

Ryden

TO LET / MAY SELL

SELF CONTAINED OPEN
PLAN OFFICE BUILDING

10,711 SQ.FT (995 SQ.M)



QUAY HOUSE
142 COMMERCIAL
STREET, LEITH
EDINBURGH
EH6 6LB

AVAILABLE IMMEDIATELY

DEDICATED CAR PARKING
SPACES

RECENTLY REFURBISHED

ARRANGED OVER GROUND
AND FIRST FLOOR

LOCATION

The premises occupy a prominent location on Commercial Street, a principal East-West arterial route in the heart of Leith. Leith is a thriving location offering a vibrant mix of residential, retail and office premises. The Shore area is one of Scotland's principal fine dining destinations with The Kitchin and Martin Wishart, both Michelin starred restaurants, located in the immediate vicinity.

Situated approximately 3-miles North of the city centre, Leith is served by an excellent public transport network with bus connections to all areas of the city located directly outside the property. In addition, the Edinburgh Tram extension, now up and running links Newhaven to the City Centre and on to Edinburgh Airport. The property is served by the nearby tram stop at Ocean Terminal.

The property is adjacent to Victoria Quay, the 377,000 sq ft headquarters of the Scottish Government and also Commercial Quay, an 85,000 sq ft retail and office development. Nearby occupiers include Visit Scotland, Scottish Wildlife Trust and Cello Signal / The Leith Agency.

Amenities in the area are excellent with the Ocean Terminal retail and leisure complex within 5-minutes walking distance, as is The Shore, home to numerous well-established restaurants,

cafes and bars along with The Malmaison hotel, further complimenting the local amenities.

DESCRIPTION

The property comprises a self-contained two-storey converted bonded warehouse building which provides attractive open plan office accommodation.

The property has undergone recent redecoration, benefitting from the following specification:

- Secure Entry Phone System
- Male, Female and Disabled WC's
- Gas Central Heating
- Kitchen / Tea - Prep Facilities on each floor
- Shower

ACCOMMODATION

The premises provides the following accommodation on a Net Internal basis:

FLOOR	SQ M	SQ FT
GF EAST	274	2,949
GF WEST	290	3,122
1F EAST	216	2,325
1F WEST	212	2,282
1F TEA PREP & STAFF AREA	3	33
TOTAL	995	10,711

There a total of **30 dedicated car parking spaces** at the property along with a bike shelter.

TERMS

Our client is seeking a single occupier for the property although there may be an opportunity to discuss lettings on individual suites.

The quoting rent is £160,665 p.a. and further details are available on application.

Alternatively, our client will consider offers for the heritable interest in the whole building.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC 'D' rating.

RATEABLE VALUE

The current cumulative Rateable Value for the property plus associated car parking is £121,000. This results in current rates payable (2023/24) of £63,404.

VAT

All figures quoted are exclusive of VAT which will be payable at the prevailing rate.

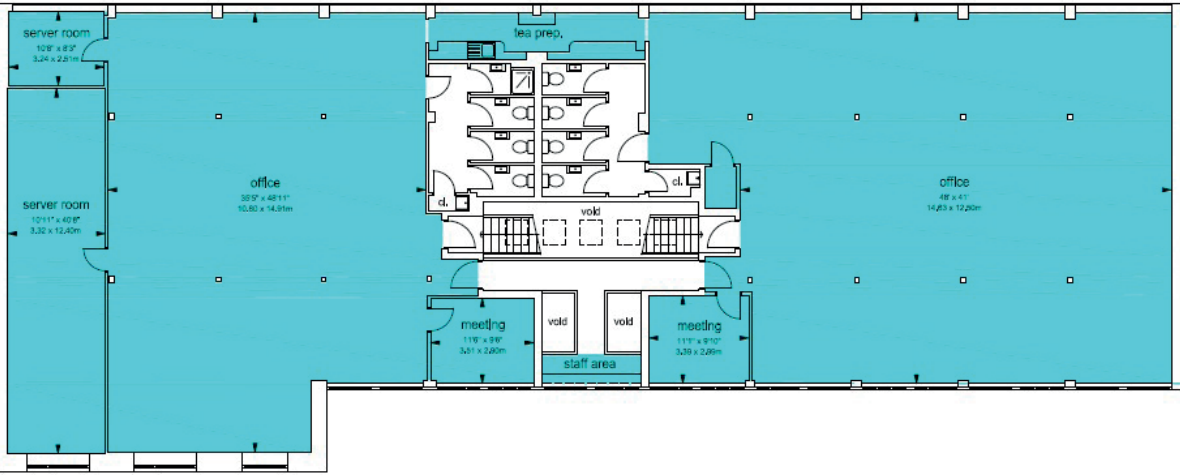
LEGAL COSTS

Each party will be responsible for their own legal costs in this transaction. In the normal manner, the ingoing tenant will be liable for any LBTT, registration dues and VAT thereon.

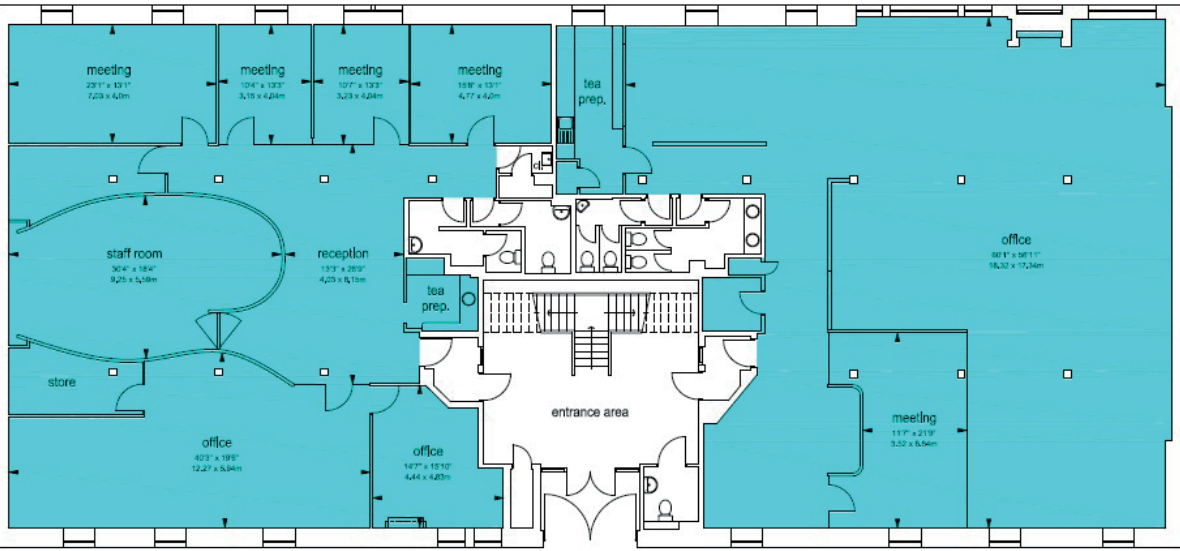
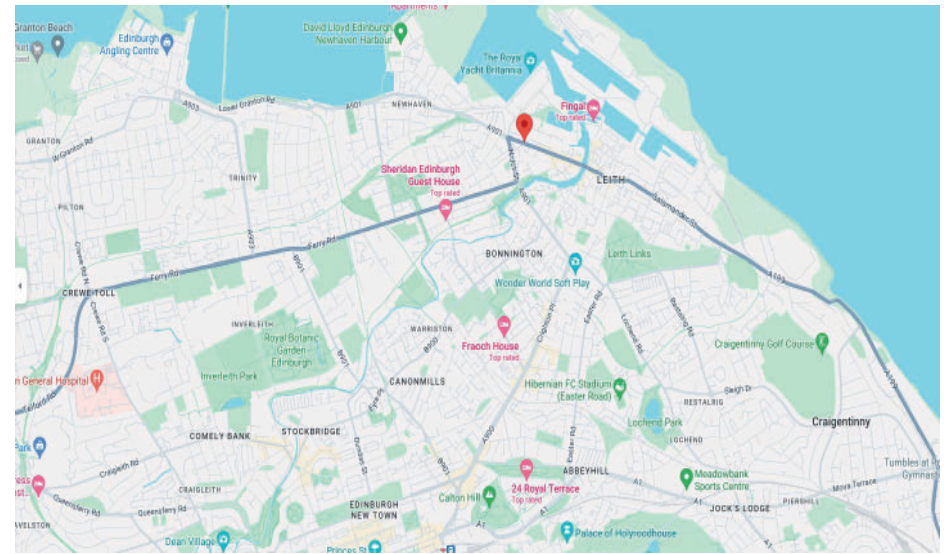
VIEWING & FURTHER INFORMATION

Strictly by appointment with the sole letting agents.





first floor plan 1:100 @A2



ground floor plan 1:100 @A2



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CAR PARKING**

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EH6 6LB**

GET IN TOUCH

Viewing is strictly by arrangement with the sole selling agents:

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Ryden

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 the 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 whatsoever in relation to this property. **February 2024**

