



TO LET

5A Portland Gardens, Leith, Edinburgh, EH6 6NQ

- ✔ Well-presented office premises in a popular residential development
 - ✔ Suitable for a wide range of Class 1A uses
 - ✔ 5 minutes' walk from Ocean Terminal tram stop
- ✔ Available from 1st July 2025 / Qualifies for 100% rates relief
- ✔ Approximate Net Internal Area of 38.88 sq m (419 sq ft)



**ALLIED
SURVEYORS
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Tel. 0131 357 4455 @AlliedEdinburgh
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LOCATION

The Leith area of Edinburgh lies approximately 4 miles north-east of the city centre.

Portland Gardens is situated within a popular, modern residential development situated close to the Ocean Terminal shopping centre. It is accessed just off A901 which extends from Commercial Street.

Situated on the edge of the Shore, Portland Gardens has access to a wide range of cafes, bars and restaurants with shopping amenities available in Ocean Terminal.

Parking and bus routes are available in the vicinity whilst the nearest tram stop is Ocean Terminal accessible within a 5 minute walk.

DESCRIPTION

The subjects comprise an office premises suitable for Class 1A uses forming the ground floor of a six-storey residential block of apartments.

The office is well-presented and entirely open plan with a triple window frontage, hard wood floor, recessed LED downlighters and wall mounted electric heating.

To the rear of the premises is an area of storage and a DDA compliant WC with a plumbing connection for a washing machine.

ACCOMMODATION

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

38.88 sq m (419 sq ft)

RENT

Our client is seeking rental offers over £8,000 per annum.

VIEWING AND FURTHER INFORMATION

By contacting the sole letting agent: Allied Surveyors Scotland Ltd.

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RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £4,000 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.

UTILITIES

The property is served by mains electricity and water.

LEGAL COSTS

Each party shall bear their own legal costs with the eventual purchaser liable for any Registration Dues or LBTT thereon.

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.

ENTRY

Upon completion of a formal missive under Scots Law.

