

OPEN PLAN OFFICE

- > FIRST FLOOR OFFICE
- > LOCATED IN THE HEART OF LEITH, EDINBURGH
- > COMBINATION OF OPEN PLAN OFFICE SPACE, MEETING ROOM AND DIRECTORS OFFICE
- > PREMISES EXTENDS TO 133 SQM / 1,433 SQFT
- > OFFERS OVER £22,000 PER ANNUM
- > FREE ON-STREET CAR PARKING
- > IN CLOSE PROXIMITY TO ABUNDANCE OF STAFF AMENITIES



TO LET

81 SHORE, EDINBURGH, EH6 6RG

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LOCATION

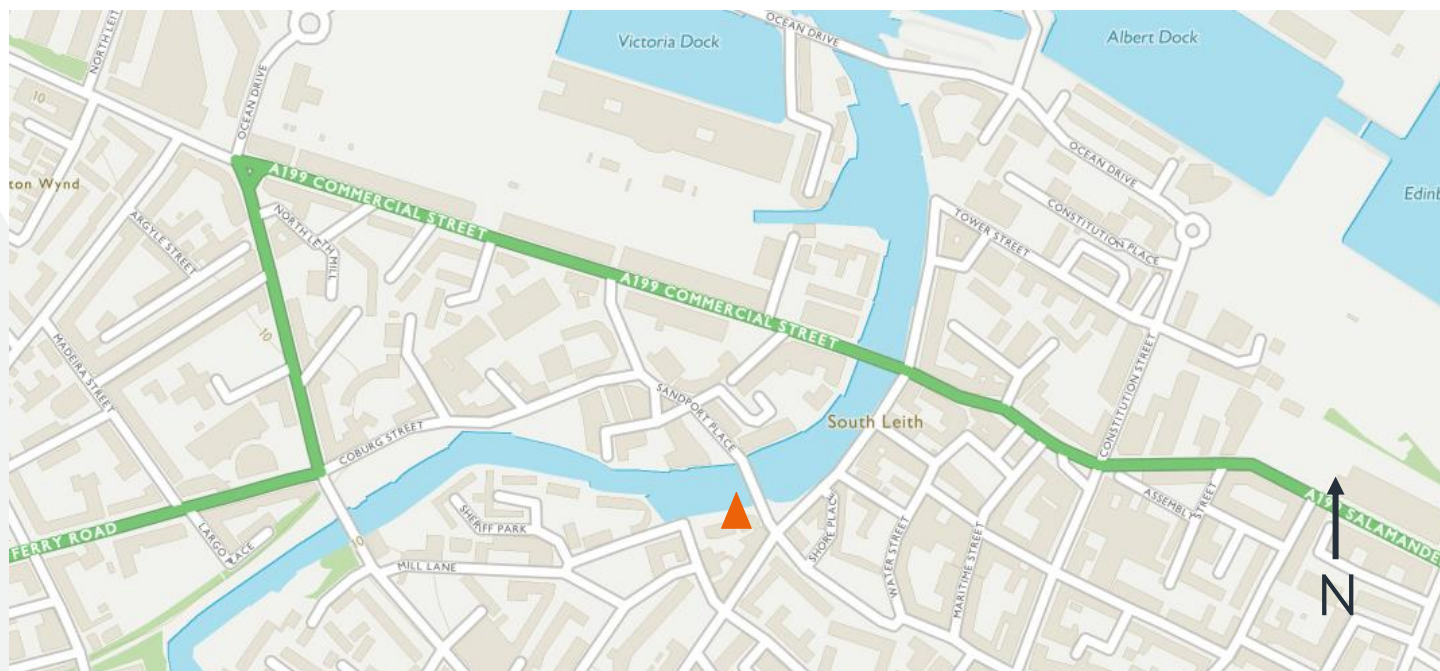
81 Shore is well located in the heart of Edinburgh's Leith Shore district, specifically via Parliament Street and Coalhill. The shore is a popular residential and office location and benefits from good transport links with the city centre as well as free on street parking. Leith is shortly to benefit from the extended Newhaven tram link which will link Leith with the city centre as well as Edinburgh Airport. 81 Shore has an abundance of nearby staff amenities including Aldi Supermarket, Mimi's Bakehouse, Innis & Gunn Bar, Pizza Geeks and Ocean Terminal.

DESCRIPTION

The property comprises a modern development which benefits from both office and residential accommodation. The property is accessed via a self-contained stairwell which allows private access into the first floor offices.

Internally, the property boasts a large open plan office space with views over The Water of Leith as well as directors office, boardroom and kitchen tea prep facilities. The property also benefits from a extensive storage space as well as separate male and female toilets.

The office is located in an area with free car parking outside the office on the water of Leith that staff and visitors can benefit from.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 12 Atholl Crescent, Edinburgh, EH3 8HA. Tel: 0131 225 1234

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ACCOMMODATION	SqM	SqFt
First Floor	133	1,433
TOTAL	133	1,433

The areas above have been calculated on a net internal area basis in accordance with the RICS Property Measurement Professional Statement (Second Edition, January 2018) incorporating the International Property Measurement Standards.

RATEABLE VALUE

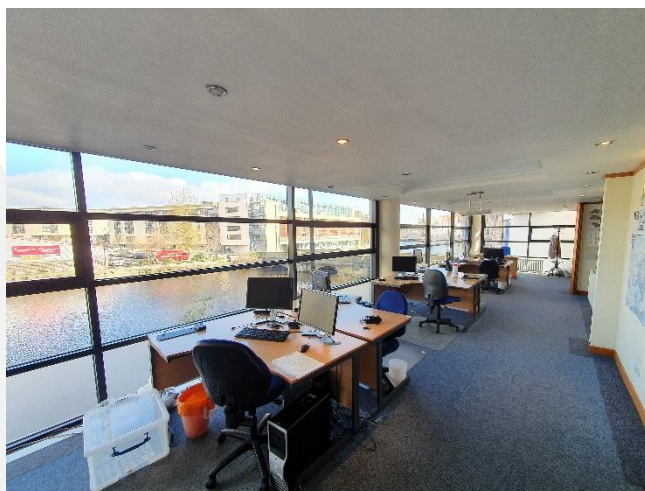
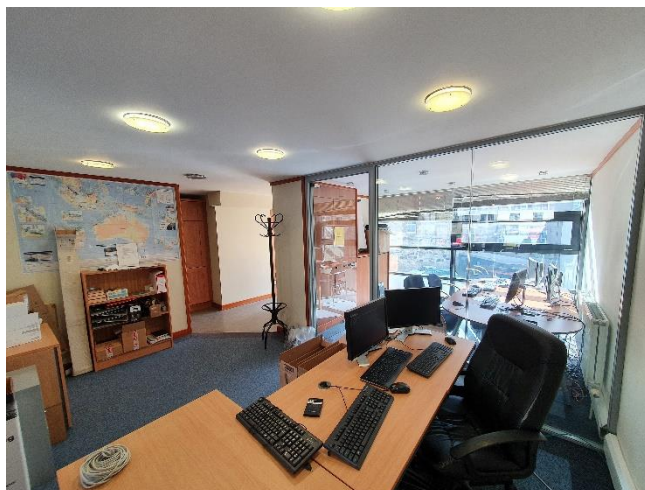
The subjects are entered into the valuation roll as the £17,300 resulting in annual payable rates of approximately £6,357 subject to tenant circumstances.

PRICE

The subjects are offered on a full repairing and insuring basis for a new lease, incorporating regular rent reviews at offers over £22,000 per annum (£15psf).

LEGAL COSTS

Each party to bear their own legal costs in the documentation of this transaction; however the incoming tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.



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