

## TO LET OFFICES

### LEITH BUSINESS CENTRE

### 9/11 MARITIME STREET, EDINBURGH, EH6 6SB



- **TRADITIONAL LEITH OFFICE LOCATION**
- **PURPOSE DESIGNED / SERVICED OFFICES**
- **ALL INCLUSIVE TERMS**
- **FROM 3-12 MONTH RENEWABLE CONTRACTS**

#### **Location:**

The location plan shows the subjects in relation to the east end of Edinburgh city centre. Historically, Leith developed as a separate centre from Edinburgh and consequently has a commercial centre influenced by trade from the port.

Maritime Street is part of a historic setting consisting of interconnecting narrow cobbled streets within a short distance of the main thoroughfares of Bernard Street (A199) and Constitution Street / Leith Walk (A900).

The location, due to the narrow nature of the road network, has a congested feel, but by way of benefit local on street car parking is free. There are excellent public transport links and easy access to Edinburgh city centre (2 miles).

Leith is a thriving commercial location and has seen significant regeneration and property development in recent years and is now regarded as one of the most popular residential and commercial locations in Edinburgh. This dynamic working environment has allowed Leith to attract a diverse range of business and commercial occupiers.

Facilities within a mile of the subjects include Ocean Terminal Shopping Centre (with anchor stores for Debenhams and British Home Stores) and offices for the Scottish Executive. In addition within a short distance is a range of restaurants and bars which give the area a special character.

#### **Description:**

The accommodation comprises modernised offices, plus a shared reception facility at 9/11 Maritime Street.

The centre is within 3 interconnected buildings, one of which is served with an automatic lift.

The individual rooms are of high specification, complimenting the individual rooms are meeting rooms and superb conference rooms available by arrangement.

Layout plans of the offices are available on request.

There is limited car parking available on site. As mentioned above, on street car parking is free.

**Specification:**

The accommodation is fully furnished with desks, cabinets and telephones ready for immediate access. The image shows a 4 desk room.

Facilities within the licence fee include heating, power, cleaning, buildings insurance, reception, kitchen facilities, individual room security and Local Authority rates.

The telephone service provides direct dial to office, which can be switched to reception as required. Messages will be emailed or notes retained at reception. Cabling for high speed internet services are provided to all rooms.

**Rates:**

Rates are included in the license fee. If you are a small business, you may benefit from the Scottish Government's 'Small Business Bonus Scheme' and a rebate on the license fee will be available if you manage to apply for this successfully.

**Additional Services:**

Meeting room and conference facilities are available at additional cost as required.

**Reception and Secretarial Services:**

Full secretarial service, fax, photocopying and mail facilities are available at separate cost. High speed internet services are available. These are charged as separate from the licence fee.

**Licence:**

Licences are for a minimum period of 3 months and a maximum period of 12 months renewable by agreement with the Landlord.

**Licence Fee:**

These vary depending on the size of offices, which in turn are dependent on how many desks are available. For instance rents for a 2 desk room are from £350 per month. A room for 4 desks from £650 per month.



**VAT:**

Rent and additional services will be subject to VAT.

**Legal Costs:**

No legal costs are involved nor are there any Stamp Duty or registration dues.

**Entry:**

Immediate.

**Viewings & Further Particulars:**

Apply Letting Agents.

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**Details prepared:**

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