

**TO LET**

**SHELL OFFICE /  
STUDIO / RETAIL**

**Ryden**

- SELF CONTAINED  
MAIN DOOR PROPERTY

- AVAILABLE  
TOGETHER OR  
SEPARATELY

- POTENTIAL FOR 100%  
RATES RELIEF

- WITHIN A NEW BUILD  
DEVELOPMENT



**65A & 65B OCEAN DRIVE,  
WATERFRONT PLAZA,  
EDINBURGH, EH6 6BH**

**486 -  
1,035**  
SQUARE FEET

**45 - 96**  
SQUARE METRES

**GET IN TOUCH**

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Viewing is strictly by appointment with the sole letting agent

**EDINBURGH**  
7 Exchange Crescent  
EH3 8AN  
0131 225 6612



**ryden.co.uk**



# 65A & 65B OCEAN DRIVE, WATERFRONT PLAZA, EDINBURGH, EH6 6BH

## LOCATION

Waterfront Plaza is situated within the Shore area of Leith, approximately 2 miles to the north of Edinburgh City Centre.

The location is home to a number of different amenities which include shops, beauticians, grocery stores, retail outlets and hotels. It's also opposite the well known shopping centre of Ocean Terminal which is due for a substantial upgrade which will enhance the area further.

The location benefits from an excellent public transport network, with nearby Commercial Street one of the main arterial routes from which bus access can be gained to all areas of the city. The tram extension is currently underway and will significantly improve access from Leith to Edinburgh's city centre.

## DESCRIPTION

The premises comprise of 2 modern self-contained / main door ground floor units which are in shell condition. Internally the properties offers open plan accommodation which benefit from the following specification:

- Double glazed frontage
- Excellent natural daylight
- Concrete flooring
- Excellent floor to ceiling height
- Water and electricity supplies
- Gas supply

## ACCOMMODATION

We have measured the property in accordance with the Code of Measuring Practice (6<sup>th</sup> Edition) to provide the following Net Internal Areas:

Unit	Size (Sq M)	Size (Sq Ft)
65A	45	486
65B	51	549

## USE

The property benefits from a wide range of use classes which allow office, retail or studio uses as follows:

- Class 1 Retail
- Class 2 Financial, Professional and other Services

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EMAIL [jack.chandler@ryden.co.uk](mailto:jack.chandler@ryden.co.uk)

## TERMS

A new lease is available for a period to be agreed at a rental of £10,000 per annum plus VAT for each unit. The units are available together or separately. Further information on lease terms are available from the letting agent.

## VAT

The property is VAT registered.

## BUSINESS RATES

The property is not yet on the Assessor's roll however we expect it will offer the occupier potential for 100% relief on rates payable. Interested parties are advised to make their own enquiries with the local Assessor.

## LEGAL COSTS

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

## ENERGY PERFORMANCE CERTIFICATE

Available upon request.

## VIEWING

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[ryden.co.uk](http://ryden.co.uk)

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 whatever in relation to this property. January 2022