



112 Commercial Street, Leith,
Edinburgh EH6 6NF

Modern Open Plan Office
Accommodation - Flexible Terms

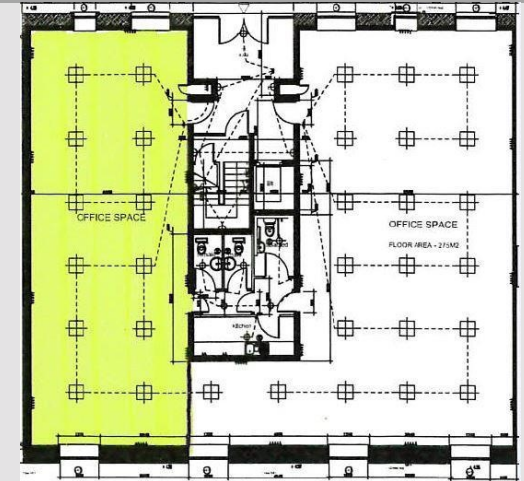
TO LET

1,059 Sq Ft
(98 Sq M)

DESCRIPTION

The property comprises a three storey converted bonded warehouse building which provides attractive open plan office accommodation on the ground floor.

- ✓ Flexible lease terms available
- ✓ Newly refurbished
- ✓ Secure cycle store
- ✓ Tea prep and kitchen facilities
- ✓ Bookable meeting rooms
- ✓ Gas central heating and Air Conditioning
- ✓ Male, female and accessible toilet facilities
- ✓ Modern LED lighting



ACCOMMODATION

Net Internal Areas	sq ft	sq m
Total	1,059	98

VAT

No VAT is currently payable on the rent. Subject to change.

LEGAL COSTS

Each party will be responsible for payment of their own legal costs.

BUSINESS RATES

The Rateable Value on www.saa.gov.uk is £11,700 and up to 100% exemption is available.

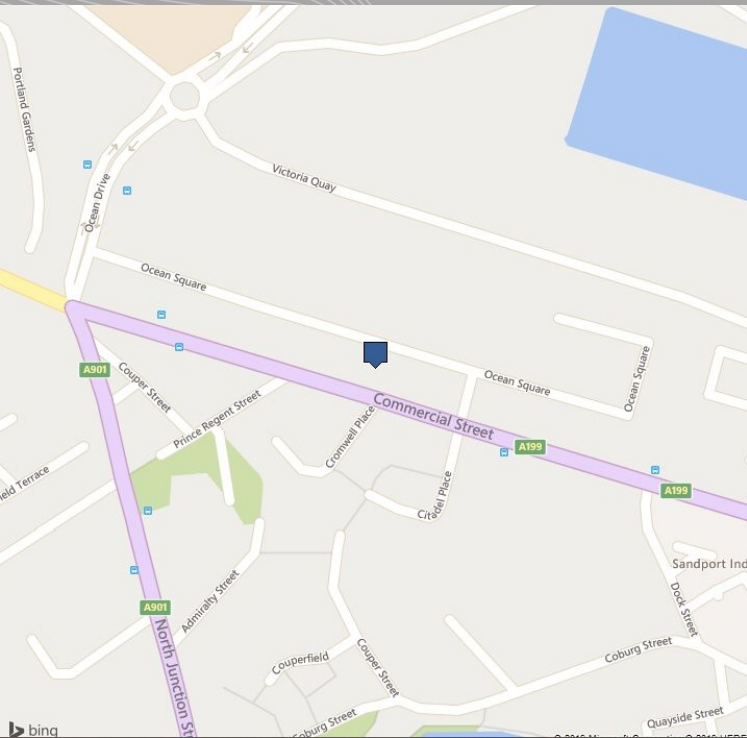
TERMS

The property is available on a flexible lease at a rent of £18 per sq ft for a term to be agreed.

EPC

The property has an EPC rating of B.





LOCATION

The premises occupy a prominent location on Commercial Street in the heart of Leith. Leith is a thriving location which has undergone significant regeneration and investment in recent years resulting in a vibrant community of residential, retail and office premises along with superb selection of bars and restaurants.



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
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