

# Ryden

## TO LET

### FLEXIBLE WAREHOUSE & YARD SPACE OPTIONS



**3 MARINE  
ESPLANADE  
LEITH  
EDINBURGH  
EH6 7LU**

**WAREHOUSE  
SPACE FROM 5,000-  
65,000 SQ FT**

**YARD SPACE FROM 0.25  
ACRES UPWARDS**

**FLEXIBLE LEASE TERMS**

**COMPETITIVE RENTS**

**AVAILABLE IMMEDIATELY**

**FIND OUT MORE AT [RYDEN.CO.UK](https://www.ryden.co.uk)**



## LOCATION

3 Marine Esplanade is located within Edinburgh's popular Leith district, approximately 2.5 miles north east of the city centre.

The location is ideal for servicing Edinburgh, Leith and East Lothian. Marine Esplanade is accessed from Seafield Road (A199) which is the main arterial road connecting the north of Edinburgh to the A1 and East Lothian.

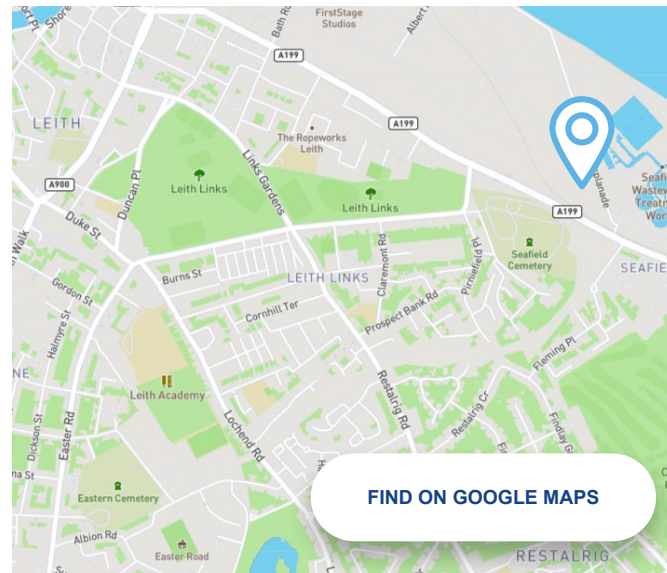
Surrounding occupiers include Forth Ports, Veolia Water, Shell Petrol Filling Station, Farmfoods, NWH Group and Bookspeed.

## DESCRIPTION

The premises comprise a high bay warehouse with a large yard / car park on a total site area of approximately 5 acres.

The building is of steel frame construction and benefits from a minimum eaves height of 6m rising to an average of 9m and 17m at the highest point.

Vehicular and pedestrian access is provided throughout offering a variety of subdivision options.





## ACCOMMODATION

The premises have been measured in line with the RICS Code of Measuring Practice (6th Edition) to provide a total Gross Internal Area of approximately 5,691 sq m (61,256 sq ft) and the total site area is 5 acres.

Warehouse space from 5,000 sq ft upwards and yards from 0.25 acres can be made available. The building can be subdivided to suit a variety of occupiers requirements.

## BUSINESS RATES

The property will need to be reassessed following subdivision.

## TERMS

The property is available immediately in its entirety or subdivided to suit an occupier's requirements. Further information on quoting rents and lease terms are available from the letting agents.

## VAT

All prices are quoted exclusive of VAT.

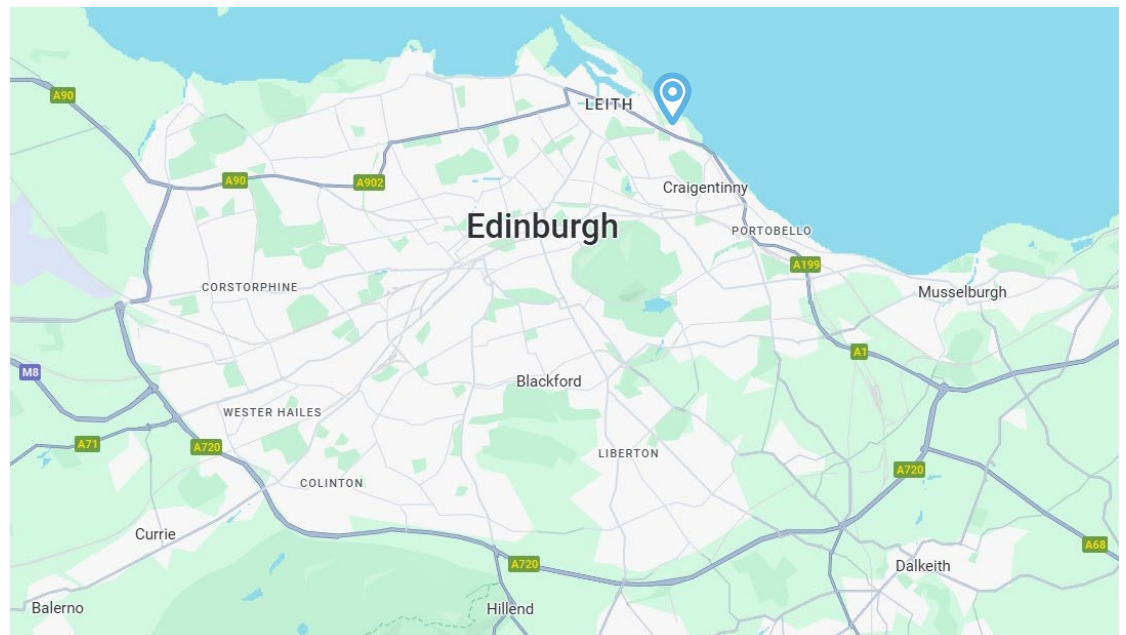
## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

## EPC

Available upon request.

Warehouse space from  
5,000 sq ft upwards and  
yards from 0.25 acres



# VIEWING & FURTHER INFORMATION

# TO LET

## HIGH BAY WAREHOUSE & YARD SPACE



Strictly by appointment. Please contact the agents to arrange a viewing:

**Cameron Whyte**

T 07789 003 148

E [cameron.whyte@ryden.co.uk](mailto:cameron.whyte@ryden.co.uk)

**Leo Masson**

T 07425 320 611

E [leo.masson@ryden.co.uk](mailto:leo.masson@ryden.co.uk)

**Ryden**

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Conference Square

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# Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **April 2025**



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