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112 Commercial Street, Leith,  
Edinburgh EH6 6NF

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Modern Open Plan Office  
Accommodation - Flexible Terms

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**TO LET**

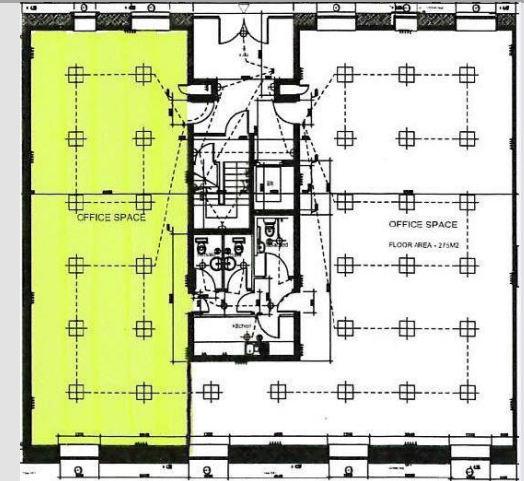
1,059 Sq Ft  
(98 Sq M)

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## 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](http://www.saa.gov.uk) is £11,700 and up to 100% exemption is available.

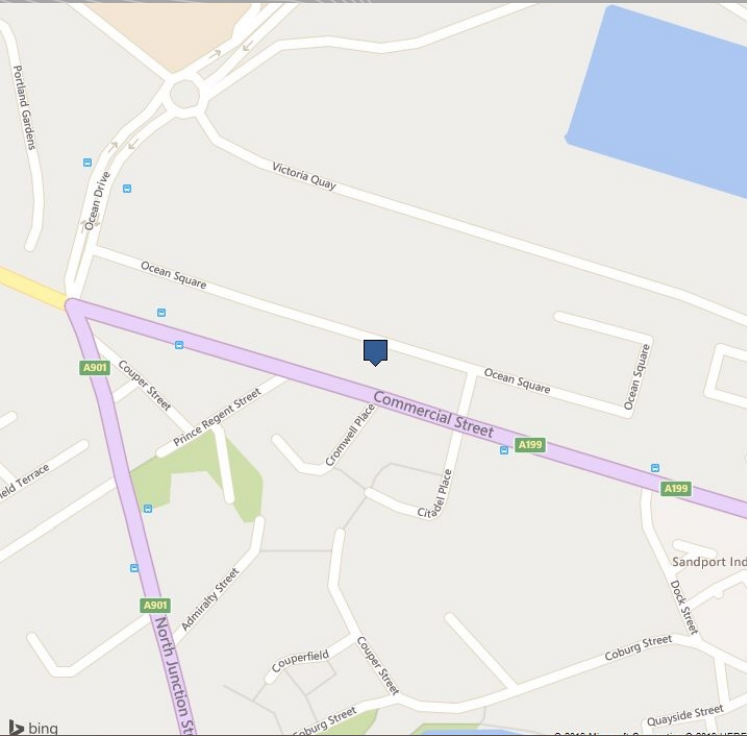
## TERMS

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  
Hampton**

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

**lsh.co.uk**

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Regulated by RICS 15-May-2024