

Ryden

TO LET

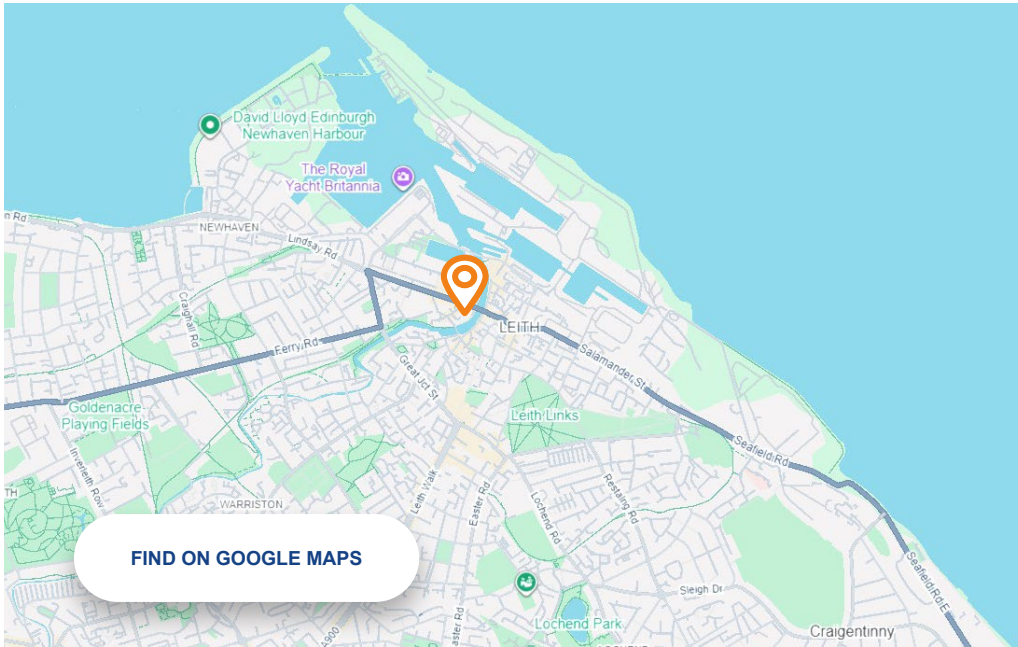
MODERN FURNISHED OFFICE
SPACE AVAILABLE IMMEDIATELY
30 SQ M (328 SQ FT)



2 COMMERCIAL
STREET
LEITH, EDINBURGH
EH6 6PJ

LOCATED IN THE POPULAR
“SHORE” AREA OF LEITH
MODERN FIT-OUT
LED LIGHTING
KITCHEN / TEA PREP AREA

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LOCATION

2 Commercial Street is located in a popular area of Leith known as the “Shore” which benefits from superb local amenities and public transport connections. The Shore hosts a variety of highly regarded and established restaurants, cafes and bars. The recognised Michelin Star restaurants of Martin Wishart, The Kitchin and Heron are all nearby as is Innis and Gun Brewing Company Ltd, Mimi’s Bakehouse (bakery and restaurant) and Pizza Express. In addition to this, access to the area has recently been upgraded with the completion of the Edinburgh Tram line to Newhaven connecting Leith to the City Centre in less than 20 minutes and further to Edinburgh Airport within 50 minutes. The closest tram stop is located only a 5 minute walk away.

DESCRIPTION

The property comprises two modern office spaces on the 2nd floor within a 4 storey block with retail on the ground floor and offices above. The offices provide the perfect space for businesses looking to relocate to or within Leith. The accommodation benefits from a modern fit-out, LED lighting, communal break out facilities and a kitchen/ tea prep area.

ACCOMMODATION

The subjects have the following approximate areas:-

DESCRIPTION	SQ M	SQ FT
OFFICE 1	30.49	328

EPC

A copy of the EPC is available upon request.

BUSINESS RATES

As per the local Assessors, the premises has a Rateable Value of £9,500, this results in rates payable (2025/26) of £4,655. Small Business Rates Relief of up to 100% may be available. It is advised that any interested party should make their own enquiries with the local assessors.

LEGAL COSTS

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

VAT

All figures quoted are exclusive of VAT, which will be payable at the prevailing rate.

TERMS

The office is available on flexible, all inclusive terms (rent, utilities, wi-fi, internet) at £14,000 per annum.



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GET IN TOUCH

Please get in touch with our letting agent for more details.

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