



## **5A-5B Breadalbane Street, Edinburgh, EH6 5JH**

Office For Sale in Leith, Edinburgh

- 1,470 sq ft over ground and first floor
- Suitable for alternative use subject to necessary planning consent
- Double height glass frontage
- 2 dedicated car parking spaces
- In close proximity to Leith's excellent amenities



## Summary

Available Size	1,470 sq ft
Price	Offers in excess of £215,000
Rates Payable	£4.38 per sq ft
Rateable Value	£13,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B

## Location

The subject is located within a mixed-use development comprising similar converted office buildings and modern flats. Located off Bonnington Road, the property is accessed via Breadalbane Street and Anderson Place and is within a 10 minute walk from two tram stops on Leith Walk providing a direct link to the City Centre.

Leith benefits from an array of popular, award-winning restaurants and bars, excellent local amenities, all within walking distance of the subject. Being close to the Water of Leith, the location is also great for cyclists and runners.

## Description

A modern two-storey office building extending to 1,470 sq ft in Leith, available For Sale. The subjects comprise a modern, two-storey mid-terraced unit with accommodation over ground and first floor. The property has been well maintained, is in good decorative order and provides an excellent opportunity for an office occupier or alternative use subject to necessary planning consent.

The property was originally two separate units that has been reconfigured to provide one larger unit. The ground floor currently provides traditional open plan office space with kitchen and WC facilities. The 1st floor provides further office space with meeting rooms. There is gas fired central heating, a secure entrance system, 2 dedicated parking spaces and the furniture can be included as part of the sale.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 5A & 5B	1,470	136.57	Available
<b>Total</b>	<b>1,470</b>	<b>136.57</b>	

## Specification

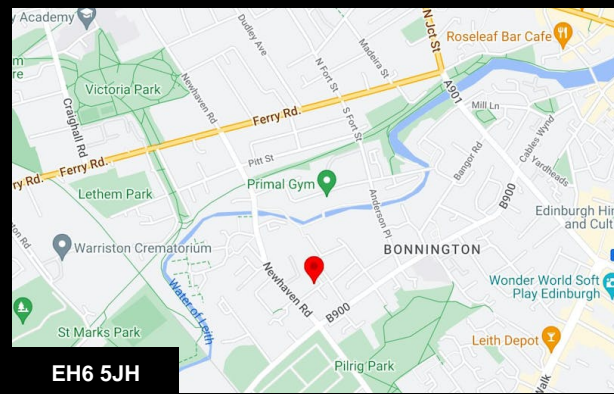
- Accessible WC facilities
- Kitchen area
- EPC To Be Reassessed
- Excellent natural light
- Secure entry system
- 2 dedicated car parking spaces
- Existing fitout and furniture

## Viewings

Please contact the sole agent for further information or to arrange a viewing.

## Terms

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



## Viewing & Further Information



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