



Cuthbert  
White



# To Let

First Floor, Self-Contained Office Suite  
2,629 sq ft / 244.24 sq m

**61 Shore Place**  
Edinburgh  
EH6 6RA

- Prominently positioned on The Shore
- Self-contained with dedicated access
- Good quality existing fitout to suit a variety of occupiers
- East facing roof terrace

## LOCATION

Situated in Leith's eclectic and picturesque Shore area, the property benefits from scenic waterfront views and a thriving array of restaurants, bistros, shops and bars nearby. The area is steeped in maritime history and also offers a dynamic mix of contemporary amenities, to include two Michelin starred restaurants, independent coffee shops, the popular Mimi's Bakehouse and a 4-star Malmaison Hotel.

The building is in a prime location for transport links, situated close to numerous Lothian bus routes. The Shore is also due to be serviced by the Leith to Newhaven tram route, which is currently under construction and due to be completed by 2023.

## DESCRIPTION

61 Shore Place provides first floor, open plan and contemporary office accommodation, which is self-contained and has its own dedicated access. The property provides excellent branding opportunities and there is good quality existing fitout, which will suit a variety of occupiers. The suite also benefits from:

- Good levels of natural daylight
- East facing roof terrace
- Large tea prep area
- Shower facilities
- Double glazing
- Perimeter trunking
- Existing intruder alarm





