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**COM
MER
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QUAY
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**A LANDMARK
OFFICE, RETAIL
AND LEISURE
DEVELOPMENT
LOCATED AT
THE HEART OF
THE SHORE
AREA IN LEITH**



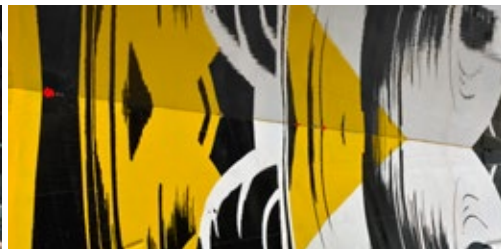
A VIBRANT LEISURE DESTINATION IN THE HEART OF LEITH

Commercial Quay lies at the heart of the popular shore area of Leith – a vibrant Edinburgh neighbourhood, only 3 miles north of the City Centre.

Commercial Quay is also home to a mix of cafés, bars and restaurants including Café Tartine and Quay Commons. Award winning fine dining can be experienced at Tom Kitchin's eponymous Edinburgh restaurant, The Kitchin.



A SPACE IN WHICH TO WORK, SHOP AND RELAX



TO WORK A UNIQUE OFFICE SPACE

Formerly a bonded warehouse serving Leith docks, Commercial Quay has been converted to provide high quality, contemporary office, leisure and retail accommodation whilst retaining the character and charm of this 85,000 sq ft (7,900 sq m) category A listed building.



The office suites are arranged across four buildings offering modern, open-plan space from 1,750 sq ft to 7,250 sq ft. Other occupiers already located at Commercial Quay include The Leith Agency, Inova Geophysical, Blonde Digital, Thomson Reuters, Royal Haskoning DHV and Ajenta.



“THE WATERSIDE PROMENADE AT COMMERCIAL QUAY IS A PERFECT LOCATION FOR THE TEAM AT AJENTA. BEING RIGHT IN THE HEART OF LEITH, IT’S IDEALLY LOCATED FOR ACCESS TO SOME OF THE BEST RESTAURANTS AND CAFÉS IN EDINBURGH BUT WITH A MORE RELAXED ATMOSPHERE THAN YOU’D GET IN THE CITY CENTRE”

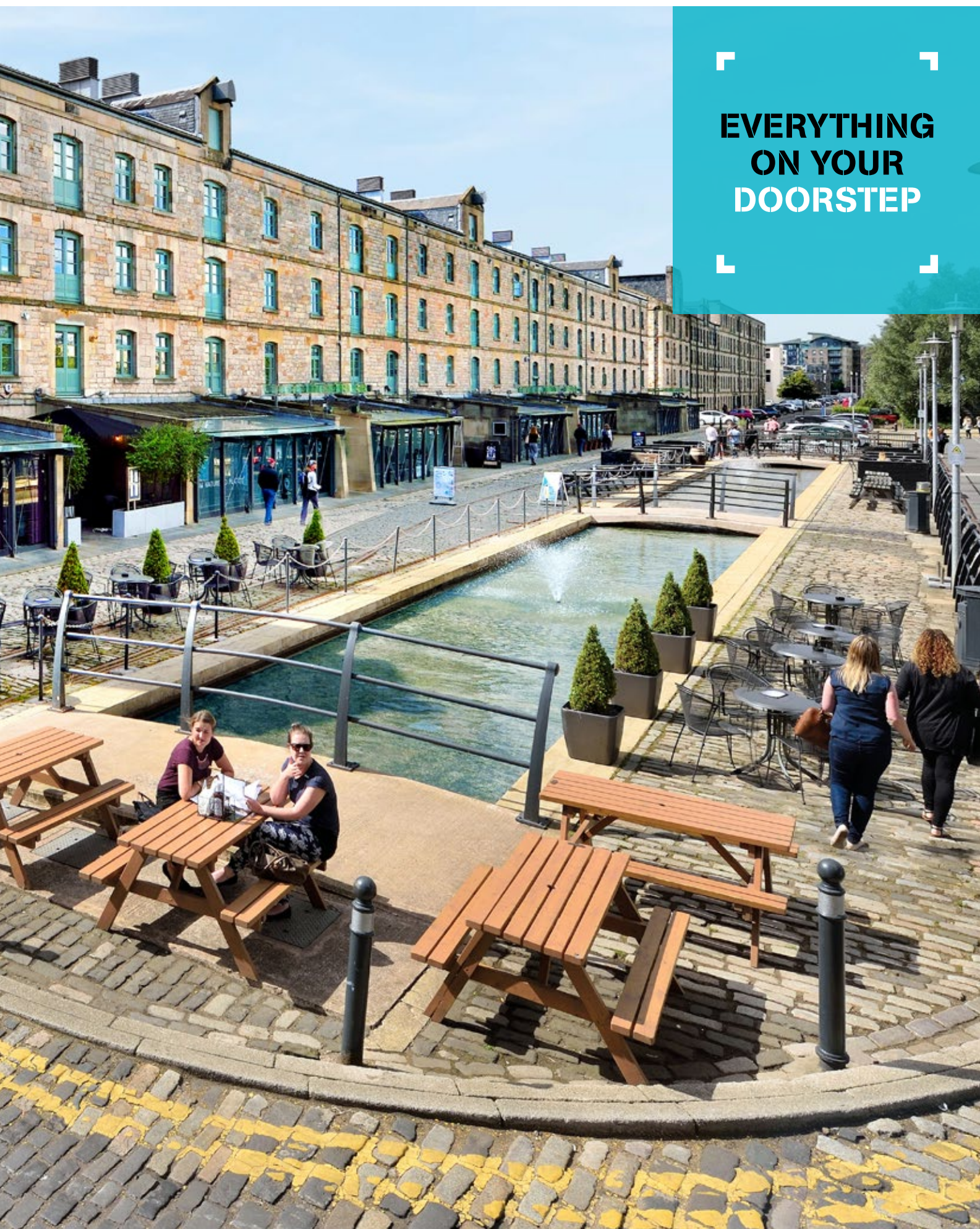
JOHN WILSON, AJENTA

- Passenger lifts to all floors
- Air-conditioned suites available
- Generous on-site car parking
- Cycle racks
- On-site security/CCTV





CQ



**EVERYTHING
ON YOUR
DOORSTEP**



A THRIVING COMMERCIAL LOCATION

Destination				
The Shore	1 min	1 min	< 1 min	2 min
Ocean Terminal	3 min	5 min	3 min	9 min
Waverley Station	9 min	17 min	18 min	45 min
Edinburgh Airport	23 min	54 min	-	-

Transport links in the area are good and Commercial Quay benefits from a high frequency bus service running from Leith into the city centre, with bus stops positioned immediately outside Commercial Quay.



ON THE DOORSTEP: WHO'S IN LEITH

The area boasts an excellent array of amenities ranging from well-established restaurants, cafés, bars and hotels to shopping and leisure all within a 5-minute walk from Commercial Quay.

OCCUPIERS

- 01 Scottish Government
- 02 Ocean Point
 - VisitScotland
 - Energy Savings Trust
 - Mastercard
 - RPS
- 03 Scottish Wildlife Trust
- 04 St Andrew's First Aid
- 05 Mearns & Co

OTHER AMENITIES

- Mimi's Bakehouse
- Sofi's Bar
- Flux
- Lioness of Leith
- La Cerise
- Compass Bar
- Anfora Wine Bar
- The Biscuit Factory
- Roseleaf Bar Café

RETAIL

- 01 Tiso
- 02 Sports Warehouse
- 03 Ocean Terminal
 - Debenhams
 - M&S Simply Food
 - H. Samuel
 - Boots
 - EE
 - O2
- Game
- GAP
- New Look
- H&M
- Schuh
- The Body Shop
- Vision Express
- Waterstones
- White Stuff
- 04 Sainsbury's Local
- 05 Kinloch Anderson

LEISURE

- 01 Malmaison
- 02 The Shore
 - The Ship on The Shore
 - Fishers
 - The Kings Wark
 - Pizza Express
 - Martin Wishart
- 03 Giuliano's
- 04 The Barologist
- 05 Holiday Inn Express
- 06 Britannia Spice
- 07 Commercial Quay
 - The Kitchen
 - Café Tartine
 - Quay Commons
 - Papillon
- 08 Royal Yacht Britannia
- 09 Ocean Terminal
 - Pure Gym
 - Wagamama
 - VUE Cinema
 - Costa
 - Starbucks
 - Pizza Express
 - View Restaurant
 - Frankie & Benny's
 - Zizzi
- 10 Fingal (Floating 5★ Hotel)



Significant commercial development within Leith in recent years has seen the location develop and expand from an IT and Media hub, to a business location for a range of occupational sectors. Key occupiers within Leith now include Toshiba, Mastercard, The Energy Savings Trust and VisitScotland. The Scottish Government's 377,000 sq ft headquarters building is situated immediately opposite Commercial Quay.

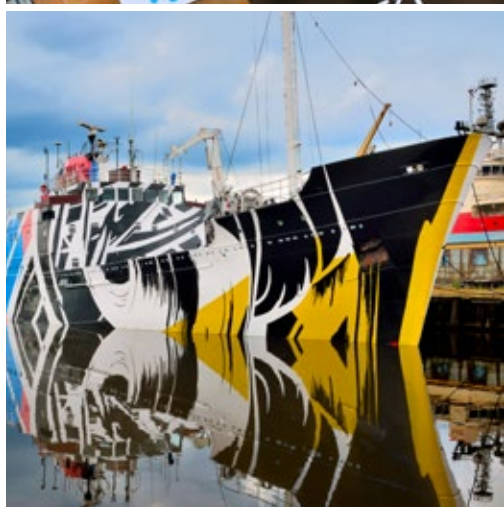
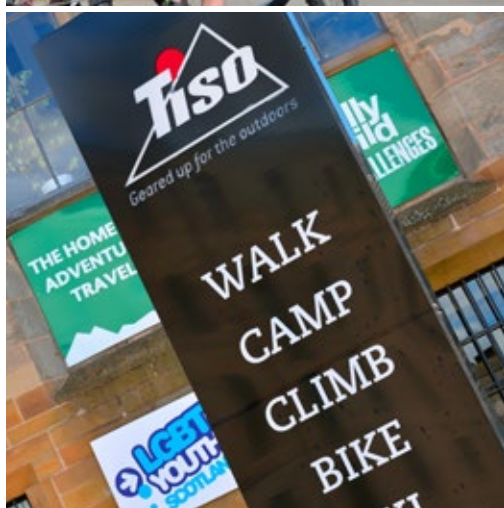
PLAY SPACE FOR GROWN UPS



DO WHAT
YOU LOVE...
AND DO A LOT
OF IT

COMMERCIAL QUAY

THOSE WHO
WORK HARD,
ALSO LIKE
TO PLAY HARD



FOR MORE INFORMATION CONTACT...

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LEISURE AND RETAIL

EYCO

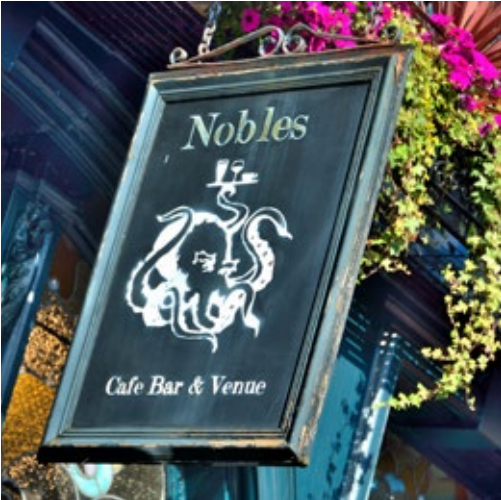
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