



**ALLIED
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SCOTLAND**

Tel. 0131 357 4455 X @AlliedEdinburgh
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TO LET

6 Dock Place, Leith, Edinburgh, EH6 6LU

- ✓ Affordable office space within B-listed former bonded warehouse
- ✓ Lift access and secure entry system
- ✓ Close to The Shore's wide range of cafes, bars and restaurants
- ✓ 10 minute walk from The Shore tram stop
- ✓ On site car parking available

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



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LOCATION

Dock Place is located in Commercial Quay just off Commercial Street in Edinburgh's Leith district, approximately 4 miles north-east of Edinburgh city centre. Specifically, it is situated in the popular 'Shore' area which enjoys excellent transport connectivity and a wide range of local amenities.

The building is four-storey and attic category-B listed building of stone construction with commercial units in the ground floor. It is west facing and overlooks the bars and restaurants of Commercial Quay and a Scottish Government building at Victoria Quay.

Existing office occupiers in Dock Place are BLS International, Edinburgh Business Consulting and Turning Point Scotland with nearby commercial occupiers including Waterman Solicitors, Teuchters Landing and The Kitchen.

DESCRIPTION

The subjects comprise open plan office accommodation arranged over three storey and mezzanine contained within a category B-listed, stone built former bonded warehouse.

The first floor is occupied in part by BLS International and Edinburgh Business Consulting with one small office currently available.

The second floor is now let to Turning Point Scotland.

The third floor and mezzanine contains two inter-connecting suites which are sub-divided to form a north suite of 1,746 sq ft with a mezzanine of 807 sq ft and a south suite. The south suite is now let.

There is a lift serving all floors of the building with a secure door entry system.

CAR PARKING

There is a fenced car park to the front of the building capable taking up to 14 cars.

RENT

Quoting rents are available on request. All rent is subject to VAT.

TERMS

The premises are available on flexible terms for immediate occupation where the landlord is willing to grant License to Occupy contracts for short-term lettings and standard leases for longer-term occupation.

SERVICE CHARGE

There is a building service charge of approximately £1.90 per sq ft to include: insurance, lift servicing and maintenance, cleaning of common parts and landlord's electricity.

ACCOMMODATION AND FLOOR PLANS

According to our recent measurement survey the premises contain the following approximate net internal areas:

	Sq M	Sq FT	Sub-Division Options
First Floor (1F1A)	49	527	n/a
Second Floor	NOW LET	NOW LET	NOW LET
Third Floor & Mezzanine	237	2,553	

A north suite of 1,746 sq ft with a mezzanine of 807 sq ft. The south suite is now let.

Total Net Internal Area 286 3,080

UTILITIES

The property is served by mains electricity and mains water with sub-metering in place for electricity. Further details on the services in the building available on request.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have numerous entries with 1F1A listed as £6,000 and the second, third and mezzanine floors listed as 2F-3F £75,700 effective 1st April 2023. If the floors are leased separately the Assessor would be required to reassess. Occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme. The uniform business rate for the current year is £0.498 pence in the pound.

The property is served by mains gas, electricity and water.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is F.

A copy of the recommendation report is available on request.

ANTI-MONEY LAUNDERING

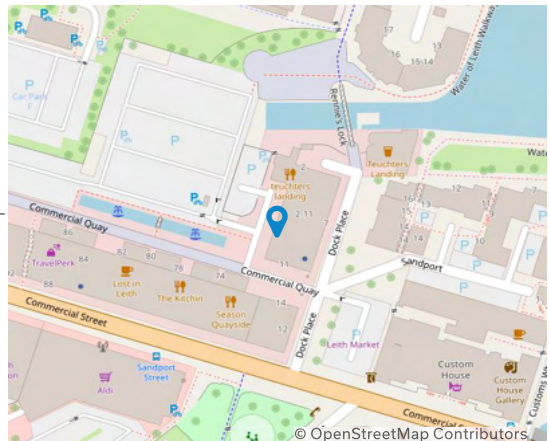
The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before any transaction can proceed.

LEGAL COSTS

Each party shall bear their own legal costs with the eventual tenant liable for any Registration Dues or LBT on thereon.

ENTRY

Upon completion of a formal missive under Scots Law or License to Occupy and payment of a deposit.



VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agents Allied Surveyors Scotland Ltd

Iain W. Mercer BA, AssocRICS | Tel. 0131 357 4455 | 07713 626 887

iain.mercer@alliedsurveyorsscotland.com

Bernadetta Majewska BSc (Hons), MRICS | Tel. 0131 357 4455 | 07917 924 112

Bernadetta.Majewska@alliedsurveyorsscotland.com

