

# TO LET

## SECOND FLOOR OFFICE PREMISES

Located in the heart of the Leith district  
of Edinburgh

Offers over £14,000 per annum

Situated in bustling mixed-use  
neighbourhood

Premises extends to 135.45 sqm (1,458  
sqft)

100% Small Business Rate Relief

Suitable for a variety of uses subject to  
the appropriate planning consents



WHAT 3 WORDS



SUITE 6 | 2 COMMERCIAL STRET | EDINBURGH | EH6 6JA

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# Location

SUITE 6 | 2 COMMERCIAL STREET | EDINBURGH



## Location

The subject occupies a prominent position within the heart of Leith on the corner of Commercial Street and Commercial Wharf. Commercial Street forms part of the A199 with Bernard Street to the South and North Junction Street to the North. The property occupies a prime location within the popular area of Leith overlooking the Water of Leith.

The Shore, Leith, features a vibrant mix of commercial and residential uses complemented by a wealth of bars, restaurants, cafes, tourist attractions, and hotels. Nearby occupiers include reputable national and local occupiers, including Pizza Geeks, The Kings Wark, Aldi, Malmaison Edinburgh, and Victor Hugo Deli.

Situated approximately 2 miles northeast of Edinburgh city centre, the area benefits from excellent transport connectivity. The extended Edinburgh Tram line provides direct access from Newhaven to Edinburgh Airport, and an extensive network of local bus services ensures easy access to and from all areas of the city.

**Leasehold opportunity available in the heart of Leith**



Google Maps



# Description

SUITE 6 | 2 COMMERCIAL STRET | EDINBURGH



## Description

The subject comprises of an office premises arranged over the second floor of a traditional four-storey stone-built corner tenement. The property benefits from multiple large windows allowing natural light to enter through the building, creating a bright and welcoming atmosphere throughout the property.

Internally, the accommodation has been maintained to a high standard, providing versatile, high-quality office accommodation. The property benefits from two well-proportioned suites, a break-out area and a boardroom / directors' office. This collaborative working environment offers occupiers a welcoming & comfortable space. Additionally, the property benefits from generous storage areas, two WC facilities, and a tea preparation area.

## Accommodation

Size	m <sup>2</sup>	ft <sup>2</sup>
Second Floor	135.45	1,458
<b>TOTAL</b>	<b>135.45</b>	<b>1,458</b>

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



## Lease

Offers over £14,000 per annum.

## Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £9,500 which will allow for 100% rates relief subject to the tenants other commercial properties, if any.

Please note, a new tenant or occupier of a property has a right to appeal this rateable value within 4 months of the beginning of the tenancy agreement and this property may also be applicable for small business rates relief.

## Energy Performance Certificate

An Energy Performance Certificate is available upon request.

## VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

## Legal Costs

Each party to bear their own legal costs in the documentation of this transaction; however, the owner/occupier will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.



## Get in Touch

For further information or viewing arrangements please contact the sole agents:



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## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but 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 J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. **January 2026**