

# Ryden

## TO LET

MODERN FURNISHED  
OFFICE SPACE AVAILABLE  
IMMEDIATELY

45.28 SQ M (487 SQ FT)

FIND OUT MORE AT [RYDEN.CO.UK](https://ryden.co.uk)



2 COMMERCIAL  
STREET  
LEITH, EDINBURGH  
EH6 6PJ

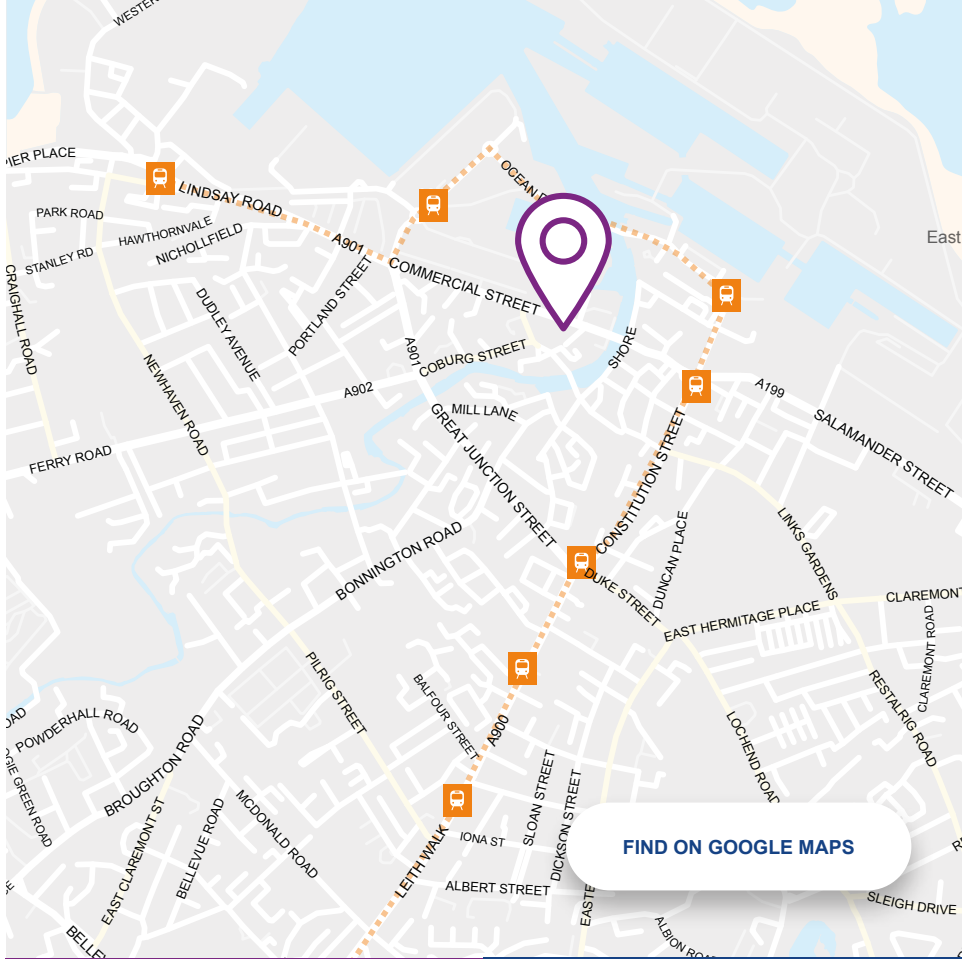
LOCATED IN THE POPULAR  
“SHORE” AREA OF LEITH.

MODERN FIT-OUT

LED LIGHTING

KITCHEN/ TEA PREP AREA





FIND ON GOOGLE MAPS

## BENEFITS FROM SUPERB LOCAL AMENITIES AND PUBLIC TRANSPORT CONNECTIONS



## 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 property provides the following net internal accommodation:

DESCRIPTION	SQ M	SQ FT
OFFICE 1	14.79	159
OFFICE 2	30.49	328
<b>TOTAL</b>	<b>45.28</b>	<b>487</b>

## BUSINESS RATES

As per the local Assessors, the premises has a Rateable Value of £9,500, this results in rates payable (2023/24) 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 ingoing 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.

## EPC

A copy of the EPC is available upon request.

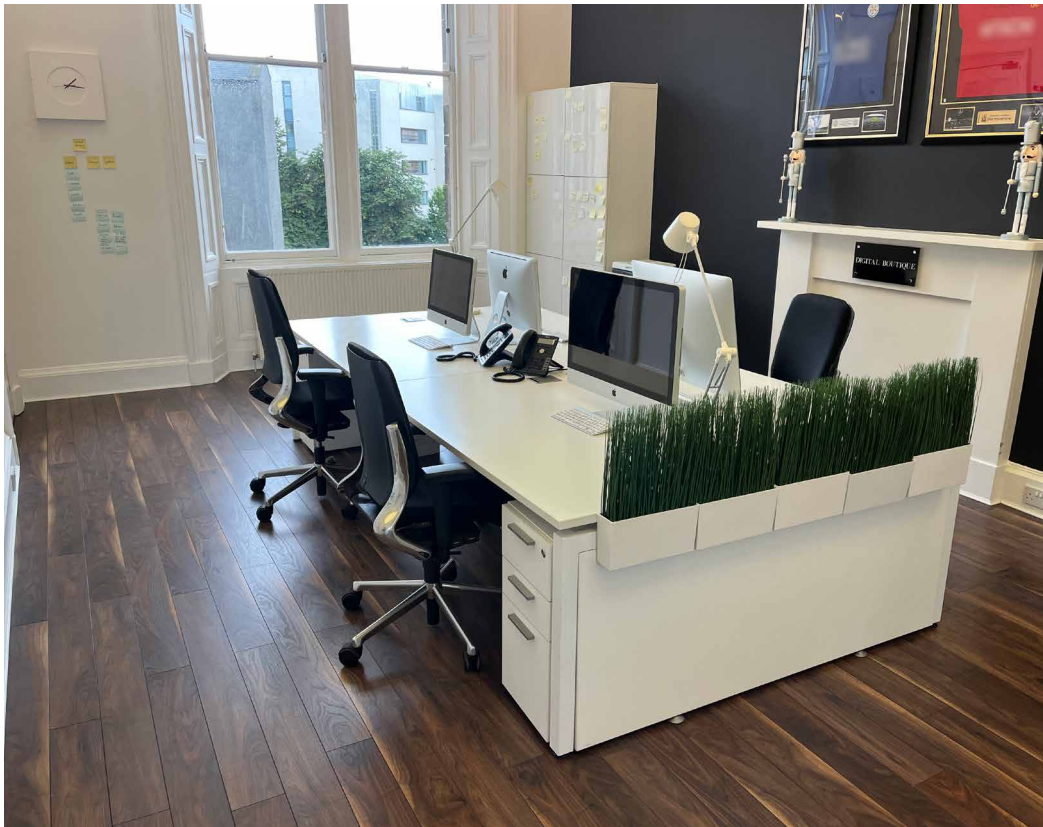
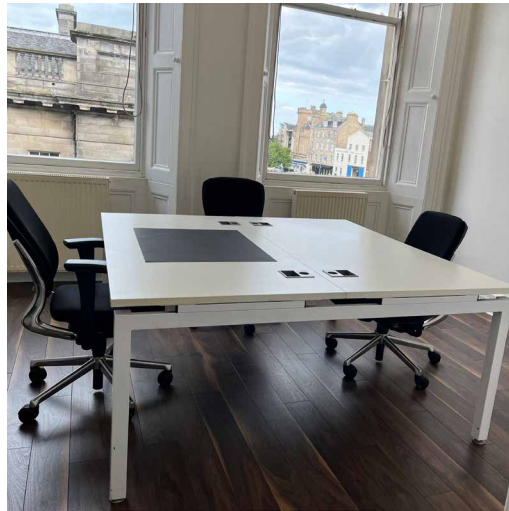
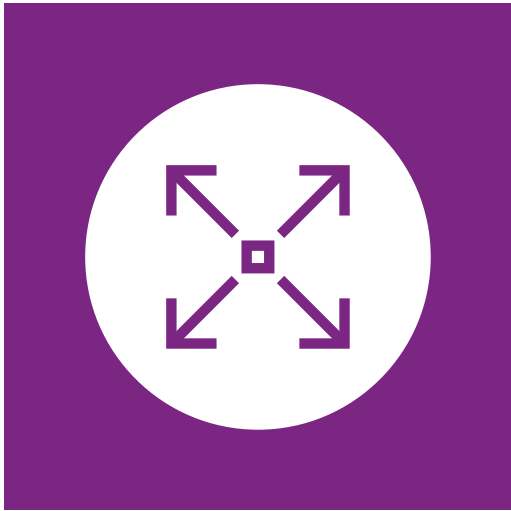
## TERMS

The rooms are available on flexible, all inclusive terms (rent, utilities, wi-fi, internet) for the following cost:

Office 1 (2 persons): £7,200 per annum  
Office 2 (4-6 persons): £14,400 per annum

The monthly rent is exclusive of parking. This is available as an additional option if required for £75 per calendar month.





**COMPRISES  
TWO MODERN  
OFFICE SPACES  
ON THE 2ND  
FLOOR WITHIN A  
4 STOREY BLOCK**





## TO LET

**TWO MODERN  
OFFICE  
SPACES ON THE  
2ND FLOOR  
45.28 SQ M  
(487 SQ FT)**



**2 COMMERCIAL  
STREET  
LEITH, EDINBURGH  
EH6 6PJ**

# GET IN TOUCH

Viewing is strictly by arrangement with the sole letting agents.

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# Ryden

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 whatsoever in relation to this property. **August 2023**

