





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:

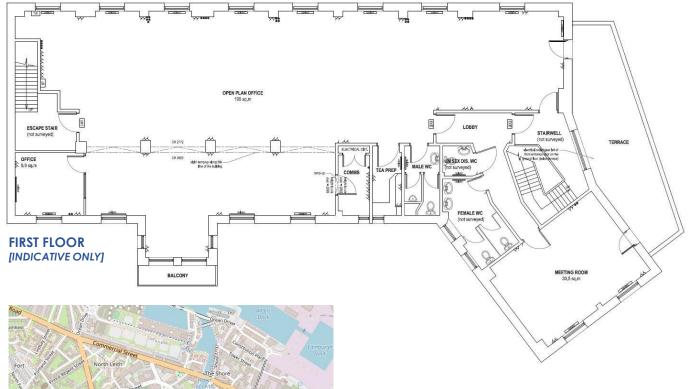
- Good levels of natural daylight
- East facing roof terrace
- Large tea prep area
- Shower facilities
- Double glazing
- Perimeter trunking
- Existing intruder alarm











LEASE TERMS

The suite is available to lease on a Full Repairing and Insuring basis on lease terms to be agreed.

ENTRY

Entry can be granted upon conclusion of legal missives.

SERVICE CHARGE

The suite has a competitive service charge and further details are available on request

VAT

VAT will be charged on rent and service charge at the prevailing rate.

CAR PARKING

There are two clear dedicated car parking space available with the property.

RATES

The accommodation has a current rateable value of £29,300. Interested parties are advised to make their own enquiries to the Lothian Valuation Joint Board.

LEGAL COSTS

Each party will be responsible for their own legal costs, with the ingoing tenant responsible for registration dues and any LBTT payable.

EPC

The property has an EPC rating of F.

VIEWING & FURTHER INFORMATION



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