

TO LET



ON BEHALF OF



FORTH PORTS

**Yard Space
Leith Docks
Edinburgh
EH6 7TX**

- 24 hour security with gated access
- Located within Edinburgh's Leith Docks
- Extends to 0.53 acres

LOCATION

The subjects are located within the Leith district of Edinburgh, approximately two miles to the north-east of Edinburgh City Centre.

More specifically, the subjects are located at the most northerly point within Leith Docks accessed via Bath Road and occupies a prominent position with panoramic views across Edinburgh and Fife.

DESCRIPTION

The subjects comprise a surfaced yard.

ACCOMMODATION

We estimate the subjects extend to the following approximate area 0.53 acres.

RENTAL

£20,000 per annum.

RATEABLE VALUE

TBC.

LEGAL EXPENSES AND VAT

Each party to bear their own legal expenses.

EPC

Not applicable.

VIEWINGS

All viewings strictly by prior arrangement with Graham + Sibbald on 0131 240 5311.



To arrange a viewing contact:



Keith Watters

Partner

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Surveyor

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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: April 2019