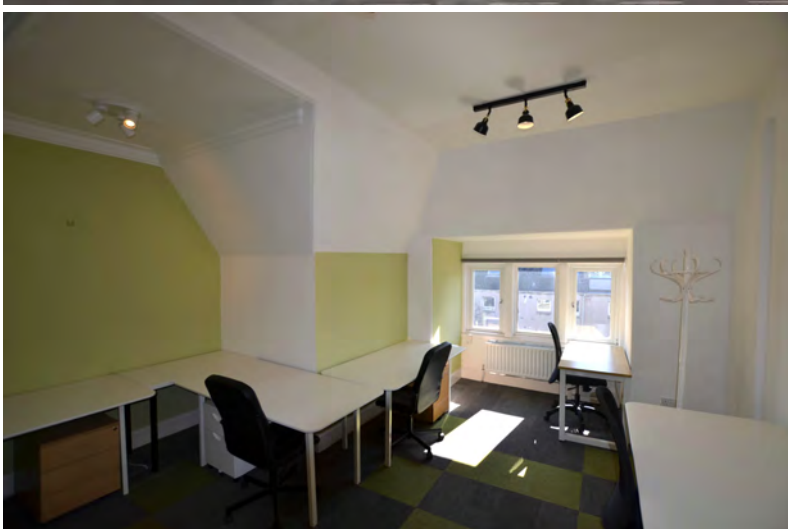




**ALLIED
SURVEYORS
SCOTLAND**

Tel. 0131 357 4455 [@AlliedEdinburgh](#)
www.alliedsurveyorsscotland.com



TO LET

2nd Floor, Ocean House, 108 Commercial Street, Leith, Edinburgh, EH6 6NF

- ✓ Attractive office premises with two allocated car parking spaces
- ✓ Fully furnished with two offices, a boardroom and kitchen
- ✓ Situated close to bars, restaurants and cafes in Commercial Quay and The Shore
- ✓ Qualifies for 100% rates relief
- ✓ Extends to an approximate net internal area of 81.12 sq m (873 sq ft)

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



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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 on the north side of Commercial Street, a principal thoroughfare connecting the areas of Granton and Newhaven with Leith's Shore area.

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

Nearby occupiers include: Edinburgh Science Festival, Chamberlain McBain and Tom Kitchen.

DESCRIPTION

The subjects are arranged over the second floor of a three storey, stone built category-B listed building formerly the Leith Nautical College.

Main entrance access is from the rear of the building, entering off the car park into a shared entrance lobby.

The office is well presented, fully furnished and benefits from underfloor data trunking with two open plan offices, a boardroom, comms room, kitchen and WCs.

Two allocated parking spaces are in the large car park to the rear.

ACCOMMODATION

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

81.12 sq m (873 sq ft)

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

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

bernadetta.majewska@alliedsurveyorsscotland.com

RENT

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

TERMS

Our client is looking to lease the property on flexible terms for a period to be agreed.

UTILITIES

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

VAT

We understand the property is elected for VAT.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects has a Rateable Value of £7,200 effective 1st April 2023. The uniform business rate for the current year is £0.498 pence in the pound.

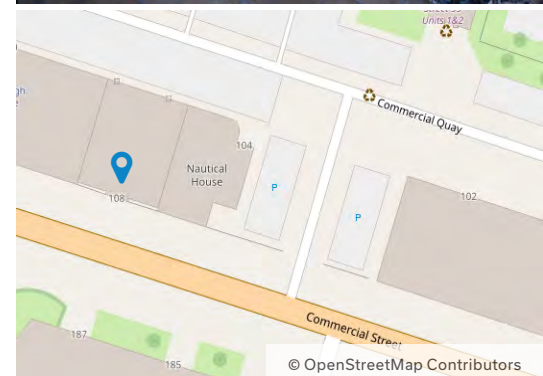
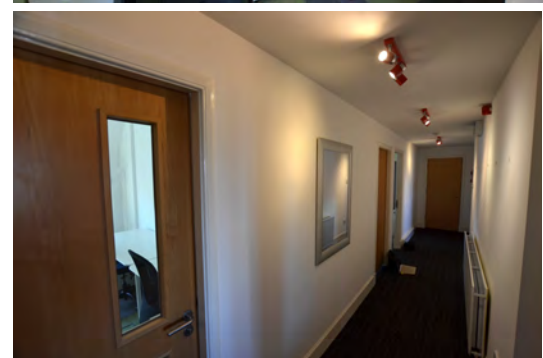
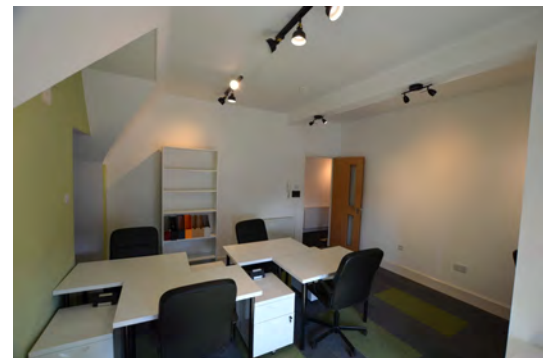
Occupiers may be eligible for rates relief through the small business bonus scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating is C.

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.



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