



Cuthbert
White



To Let

Ground & Lower Ground Floor Office Suite
1,865 sq ft / 173.24 sq m

4 Shore Place
Edinburgh
EH6 6UU

- Located in the heart of Leith
- Self-contained, open plan office space with two meeting rooms
- Spacious boardroom
- Private car park with two allocated car parking spaces

LOCATION

The property is located on Shore Place, situated between Sand Port and Commercial Street within the heart of Leith's business district approximately 3 miles to the north of Edinburgh's city centre.

The subject premises is located in a well established commercial and residential neighbourhood within the vibrant shore area of Leith, home to a mixture of café, restaurants and offices.

Nearby and local occupiers include Mimi's Bakehouse, Toast, Martin Wishhart, Pizza Express and Leith Chophouse. There is also an Aldi Supermarket within 100m of the property.

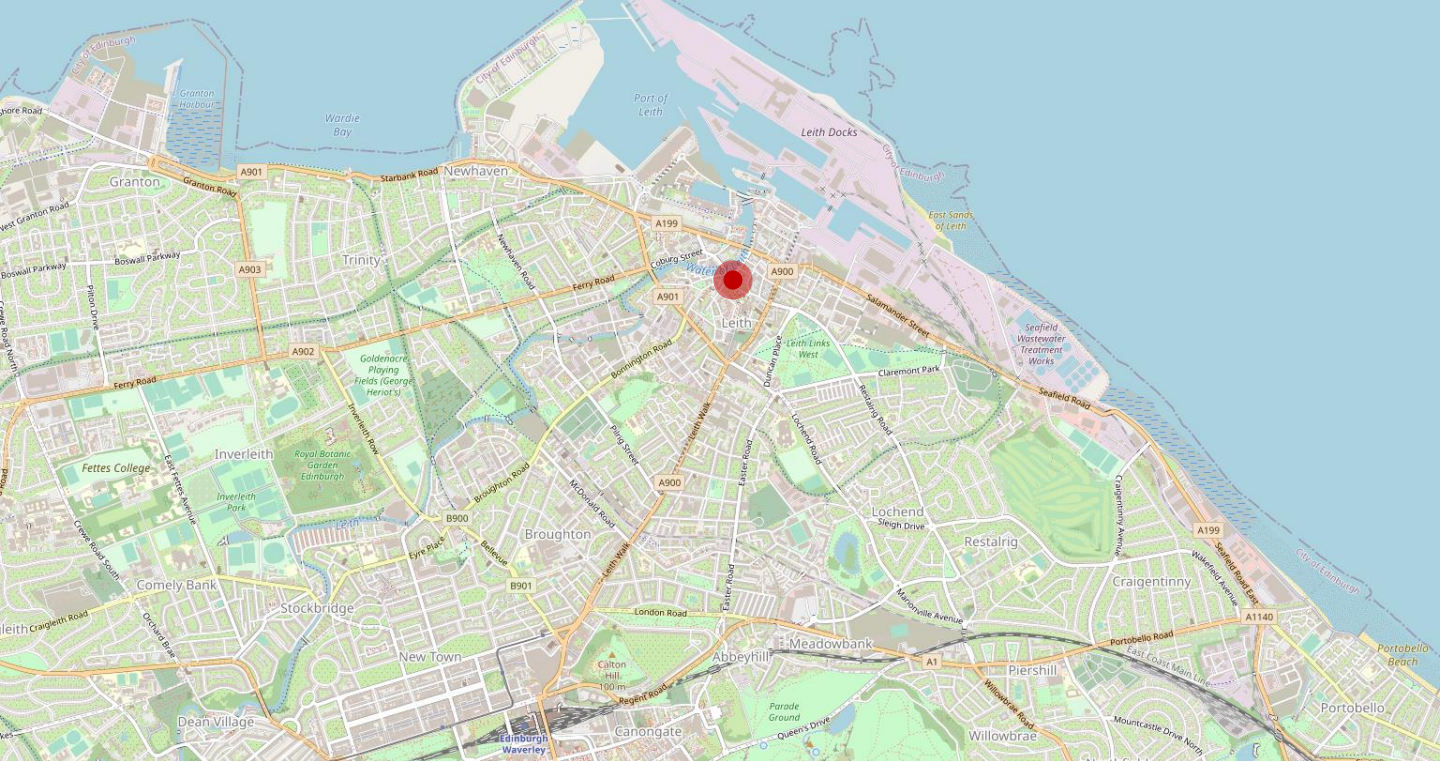
DESCRIPTION

The subjects comprise a self-contained office arranged over the ground floor and basement of a single storey stone built property. The ground floor benefits from an entrance reception area leading through to a bright open plan office space with two well proportioned meeting rooms, along with a tea preparation area and male, female and disabled WC facilities.

The basement, which is currently used as a board room, provides further space for an additional office area or store room.

The property also benefits from access to a private car park, with two dedicated car parking spaces.





ACCOMMODATION

The suite has a net internal area of 1,865 sq ft / 173.24 sq m.

	Sq Ft	Sq M
Ground Floor	1,553	144.24
Lower Ground Floor	312	29.0
TOTAL	1,865	173.24

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.

VAT

VAT will be charged on rent 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 £19,400. 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

Released on application.

VIEWING & FURTHER INFORMATION



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