

TENANCY & ACCOMMODATION

All leases are effectively full repairing and insuring in nature with tenants responsible for their demised premises and repair and maintenance of the common parts dealt with through a service charge.

FLOOR	SUITE	TENANT	AREA (SQ FT)	CAR SPACES	LEASE START	LEASE EXPIRY	BREAKS	RENT PA	RATE PSF (net of car parking at £1,500 per space)	COMMENTS
Ground	A	Kaya Consulting Ltd	1,270	1	27/11/2019	26/11/2027		£21,500	£15.74	Rent increases to £22,000 as at 26/11/2026.
Ground	B	Premier Commercial Ltd	1,136	3	01/07/2019	30/06/2029	Rolling break	£26,083	£19.00	Tenant break can be exercised on giving 12 months notice
First	C1	Robotical Limited	747	1	03/03/2025	02/03/2030		£13,428	£15.97	Deposit of £3,357 plus VAT equivalent in place.
First	C2	Comcarde Ltd	736	4	01/04/2023	30/04/2028		£47,548	£18.57	
First	D	Comcarde Ltd	986							
Second	E	Comcarde Ltd	515							
TOTAL			**5,390**	**12**				**£108,599**		9 car spaces leased and 3 available. Rent rising to £109.059 from November 2026.

SERVICE CHARGE

Common expenditure is recovered via a service charge. The current service charge budget for the period 28/05/2026 to 27/05/2027 equates to a rate of £5.31 per sq ft.

SITE AREA

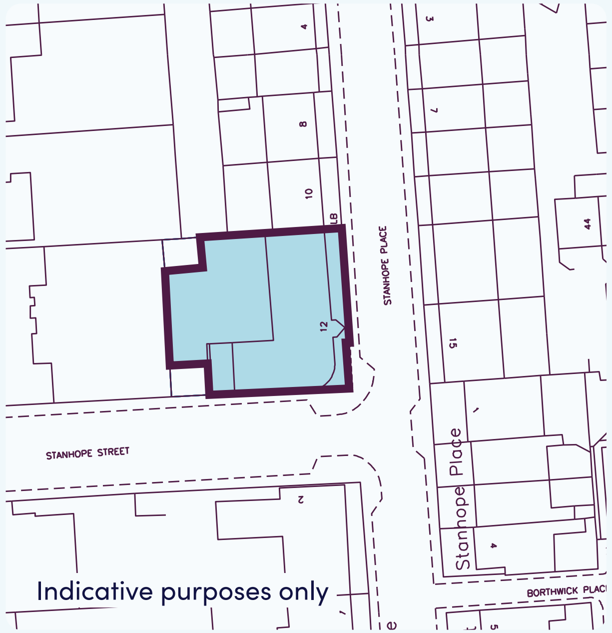
The area extends to 0.17 acres (0.07 hectares). The approximate site boundaries shown for information.

EPC

EPC Rating of A (15). A copy of the Energy Performance Certificate is available on request.

TENURE

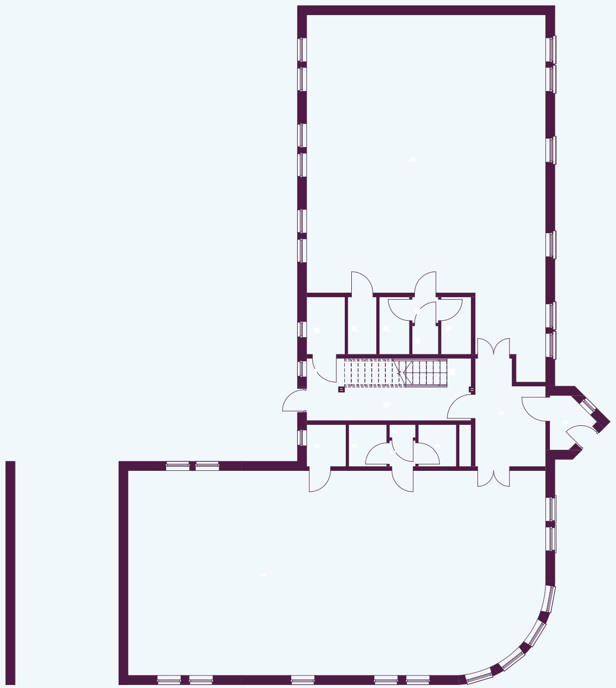
Outright ownership / Heritable (Scottish equivalent to English Freehold.



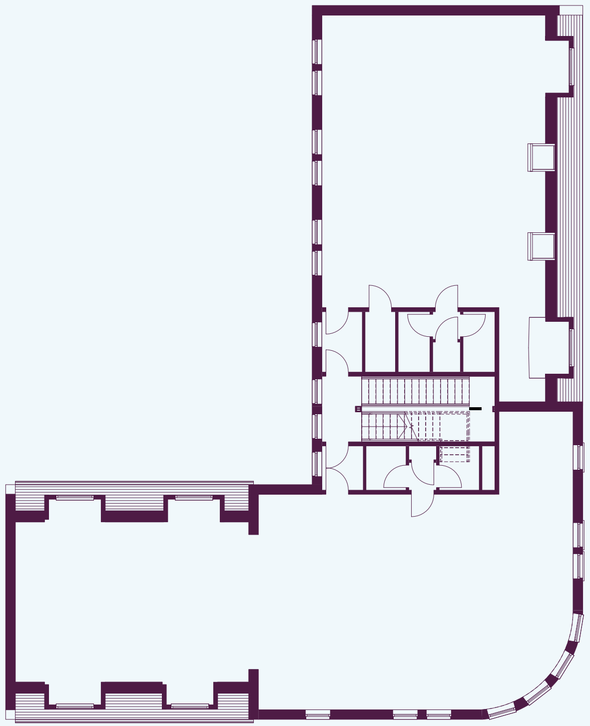
TENANT COVENANT SCHEDULE

TENANT	WEBSITE	% INCOME	CREDITSAFE RATING	CREDITSAFE CATEGORY	DATE OF ACCOUNTS	TURNOVER	NET WORTH	DESCRIPTION/PRINCIPAL ACTIVITY
Kaya Consulting Ltd	www.kayaconsulting.co.uk	19.80%	91 (A)	Very low risk	31/05/2025	Not disclosed	£852,603	Specialist consultants in flood risk assessment, hydrological studies, environmental impact assessment and water management.
Premier Commercial Ltd t/a PremCo	www.premco.co.uk	24.03%	71 (A)	Very low risk	31/12/2024	Not disclosed	£282,493	Premier Commercial Underwriters is an exclusive underwriting agency distributing bespoke corporate insurance lines underwritten at Lloyd's of London.
Robotical Ltd	www.robotical.io	12.37%	49 (C)	Moderate risk	31/12/2024	Not disclosed	-£51,227	Established in 2016, Robotical brings STEM learning to life via Marty the Robot and associated products. Marty the Robot is a leading STEM resource that can be found in 1,000 schools around the world.
Comcarde Ltd t/a BR-DGE	www.br-dge.com	43.8%	34 (C)	Moderate risk	31/12/2024	£523,679	-£24,566,304	BR-DGE are redefining the global payments landscape by building the technology, connections and relationships that enable merchants and payment providers to optimise, innovate and grow.

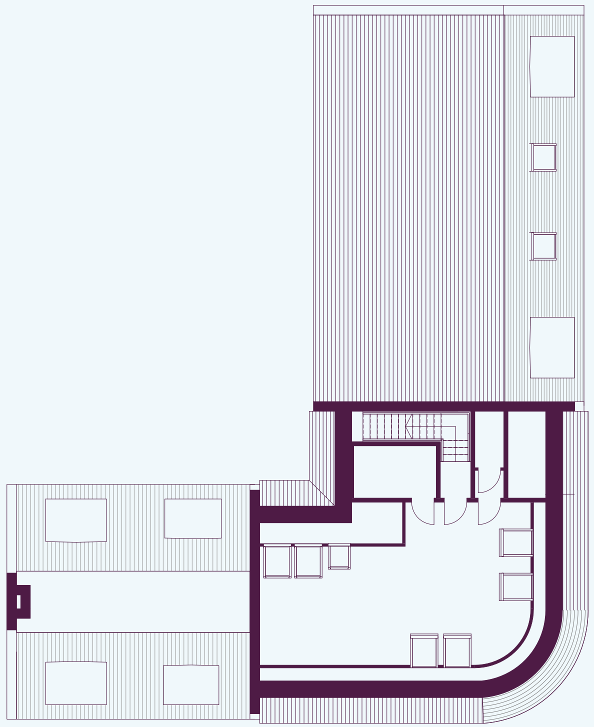
FLOOR PLANS



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Indicative purposes only

OFFICE MARKET OVERVIEW

EDGING TO FIFTY

A scarcity of prime supply is constraining take-up and fuelling regear activity. Limited options continue to fuel incremental rental growth for best in class product.

PRIME YIELD: 6.5%

Q1 2026 HEADLINE RENTS

CITY CENTRE	£48 per sq ft
WEST EDINBURGH	£30 per sq ft

2026 SHAPES UP BETTER

City centre take-up has remained below trend over the first half of 2026, it nonetheless marks a notable improvement upon 2025.

Q1 2026 saw the strongest quarter in the city centre since Q4 2024, with take-up of 118,760 sq ft up 40% on Q4 2025's total and 13% below the long-term average.

Out of town fared relatively better than the city centre in 2025. The early part of 2026 has been quieter. Q1 out of town take-up amounted to 27,360 sq ft, 42% below trend.

Across both the city centre and out of town markets, technology, professional services and pharmaceuticals / biotechnology were the most active sectors in Q1.

Amid a shortage of prime supply, activity remains focused on regears and that partly reflects below par take-up over the past 18 months. A substantial 265,000 sq ft of lease re-gear transactions were recorded in 2025 as the trend for occupiers choosing to remain in existing space continues.

TIGHTEST MARKET IN THE BIG SIX

Total availability in the city centre increased during Q1 2026 to stand at 1.3m sq ft, its highest level since 2015. However, supply is equivalent to 2.4 years of average annual take-up and on this measure, Edinburgh remains the tightest-supplied city centre market among the Big Six, marginally ahead of Manchester's 2.6 years.

Out of town is a similar story, with the delivery of 7 Lochside Avenue, Edinburgh Park providing a key boost to the quality of the out of town offer. This scheme has already had some success, with deals to Spacelabs and Enercon in the last six months, with fitted space being offered by the landlord.

DWINDLING DEVELOPMENT

While there is a compelling case for development, viability concerns continue to hamper appetite given high yields, elevated build costs and cost of finance. No new build speculative starts are currently scheduled, with major schemes at Rosebery (154,071 sq ft) and New Yards at Haymarket (185,257 sq ft) contingent on securing sizeable pre-lets.

In West Edinburgh, several significant refurbishments are scheduled for delivery in 2026, including Base, 3 Redheughs Avenue (89,323 sq ft) half of which is understood to be under offer and 3 Lochside Avenue (81,322 sq ft).

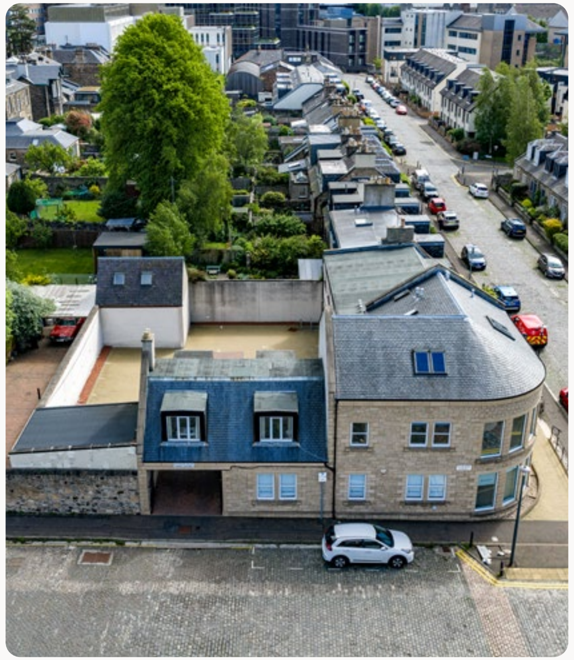
RENTS PUSHING FIFTY

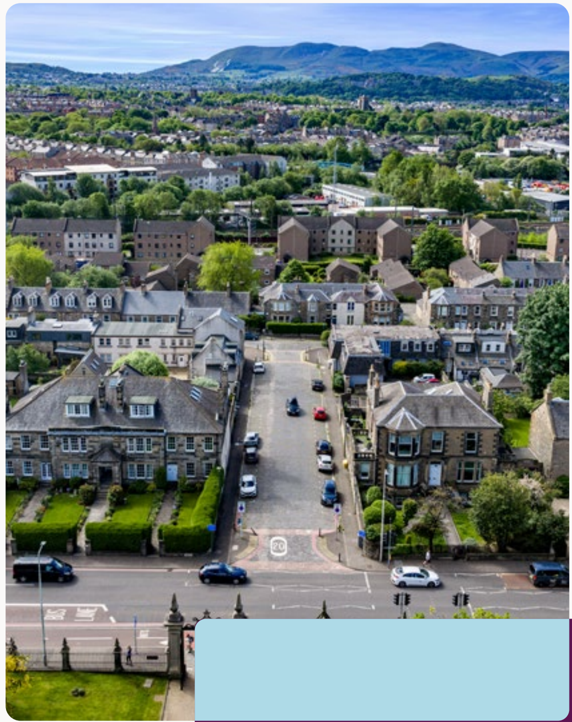
Prime headline rents continue to see incremental growth via newly refurbished schemes, rising by 3% over recent months to stand at £48.00 per sq ft.

With limited new supply and a clear flight to quality among occupiers, further gradual rental growth in the city centre is expected to continue over the coming years, towards £50.00 per sq ft.

A more significant step change in rental tone could occur if a pre-let is secured on future new build schemes. Rents in the order of £55.00 per sq ft would be required for developments such as New Yards and Rosebery House to proceed, given current construction costs. Achieving this level would accelerate rental growth beyond current forecasts.

Out of town prime rents have remained stable at £30.00 per sq ft for several years. Conditions are expected to keep rents flat over the medium term, albeit higher levels are being achieved through offering fitted and furnished space.





VAT

The property is elected for VAT, however it is anticipated the sale will be treated by way of a Transfer of a Going Concern (TOGC).

PROPOSAL

Offers in excess of £1,150,000 (one million one hundred and fifty thousand pounds) exclusive of VAT. A purchase at this level reflects an attractive initial yield of 8.92% assuming standard purchasers' costs and a low capital rate of £213 psf (inclusive of car parking).

CAPITAL ALLOWANCES

Further information can be provided upon request.

AML

In accordance with anti-money laundering (AML) regulations, the purchaser will be required to satisfy the vendor on the source of funds used to complete the transaction.

CONTACTS

Nick Armstrong
Mobile 07740 961 592
Email nick.armstrong@ryden.co.uk

Ford Swanson
Mobile 07770 223 196
Email ford.swanson@ryden.co.uk

Ryden

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