

141

EDINBURGH | EH6 8NP

Leith Walk

- Office accommodation
461 sq m (4,962 sq ft)
- Could be divided
- To be refurbished
- Flexible leases available



Location

141 Leith Walk occupies a prominent position on one of Edinburgh's most vibrant and well-connected streets.

Situated between the city centre and the thriving waterfront district of Leith, the location is served by various public transport connections. Nearby tram and bus stops connect to train stations and airports. The surrounding area offers a lively mix of cafés, restaurants, independent retailers, and essential local amenities, creating an attractive environment for staff and visitors alike.

The property sits within a well-established commercial location that continues to benefit from ongoing investment and regeneration, enhancing its appeal for a variety of businesses. Its central setting provides strong connectivity across the city while retaining the character and energy that make Leith Walk one of Edinburgh's most dynamic urban corridors.



Description

The property offers self-contained office accommodation on one of Edinburgh's busiest commercial corridors.

The premises provide bright, flexible workspace suitable for a range of occupiers, with a mix of open-plan and cellular floorplates that can be easily adapted to operational needs. Large frontage windows maximise natural light, while dedicated entrances ensure privacy and a strong presence onto Leith Walk.

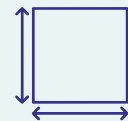
The building is due to be refurbished which could incorporate tenants requirements. The general specification is likely to include the following:



Mix of open and cellular office space



LED Lighting



Perimeter trunking



New tea prep facilities



Showers



Refurbished WC's

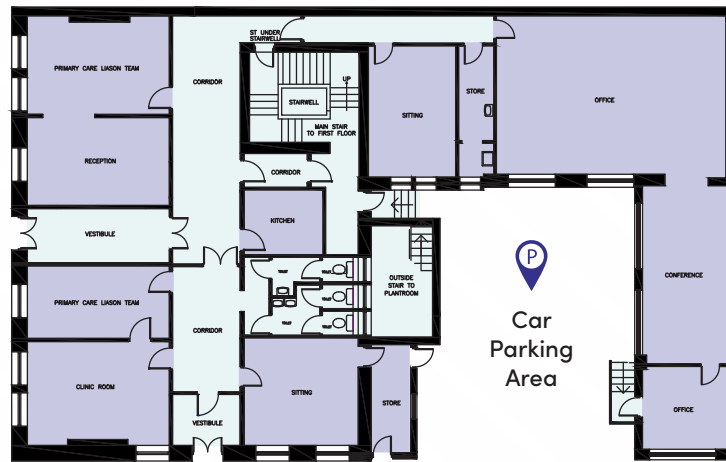


Secure bike storage

Accommodation



First Floor

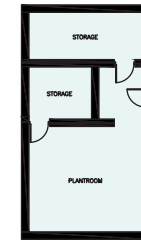


Ground Floor

	NIA Sq Ft	NIA Sq M
First Floor	2,588	240.5
Ground Floor	2,374	220.6
Total	4,962	261.1

KEY:

- INCLUDED IN AREA CALCULATIONS
- NOT INCLUDED IN AREA CALCULATIONS



Basement

This accommodation could be divided to suit smaller requirements.



Energy Performance Certificate (EPC)

A copy of the EPC is available on request.

Lease Terms

The accommodation is available immediately on new Full Repairing and Insuring (FRI) terms, for a duration to be agreed.

Rateable Value

The property is required to be reassessed on occupation.

VAT

The property is currently not registered for VAT purposes.

Entry

Immediate entry is available upon completion of missives.

Legal Costs

Each party will be responsible for their own legal costs incurred during this transaction. In the normal manner, the ingoing tenant will be responsible for any LBTT, registration dues and VAT thereon.

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