

TO LET

8,374 SQ FT
(778 SQ M)

LAST
REMAINING
UNITS

UNITS 5&6 DISTILLERS YARD

FOUNTAINBRIDGE
EDINBURGH EH3 9QG

CANNING VALE
PROPERTY

0141 266 0240

RETAIL & LEISURE OPPORTUNITY



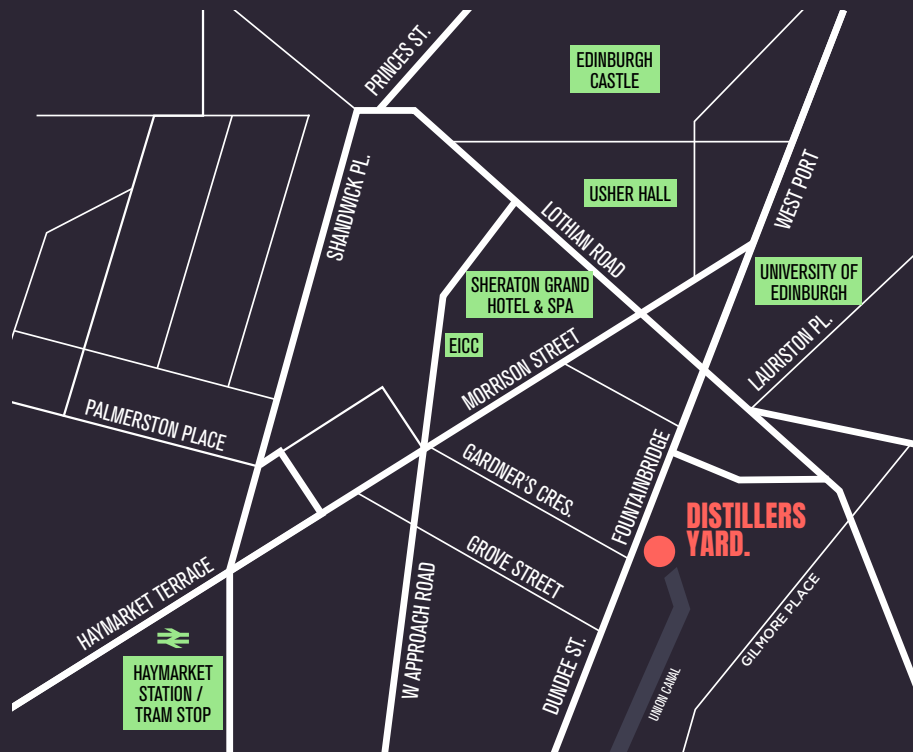
UNITS 5&6

Edinburgh is Scotland's capital city with a population of approximately 480,000 persons and an estimated catchment in the region of 1.5 million persons.

Edinburgh Quay is a modern development positioned on Fountainbridge which is a principal arterial route leading into the city centre and located approximately 0.5 miles south west of Princes Street. Over recent years the area from the Waldorf Astoria Caledonian on Princes Street through to Edinburgh Quay, has emerged as the Financial Exchange District of the city with the introduction of over 1,000,000 sq ft of high-quality Grade A office space in the immediate vicinity.

**FOUNTAINBRIDGE
BOASTS A VARIETY
OF SHOPPING,
LEISURE AND
ENTERTAINMENT
OPTIONS**

DISTILLERS YARD



Edinburgh Quay is situated in a prominent position on Fountainbridge at the terminus point of the Union Canal which is utilised by a large number of pedestrians, cyclists and office workers for leisure or as a means of travelling to and from the city centre. In recent years the area has undergone significant redevelopment which has been greatly boosted by the large number of surrounding office occupiers and the strong tourist demand for the city.



The location is busy throughout the week with the large numbers of office staff that occupy the surrounding buildings, whilst also being a popular destination for tourists and surrounding residents at the weekend looking for nightlife, entertainment and food & beverage.

The surrounding area has seen significant development over recent years, with the new Hampton by Hilton and Moxy Hotels. As well as a number of new student residential developments including Vita and IQ. There has also been the opening on Fountainbridge of the new Boroughmuir High School (a £31 million redevelopment).

Nearby occupiers include Biketrax, Octangle Beauty, Escape Reality, Tesco Express, Hula Juice Bar and Loudons.

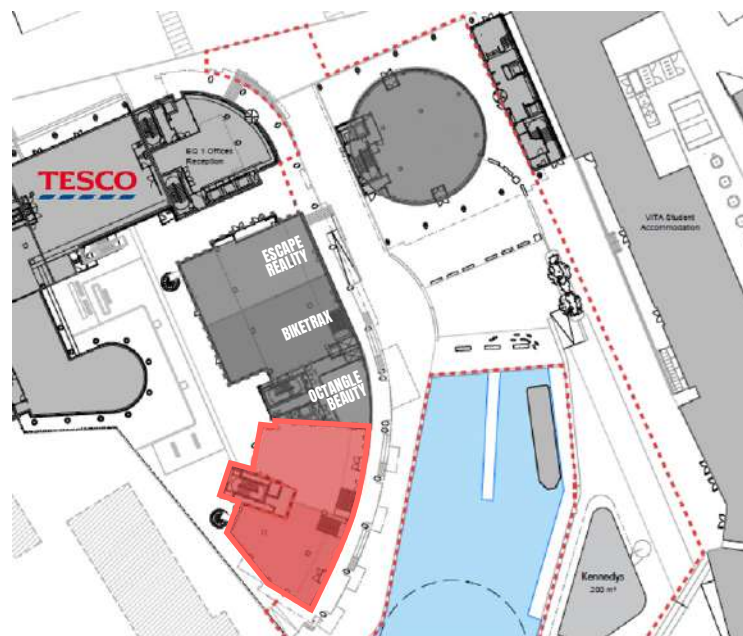
UNITS 5&6 DISTILLERS YARD

DESCRIPTION

The premises comprise the ground, mezzanine and basement floors of a modern development with external seating capacity overlooking the Union Canal.



THE WIDER
DEVELOPMENT
FRONTS
FOUNTAINBRIDGE
TO THE NORTH AND
OVERLOOKS THE
UNION CANAL TO
THE SOUTH



ACCOMMODATION

The Gross Internal Areas are as follows:

Ground floor	4,973 sq ft (461.99 sq m)
Mezzanine	3,041 sq ft (282.51 sq m)
Basement	360 sq ft (33.44 sq m)

Subdivision of space possible; further details upon request.

RENT, RATES & SERVICE CHARGE

Full details available upon request.



UNITS 5&6 DISTILLERS YARD

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TERMS

The premises are available on a new 10 year Full Repairing and Insuring lease.

PLANNING

The premises are suitable for a range of retail, office, restaurant and leisure uses. Full details available upon request.

EPC

EPC certificates are available on request.

ENTRY

By agreement and subject to vacant possession.

FURTHER INFORMATION

For further details and quoting terms, please contact the sole letting agents:

CANNING VALE
PROPERTY

0141 266 0240

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