



6 & 12 Geissler Drive, Leith,
Edinburgh, EH6 6AP

- Two rarely available units suitable for various uses
- Lies directly opposite one of Edinburgh's Largest shopping centres Ocean Terminal
- In walking distance from The Royal Yacht Britannia and The Port of Leith Distillery
- Available accommodation extending up to 885 sq ft (82.21 sqm)
- Quoting rent of £17,500 & £20,000 per annum (exclusive of VAT)

LOCATION

The subjects are located directly opposite one of Edinburgh's largest shopping centre Ocean Terminal, which is currently undergoing a large-scale redevelopment (Moving Forward — Ocean Terminal). The subjects front on to Ocean Drive being accessed just off the junction of Commercial Street and Lindsay Road (A901) offering a great transport links into all areas of the city centre.

The tram extension was completed in Spring 2023 which goes directly past the subjects offering further accessibility. Lying just to the rear of Ocean terminal is The Royal Yacht Britannia and recently opened is Scotland's first Vertical distillery Port of Leith both of which attract tourists year-round.

The area is undergoing a large scale redevelopment with the below projects under construction:

- Ocean Terminal Redevelopment — 531 apartments, hotel, leisure & community space
- Ocean Point 2 -112 apartments and a 404 bed student residence.
- Dockside — 373 apartments and 2 commercial units.

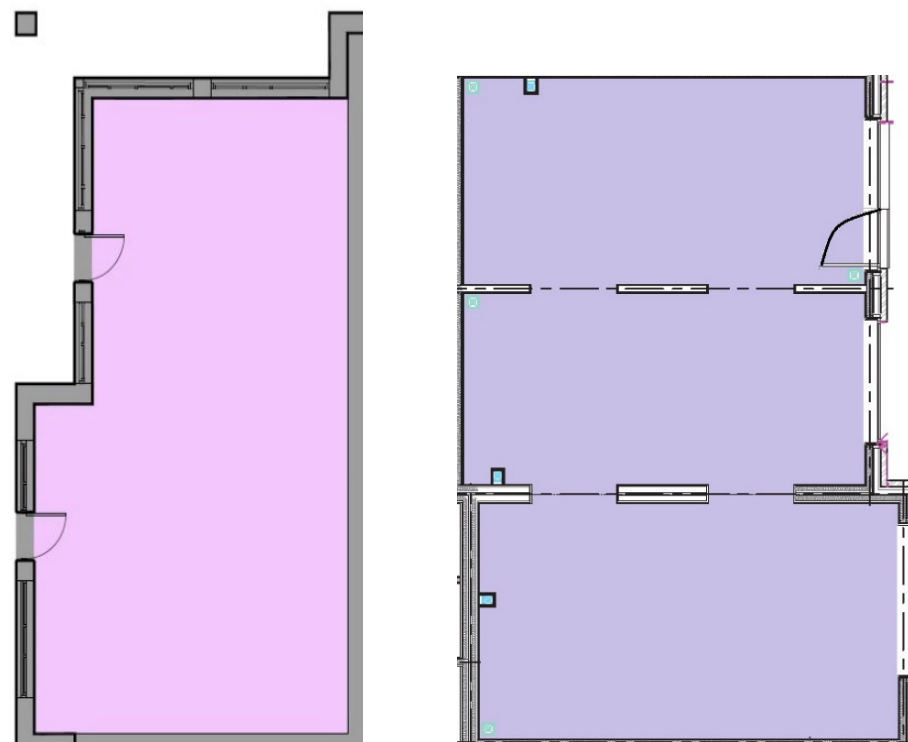


DESCRIPTION

The subjects comprise ground floor commercial units as part of the larger new development of high-quality apartments by CALA Homes. Each property has been built to a shell condition specification benefitting from double glazed frontages, water and electricity supplies.

More specifically, 6 Geissler Drive is located on the corner facing Ocean Terminal and 12 Geissler Drive is located on the walkaway into the wider residential development.

Due to its shell condition the units could be suitable for a variety of uses (Class 1a & 4).



6 Geissler Drive

12 Geissler Drive

*for indicative purposes only

ACCOMMODATION

The suites extend to the following Net Internal Areas:

Address	Sq M	Sq Ft
6 Geissler Drive	82.21	885
12 Geissler Drive	76.08	819

RATEABLE VALUES

Rates to be reassessed upon entry.

LEASE TERMS

We are quoting the below rental figures for each available unit:

Unit	Rent (exclusive of VAT)
6 Geissler Drive	£20,000 per annum
12 Geissler Drive	£17,500 per annum

EPC

Available on request.

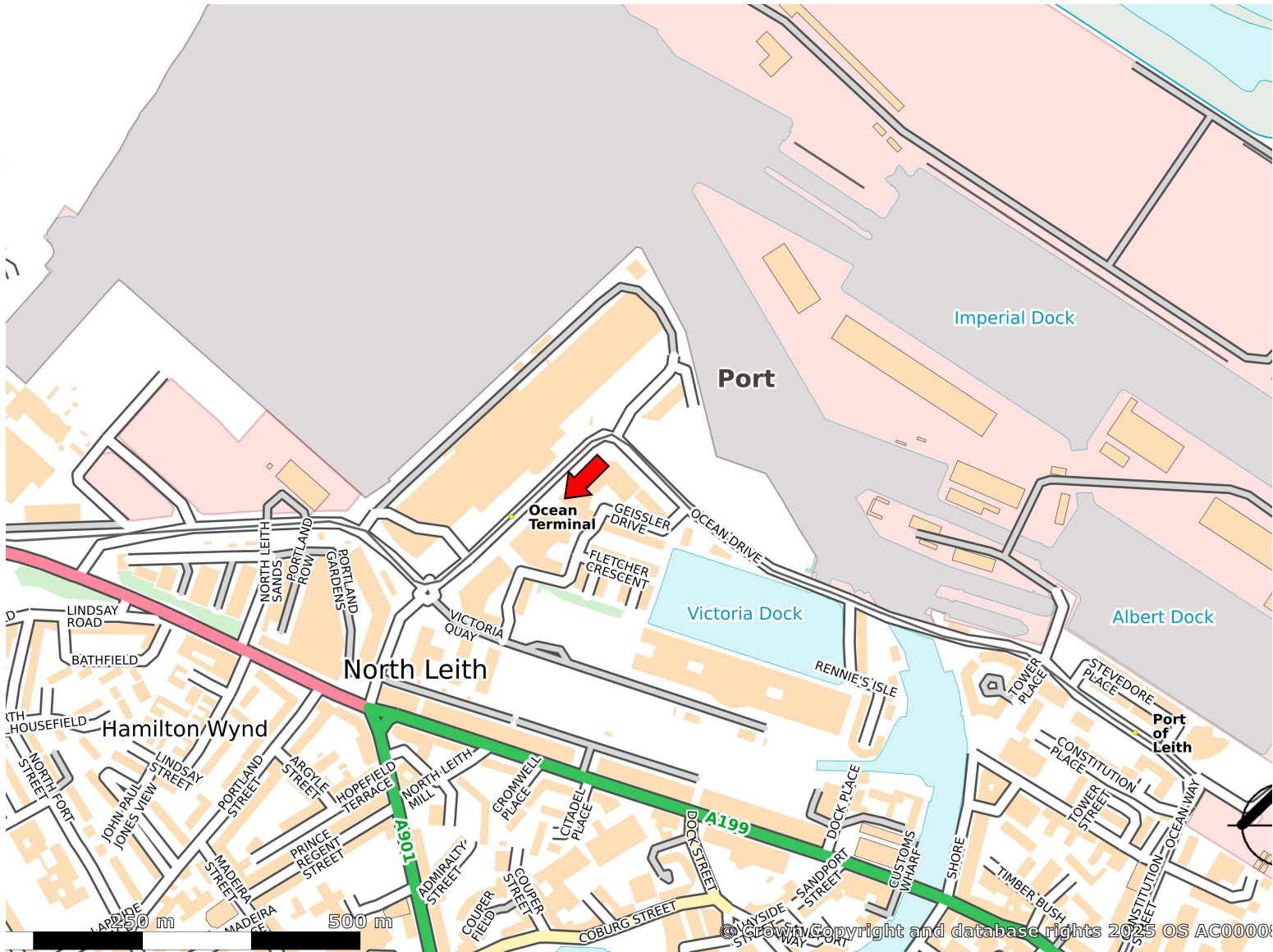
LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction with the ingoing Tenant being responsible for Land & Buildings Transactions Tax and registration dues incurred.

VAT

VAT will be charged at the prevailing rate.





To arrange a viewing please contact:



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6. Date of Publication: July 2025