

TO LET

SELF CONTAINED OFFICE BUILDING WITH DEDICATED CAR PARKING

Ryden



**QUAY HOUSE,
142 COMMERCIAL STREET,
LEITH, EH6 6LB**

10,711
SQUARE FEET

995
SQUARE METRES

GET IN TOUCH

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Viewing is strictly by arrangement with the sole letting agent

EDINBURGH

7 Exchange Crescent
EH3 8AN
0131 225 6612



ryden.co.uk



QUAY HOUSE 142 COMMERCIAL STREET LEITH

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. Construction is also underway on the Edinburgh Tram extension, scheduled to be up and running early 2023 which will link Newhaven to the City Centre and on to Edinburgh Airport. The property will be served by a nearby tram stop at nearby 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 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	SIZE (SQ M)	SIZE (SQ FT)
GF EAST	274	2,949
GF WEST	290	3,122
1ST FLOOR EAST	216	2,325
1ST FLOOR WEST	212	2,282
1ST FLOOR TEA PREP & STAFF AREA	3	33
TOTAL	995	10,711

There a total of 30 dedicated car parking spaces at the property.

LEASE TERMS

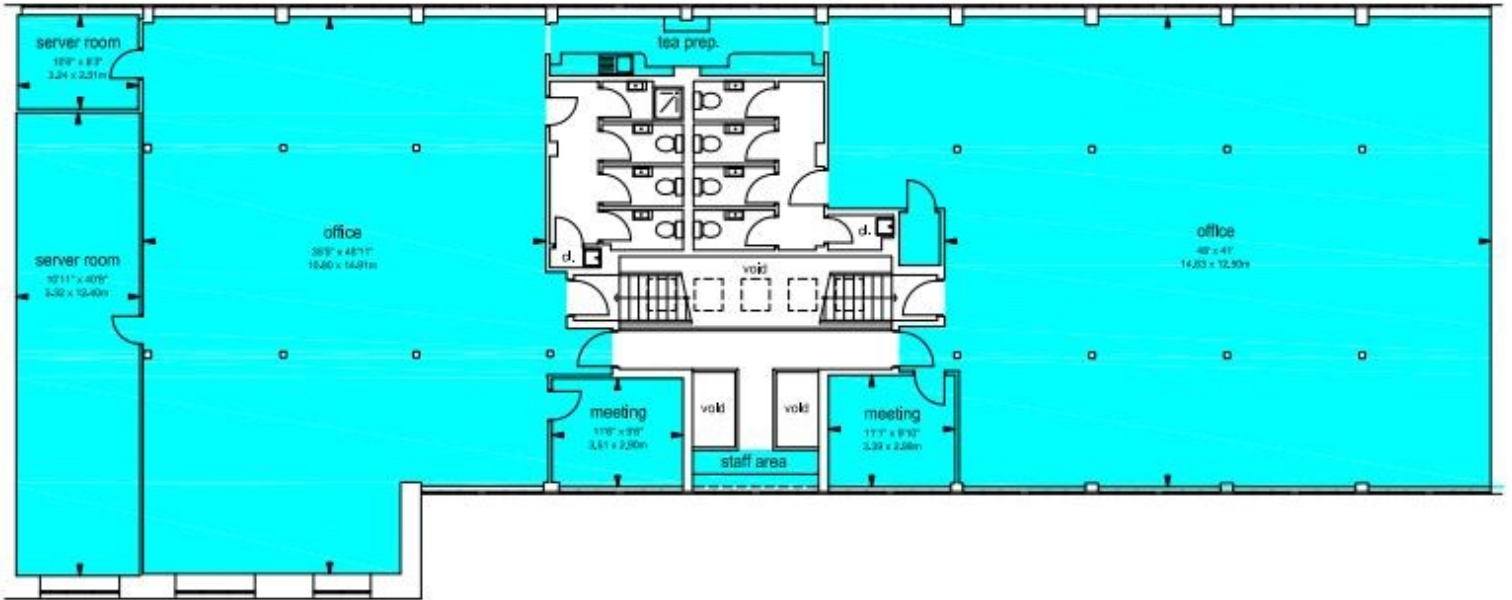
Our client is seeking a single occupier for the property although there may an opportunity to discuss short-term lettings on individual suites. Further details available on application.

ENERGY PERFORMANCE CERTIFICATE (EPC)

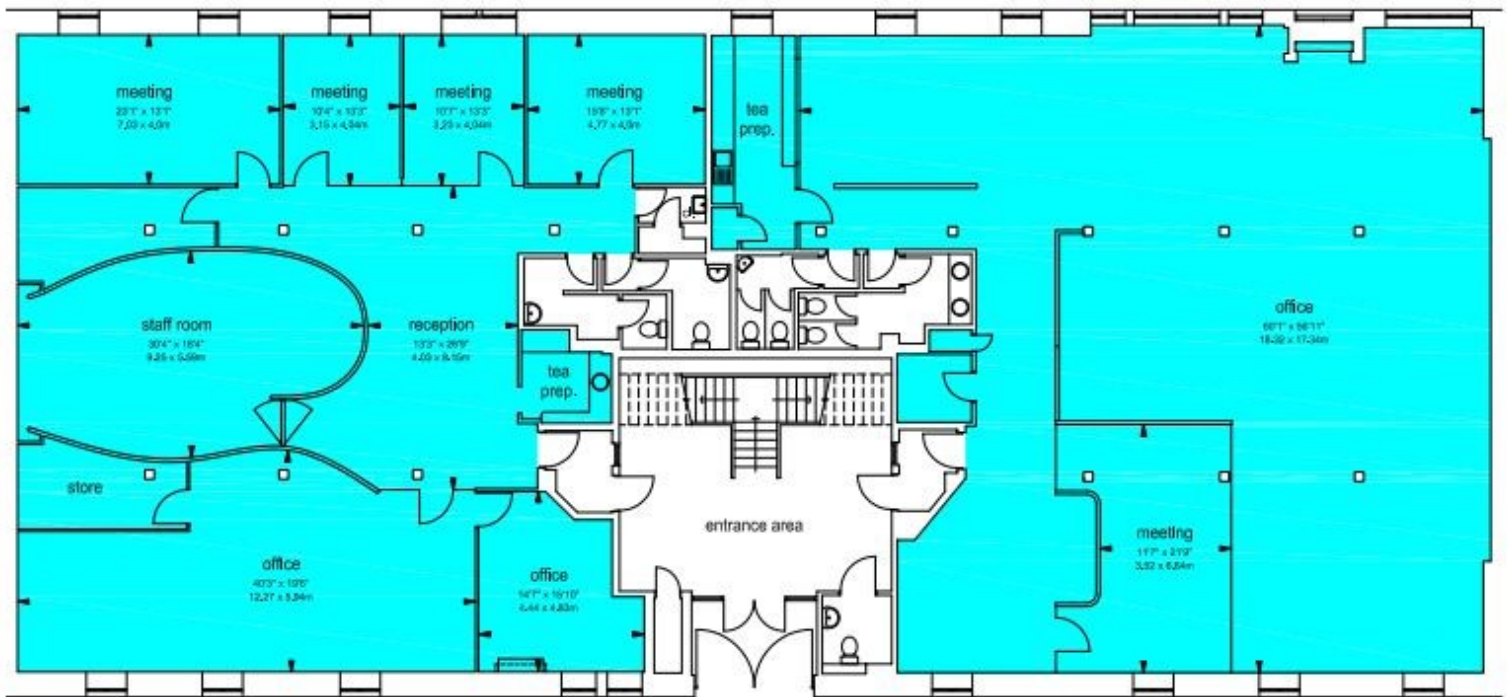
The property has an EPC 'D' rating.

RATEABLE VALUE

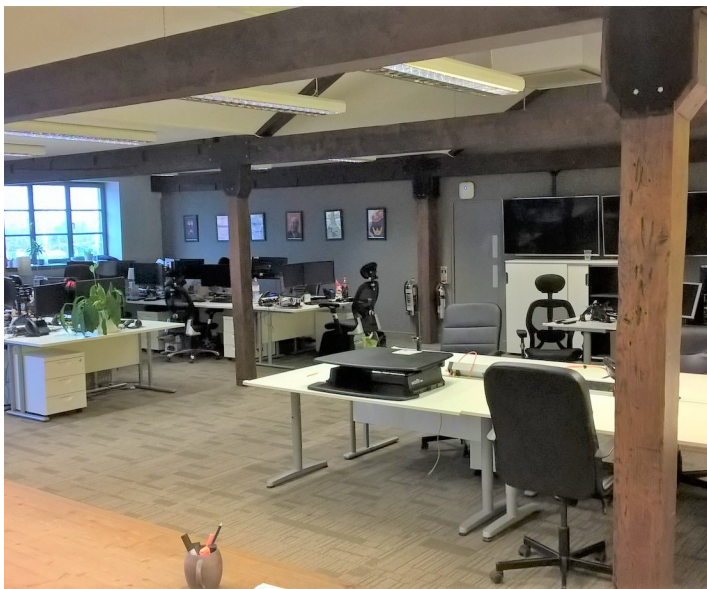
The current cumulative Rateable Value for the property plus associated car parking is £114,850. This results in current rates payable (2020/21) of £60,181.40.



Indicative First Floor Plan



Indicative Ground Floor Plan



VAT

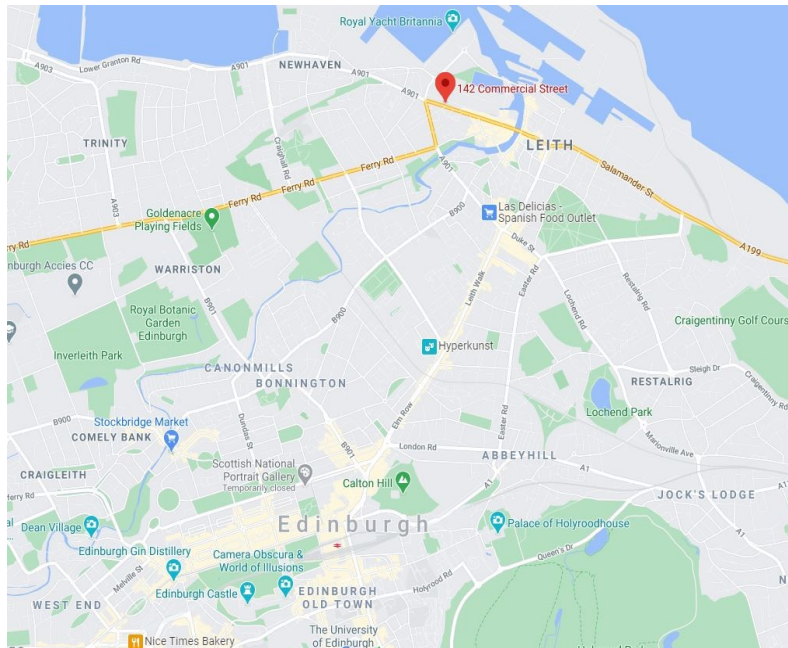
All figures quoted are exclusive of VAT which will be payable at the prevailing rate.

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 joint letting agents.



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