

# Ryden

**TO LET**

**OPEN PLAN OFFICE  
ACCOMMODATION OVERLOOKING  
THE WATER OF LEITH  
2,134 SQ FT (198 SQ M)**



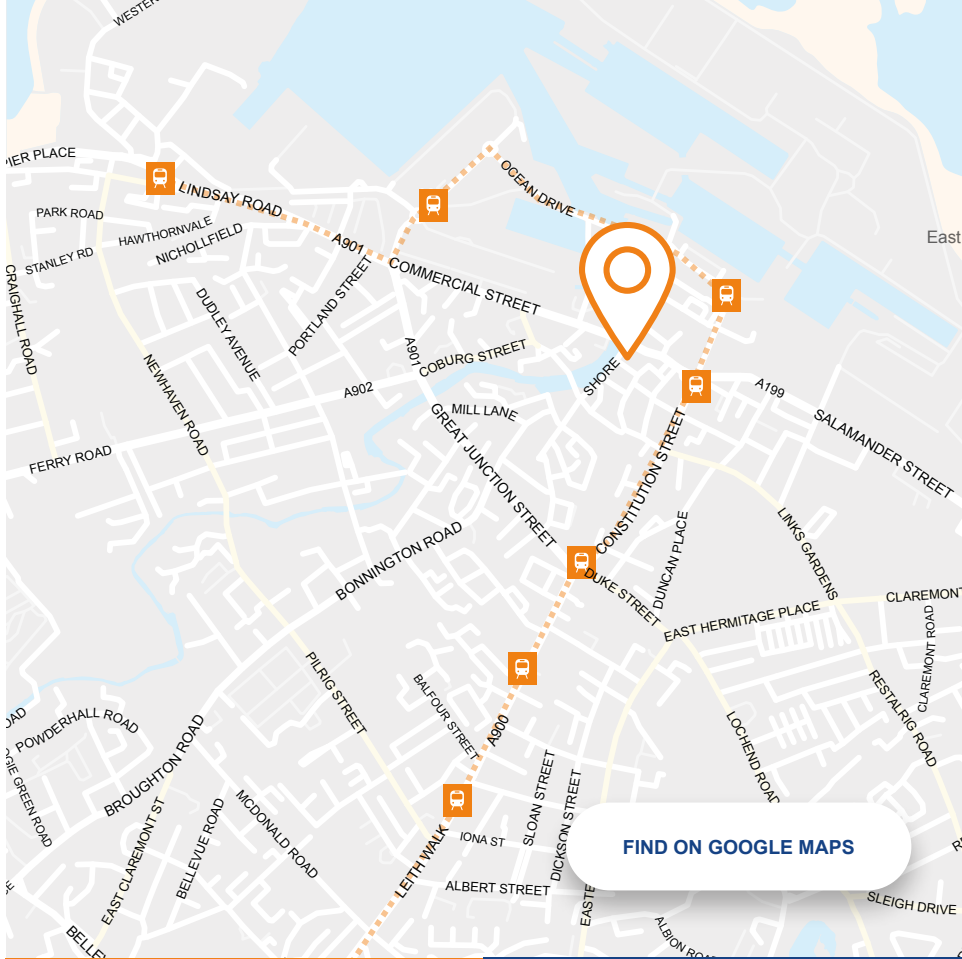
**WATERVIEW HOUSE  
37 SHORE  
LEITH  
EDINBURGH  
EH6 6QU**

**1ST FLOOR OPEN PLAN  
OFFICE SUITE WITH  
EXISTING FIT-OUT**

**DEDICATED SECURE  
CAR PARKING**

**PROMINENT POSITION  
WITH VIEWS OVER THE  
WATER OF LEITH**

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## BENEFITS FROM SUPERB LOCAL AMENITIES AND PUBLIC TRANSPORT CONNECTIONS

### LOCATION

The subjects are situated on Shore approx 50 yards to the South of its junction with Bernard Street / Commercial Street (Leith's main thoroughfare). The Shore area is renowned as a popular destination for food & drink within Edinburgh and there are a wide variety of award winning bars and restaurants in the immediate vicinity. Leith regularly features in Top 10 Lists of "coolest" neighbourhoods across the country and it is easy to see why. The location has also been recently further enhanced with the extension of the Edinburgh Tram which runs nearby, connecting Newhaven to Edinburgh Airport via the city centre.

### DESCRIPTION

The subjects comprise the first floor within a prominent five storey building facing onto the Water of Leith. The accommodation is arranged over four floors and has the benefit of a glass feature lift.

### ACCOMMODATION

The property provides 2,134 sq ft (198 sq m) of net internal accommodation plus 4 dedicated car parking spaces in the secure car park located to the rear of the building along with access to a shared bicycle store. Each floor has its own dedicated male and female toilet accommodation, shower facilities and kitchen/tea prep area.

### TERMS

The first floor offices plus associated car parking spaces are available at a rent of £35,000 per annum exclusive for a term to be agreed.

### SERVICE CHARGE

Common costs in connection with the running of the property are recovered on a pro-rata basis. Each suite is sub-metered for gas and electricity.

### ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating of "C".

### BUSINESS RATES

In accordance with the Scottish Assessors, the current Rateable Value of the 1st floor is £25,900 which results in a current annual rates liability (2023/24) of £12,898.20.

### VAT

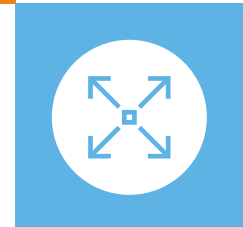
All figures quoted are exclusive of VAT, which will be payable where applicable at the prevailing rate.

### ENTRY

Immediate entry is available on conclusion of legal formalities.

### LEGAL COSTS

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







**THE SECURE  
CAR PARK  
LOCATED TO THE  
REAR OF THE  
BUILDING ALONG  
WITH ACCESS  
TO A SHARED  
BICYCLE STORE**





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EH6 6QU**

# GET IN TOUCH

Viewing is strictly by arrangement with the sole letting agents.

### Iain Taylor

T 07884 322 759

E [iain.taylor@ryden.co.uk](mailto:iain.taylor@ryden.co.uk)

### Kyle Wright

T 07425 478 303

E [kyle.wright@ryden.co.uk](mailto:kyle.wright@ryden.co.uk)

EDINBURGH

7 Exchange Crescent

EH3 8AN

0131 225 6612

[ryden.co.uk](http://ryden.co.uk)

# 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 this 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.**

