



Second Floor, 112 Commercial Street,
Edinburgh EH6 6NF

TO LET

Modern Open Plan Office
Accommodation - Flexible Terms

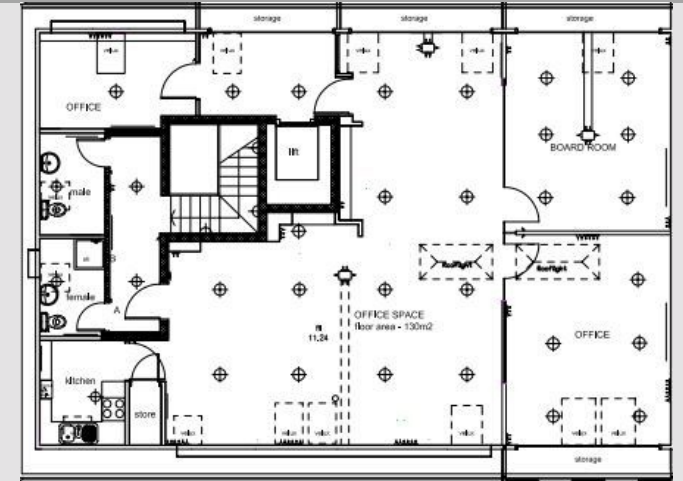
1,475 Sq Ft
(137 Sq M)

Second Floor, 112 Commercial Street, Edinburgh EH6 6NF

DESCRIPTION

The property comprises a three storey converted bonded warehouse building which provides attractive open plan second floor office accommodation. The existing fit out includes a kitchen, open plan working area and three meeting rooms/offices. Car parking spaces are available by separate licence.

- ✓ Flexible lease terms available
- ✓ Newly refurbished
- ✓ Secure cycle store
- ✓ Tea prep and kitchen facilities
- ✓ Three meeting rooms/offices
- ✓ Gas central heating
- ✓ Male and female toilets and shower facility
- ✓ 2 car parking spaces



ACCOMMODATION

Net Internal Areas	sq ft	sq m
Second Floor	1,475	137
Total	1,475	137

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

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 £13,400. Rates relief may be applicable.

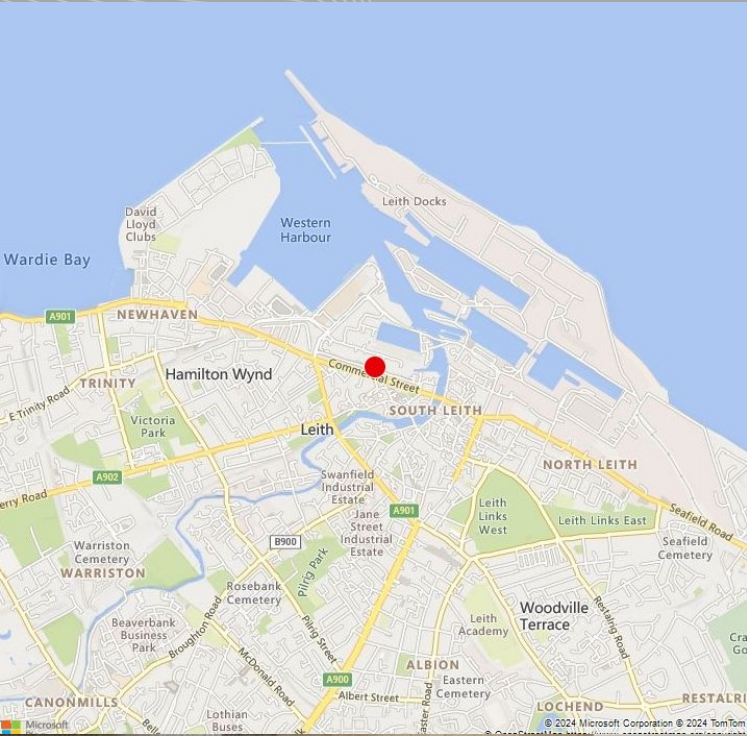
TERMS

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
Hampton**

Geoff Scott
07872 822 314
gscott@lsh.co.uk

lsh.co.uk

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