



Property found on boxpod.co.uk
Quote Reference: Boxpod

TO LET

OFFICE ACCOMMODATION



Harbour Master's Office
Leith Docks
Edinburgh
EH6 7DX

- 24 Hour Security with Gated Access
- Unique Office Location
- Located Within Edinburgh's Leith Docks
- Extends To 302.22 Sq M / 3,253 Sq Ft
- On behalf of Forth Ports





Property found on boxpod.co.uk

Quote Reference: Boxpod

LOCATION

The subjects are located within the Leith District of Edinburgh which is located 2.2 miles north east of Edinburgh's City Centre.

More specifically the subjects are located at the most northerly point within Leith Docks which is accessed via Bath Road and occupies a prominent position with panoramic views across Edinburgh and Fife.

DESCRIPTION

The subjects comprise of a three storey stand-alone office building of brick construction. Internally the property offers office accommodation across 3 floors and offers both kitchenette and toilet facilities.

ACCOMMODATION

We estimate the subjects extend to the following;

Ground	154.96 Sq M	1,668 Sq Ft
First	92.96 Sq M	999 Sq Ft
Second	54.30 Sq M	585 Sq Ft
Total	302.22 Sq M	3,253 Sq Ft

RENTAL

We are inviting offers over £32,000 per annum

VIEWINGS

All viewings are strictly by prior arrangement with Graham and Sibbald on 0131 240 5311

RATEABLE VALUE

T.B.C.

LEGAL EXPENSES AND VAT

Each party is to pay their own legal costs and the incoming tenant will be responsible for the land and buildings transactional tax, registration dues and VAT incurred in connection with this transaction.

EPC

Available upon request.



To arrange a viewing contact:



Keith Watters
Partner
keith.watters@g-s.co.uk
0131 240 5326



Chris King
Surveyor
chris.king@g-s.co.uk
0131 225 1559

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: April 2019