



**ALLIED
SURVEYORS
SCOTLAND**

Tel. 0131 357 4455  @AlliedEdinburgh
www.alliedsurveyorsscotland.com



TO LET

50 Coburg Street, Leith, Edinburgh, EH6 6HE

- ✔ Category B-listed, headquarters style office building with 5 parking spaces
 - ✔ Provides a mix of open plan and cellular accommodation
 - ✔ Only a short walk from The Shore's cafes, bars and restaurants
 - ✔ Available from 1st June 2026
- ✔ Extends to an approximate net internal area of 261.71 sq m (2,817 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 north-east of the city centre and enjoys excellent transport links.

The subject is located in a mixed residential and commercial area at the corner of Couper Street and Coburg Street, opposite a pedestrian access to the Water of Leith and Coalie Park.

Local amenities are available within a short walk towards The Shore where there is a wide range of cafes, bars and restaurants.

Nearby occupiers include Howden Insurance Brokers, Lind and Lime Gin Distillery, Leith Public Library and RGB Solutions.

DESCRIPTION

The subjects are B-listed and comprise a headquarters style office building arranged over two storeys with a separately accessed basement. The building, which occupies an angled corner site, enjoys an outlook over the Water of Leith.

The interior provides a mixture of open plan office space, meeting rooms, private offices, and stores over ground and first floor. Staff facilities such as kitchens and WCs are available on both levels.

Original features including a pink granite and arched main entrance door, oak staircase, oak framed doorways, cornicing, and arched windows can be seen throughout the property.

To the left of the main entrance is a vehicle pend providing access to allocated car parking.

ACCOMMODATION

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

261.71 sq m (2,817 sq ft)

VIEWING AND FURTHER INFORMATION

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

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RENT

Our client is seeking rental offers over £30,000 per annum to grant a new lease.

TERMS

Our client is looking to lease the property on an internal repairing and insuring (IRI) basis with flexible lease terms considered.

UTILITIES

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

CAR PARKING

There are 5 allocated car parking bays to the rear of the building with potential for additional unallocated parking depending on configuration.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects has a Rateable Value of £24,700, however this is increasing to £27,300 effective 1st April 2026. 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.

VAT

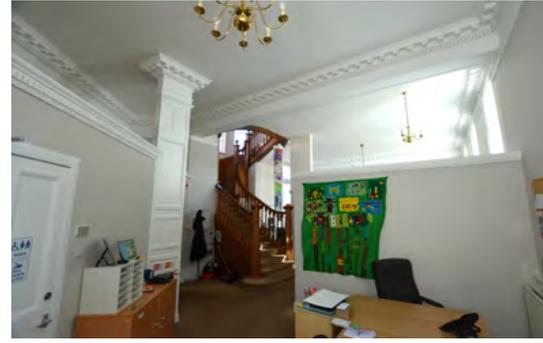
The property is not elected for VAT and will not be applicable.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating is available on request.

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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