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TO LET

1F1A, 6 Dock Place, Leith, Edinburgh, EH6 6LU

- ✔ Open plan first floor office within an imposing B-listed building
 - ✔ Benefits from lift access and allocated car parking
 - ✔ Close to a wide range of cafes, bars and restaurants
 - ✔ 10-minute walk from 'The Shore' tram stop
 - ✔ Approximate Net Internal Area of 49 sq m (527 sq ft)

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 and Edinburgh Business Consulting with nearby commercial occupiers including Waterman Solicitors, Teuchters Landing and The Kitchin.

DESCRIPTION

The subjects are contained at first floor level within a category B-listed, stone built former bonded warehouse.

The office provides open plan office space overlooking Commercial Quay with carpet tile floor coverings, wall mounted electric heating and ceiling mounted light fittings.

In the common parts directly outside there is a kitchen shared with suite 1b and toilet facilities adjacent to the main stairwell and lift

1 car parking space is allocated to the office.

ACCOMMODATION

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

49 sq m (527 sq ft)

RENT

Our client is seeking rent offers over £8,000 per annum plus VAT.

TERMS

The premises are available on flexible terms for immediate occupation where a License to Occupy will be granted by the landlord.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects are listed as (1F1A) 6 Dock Place and have a Rateable Value of £6,000 effective 1st April 2023. 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.

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.

UTILITIES

The property is served by mains electricity and water with the metered electricity costs shared with office 1b and split on an apportioned basis.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is pending.

A copy of the recommendation report is available on request.

ANTI-MONEY LAUNDERING

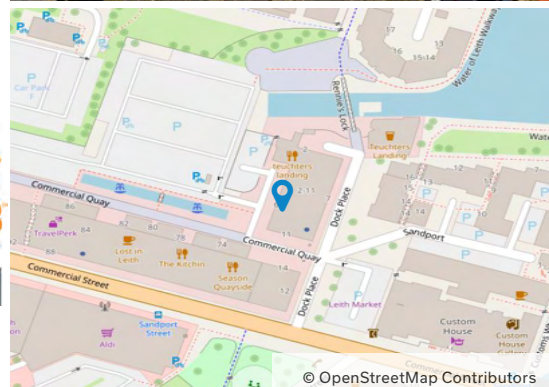
The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective 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 LBTT thereon.

ENTRY

Upon completion of a formal missive under Scots Law.



VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agents Allied Surveyors Scotland plc.

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