



**ALLIED
SURVEYORS
SCOTLAND**

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TO LET

61 Ocean Drive, Waterfront Plaza, Leith, Edinburgh, EH6 6BH

- ✔ A self-contained and fully fitted office ready for occupation
 - ✔ Suitable for Class 1A and Class 4 Business uses
 - ✔ Adjacent to Ocean Terminal shopping centre
 - ✔ Potential for 100% rates relief
- ✔ Approximate Net Internal Area of 42.17 sq m (454 sq ft)

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



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LOCATION

Waterfront Plaza is situated on Ocean Drive in the Leith area of Edinburgh some 4 miles north-east of the city centre.

The principal route of access to Ocean Drive is from Commercial Street which runs through Leith's Shore area.

The location enjoys excellent transport connections with a variety of bus routes passing by whilst the Ocean Terminal tram stop is only 500 yards from the front door.

Nearby commercial occupiers include: Irish Dude Coffee & Food, Physiotherapy and Sports Injury Clinic and X Creative Collaboration.

DESCRIPTION

The subjects comprise a new build office unit situated on the ground floor of a five-storey residential block facing onto Ocean Drive.

The premises has been fitted to a high standard as an office with painted plasterboard walls, hard wood flooring, perimeter data trunking, BT fibre broadband and LED lighting tracks. It benefits from a double-window glazed frontage and space for prominent signage above.

Heating is by modern, wall mounted electric panel radiators whilst to the rear of the unit is a DDA compliant WC and a fitted kitchen.

ACCOMMODATION

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

42.17 sq m (454 sq ft)

RENT

Our client is seeking rental offers over £11,000 per annum to grant a new lease.

TERMS

The premises are available for immediate lease on full repairing and insuring (FRI) terms for a period to be agreed.

TOWN PLANNING

We understand the property benefits from Class 1A and Class 4 Business use classes.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £7,400 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.

UTILITIES

The property is served by mains electricity and water.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is B.

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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