



**ALLIED  
SURVEYORS  
SCOTLAND**

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[www.alliedsurveyorsscotland.com](http://www.alliedsurveyorsscotland.com)



## TO LET

### Unit 4, 7 Sandport Place, Leith, Edinburgh, EH6 6EU

- ✔ Rarely available warehouse premises in Leith with 3 parking spaces
- ✔ Benefits from office, warehouse and extensive mezzanine accommodation
  - ✔ 5m eaves, 7m to apex and one 2.4 metre wide roller shutter door
  - ✔ Available for entry from 1st July 2025
- ✔ Extends to an approximate gross internal area of 301 sq m (3,204 sq ft)



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## LOCATION

The Leith area of Edinburgh is located approximately 4 miles to the north-east of the city centre and enjoys good public transport links.

The subjects are located in a mixed commercial and residential area on Sandport Place adjacent to the Water of Leith at its junction with Quayside Street.

Local amenities are available within a short walk including a wide array of bars, cafes and restaurants at The Shore.

Nearby occupiers include: Roseleaf Bar Café, Plumbase, Aldi, Mimi's Bakehouse and Café Truva.

## DESCRIPTION

The subjects comprise a mid-terrace warehouse premises of steel frame construction and concrete floor contained within metal exterior cladding.

The property is entered off a private car park to the front shared with nearby businesses. There are 3 allocated car parking spaces with the premises.

A short flight of steps leads down into the unit currently arranged with various partitioned work areas, offices, stores and staff facilities set beneath an extensive mezzanine.

To the rear of the warehouse is one roller shutter door approximately 2.4 metres wide leading out to a shared yard which is also accessed off Quayside Street.

## ACCOMMODATION

According to our recent measurement survey the approximate gross internal area of the subjects is:

Ground Floor	177	1,905
Mezzanine	124	1,335
Total Gross Internal Area	301	3,240

## RENT

Our client is seeking rental offers over £26,000 per annum to grant a new lease.

## TERMS

Our client is looking to lease the property on full repairing and insuring (FRI) terms for a minimum period of 5 years.

## UTILITIES

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

## RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects has a Rateable Value of £15,000 effective 1st April 2023. The uniform business rate for the current year is £0.498 pence in the pound.

Occupiers may be eligible for rates relief through the small business bonus scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating is currently pending.

## LEGAL COSTS

Each party shall bear their own legal costs with the eventual tenant liable for any Land and Building Transaction Tax (LBTT) and Registration Dues.

## VIEWING AND FURTHER INFORMATION

By contacting either of the sole letting agents: Allied Surveyors Scotland Ltd.

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

[iain.mercer@alliedsurveyorsscotland.com](mailto:iain.mercer@alliedsurveyorsscotland.com)

Bernadetta Majewska Bsc (Hons), MRICS | 0131 357 4455 | 07511 499 420

[bernadetta.majewska@alliedsurveyorsscotland.com](mailto:bernadetta.majewska@alliedsurveyorsscotland.com)

