



**6 DOCK PLACE
EDINBURGH**



TO LET

Office Suites with Car Parking

Suites from 1,420 sq. ft. To 7,683 sq. ft.

Total Square Footage 9,481 sq. ft.

LOCATION

The subjects are situated on the west side of Dock Place approximately 50 yards from Commercial Quay, which forms part of Commercial Street, Leith's main thoroughfare. See plan for precise location.

DESCRIPTION

The building forms a stone built former warehouse which has been extensively refurbished.

The building which is of stone construction is built over four storey and attic and has the benefit of a lift.

There is at ground floor level a toilet for disabled. There are toilets off the hallways at each level.

All The accommodation is open plan.

First Floor

The accommodation extends to **1,743 sq. ft.** This suite has its own meeting room and separate kitchen.



Meeting Room Mezzanine Floor

Second Floor

The accommodation extends to **3,200 sq. ft.** This area could be easily subdivided to form two smaller suites of **1,814 sq. ft.** and **1,420 sq. ft.** Each area has its own kitchen facility. There is a connecting spiral staircase between the second and the third/mezzanine floor.

All the office suites are heated by electric central heating.



Second Floor



Third Floor

Third Floor and Mezzanine

The third floor comprises two interconnecting offices which can easily be subdivided. The northmost suite extends to on third floor **1,746 sq. ft.** with a mezzanine floor above of **807 sq. ft.** giving a total of **2,553 sq. ft.**

The southmost office at third floor extends to **1,279 sq. ft.** and a mezzanine floor above of **651 sq. ft.** giving a total of **1,930 sq. ft.**

The total at third and mezzanine level is **4,483 sq. ft.**

It should be noted that the northmost suite also has a spiral staircase connecting it with the second floor. This can be blocked off, but at the present moment the third and second floors can be combined to give a total of **7,683 sq. ft.**

Energy Performance Rating / F

RENTAL

Rent available on request. Rental is subject to VAT



Third and Mezzanine Floor



Meeting Room Mezzanine Floor

LEASING TERMS

The subjects are available for a negotiable term of years.

SERVICE CHARGE

The accommodation has a service charge for heating and lighting the communal areas which includes toilets stair/reception and lift.

CAR PARKING

Externally there is a car park for 14 Cars.



Car Park

RATEABLE VALUE

We have been informed by the Local Assessors Department that the property is assessed for rating purposes as follows:

1F2 **£19,400**

The second, third and mezzanine floors are currently one rateable value **£72,500**. If the floors are to be leased separately the Assessor will need to re assess.

Further information on the Rateable Value can be obtained by inserting the address into:

[Scottish Assessors \(saa.gov.uk\)](http://saa.gov.uk)

VIEWING AND FURTHER INFORMATION

By appointment through the letting agents Allied Surveyors Scotland Plc

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Email: iain.mercer@alliedsurveyorsscotland.com

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PROPERTY MISDESCRIPTION ACT 1991

1. The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change, we will inform all enquirers at the earliest opportunity.
2. Date of publication 1st March 2023.
3. Unless otherwise stated all prices and rents are quoted exclusive of Value Added Tax. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction