



Sandport Place

LEITH
EDINBURGH
EH6 6EU

For Sale / To Let

- 2,333 sq ft (217 sq m)
- Recently refurbished
- Walk-In Condition
- High Quality fit-out in situ
- 10 car parking spaces (1 space per 233 sq ft)
- 5 minute walk from 'the Shore' tram halt



AVISON
YOUNG

Location

2 Sandport Place occupies a stunning waterfront setting being located in the heart of Leith, opposite the Shore with it's vibrant array of waterside bars and restaurants.

On the corner of Sandport Place and Commercial Wharf, 2 Sandport Place has main door access from Commercial Wharf right on to the Water of Leith.

Located only 2.5 miles from Edinburgh City Centre, the location is well connected to Edinburgh's public transport network with a plethora of buses serving the area from across the city.

The property is a 5 minute walk from the new 'The Shore' Tram halt, with tram services to & from the .the City Centre and Airport, now running every seven minutes.



Stunning
waterfront
setting

Key

Bus Routes



Cycling Paths



Edinburgh Trams



Description

Constructed in 2003, 2 Sandport Place provides a modern, self-contained ground floor office suite within a modern 5 storey mixed use building in a stunning waterside location.

The suite is predominately open plan with the benefit of a high quality fit-out. The accommodation was recently refurbished and modernised throughout.

2 Sandport Place benefits from the following:

- Lay-out comprises of a reception; 4 meeting rooms/private offices; kitchen/break-out area; male, female & accessible WC's
- The suite has recently been comprehensively redecorated and is in immediate walk-in condition
- Raised access floor incorporating floor boxes
- Carpet tiles and high quality floor finishes throughout
- Suspended ceiling incorporating recessed LED light fittings
- Gas fired central heating (new boiler recently installed)
- Comms room and flood wired with CAT 5e cabling
- Car parking ratio of 1:233 sq ft
- Furniture -the suite is fully furnished and the furniture could be available on terms to be agreed



Accommodation

The suite has been measured in accordance with the RICS Code of Measuring Practice (6th Edition), to extend to the following Net Internal Area (NIA): Car parking ratio of 1:233 sq ft.

Furniture -the suite is fully furnished and the furniture could be available on terms to be agreed.

	Sq Ft	Sq M
Office	2,333	217
Car Parking	10 parking permits for dedicated car park	



Rateable Value

The property is entered in to the Valuation Roll with a Rateable Value of £30,700.

VAT

All prices quoted are exclusive of VAT.

Legal Costs

Each party will be responsible for paying their own legal costs incurred in a transaction.

Energy Performance Certificate (EPC)

2 Sandport Place benefits from a B Rated EPC.

For Sale / To Let

The office is available For Sale and all offers for the Heritable Interest in the property will be considered.

Alternatively, the office is available To Let on new FRI lease terms for a period to be agreed.

Entry

Available now - on upon completion of legal formalities.

Further Information / Viewing

Peter Fraser

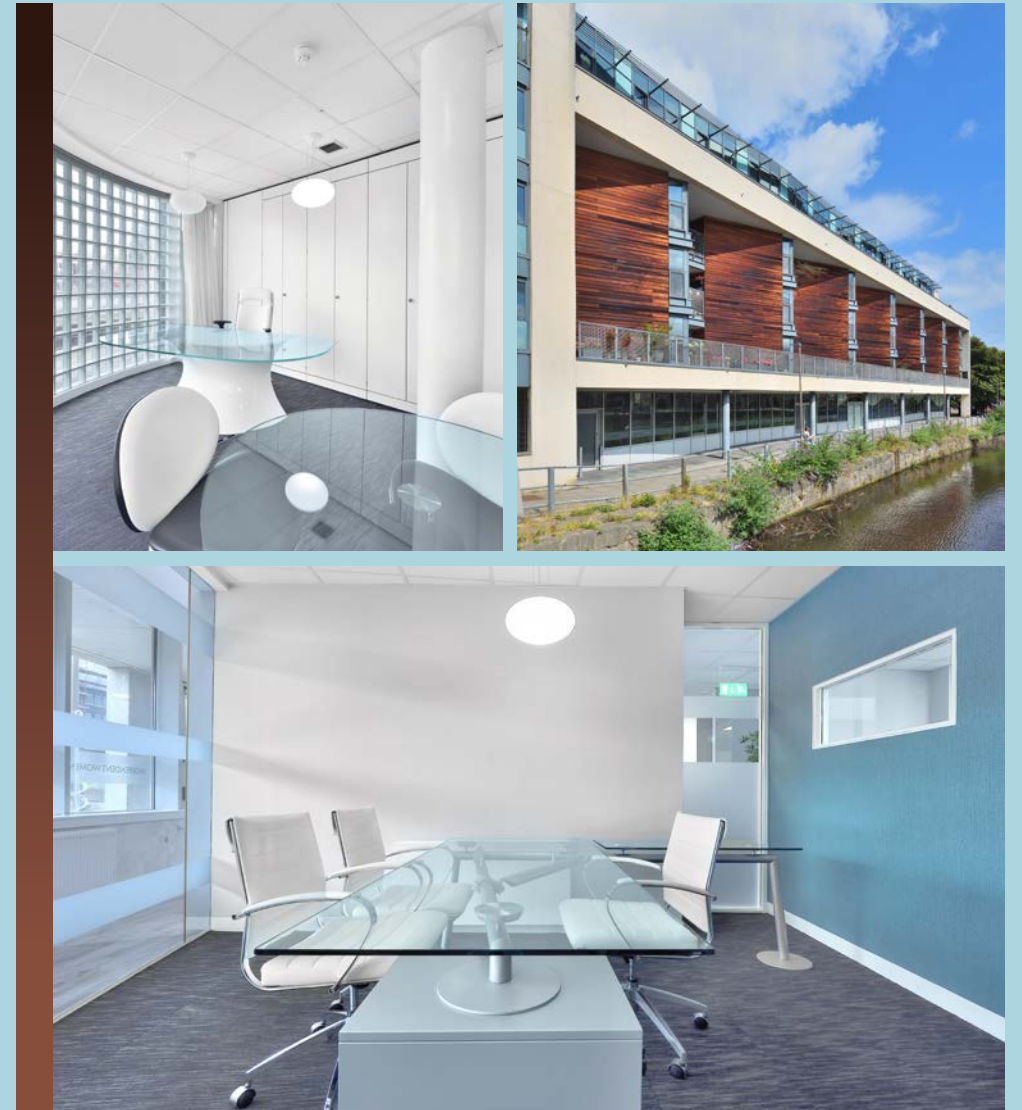
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