Ryden.co.uk
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7 Exchange Crescent, Conference Square, Edinburgh EH3 8AN
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To Let
Unique Office Building

St Ninian's Manse, Quayside Street, Edinburgh EH6 6EJ

- 269 sq m (2,889 sq ft) plus 5 dedicated car parking spaces

Viewing strictly by appointment with sole letting agents:

Iain Taylor
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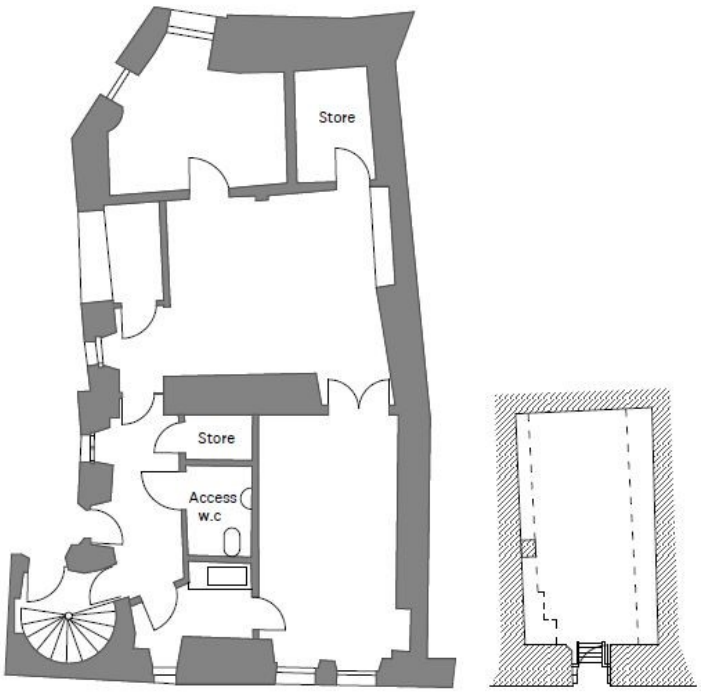
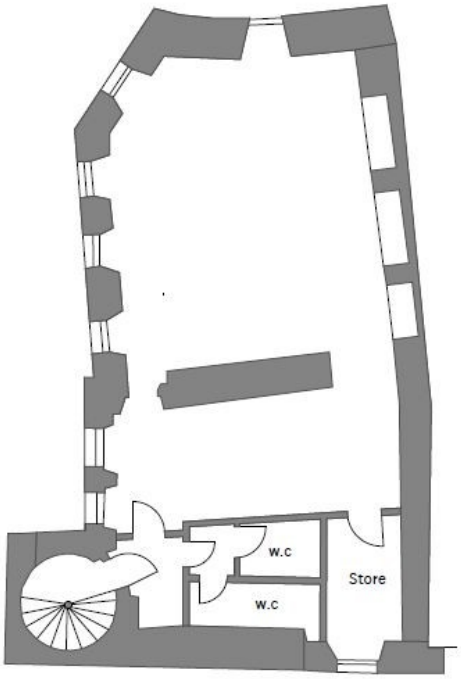


DRAFT- SKETCH PLANS ONLY

Ground Floor & Basement



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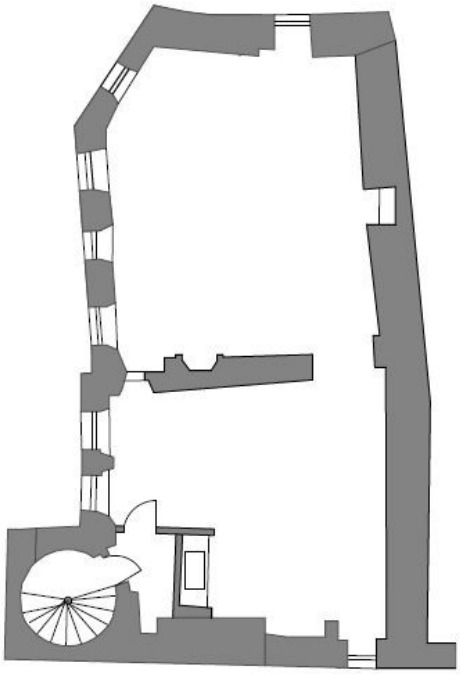
1st Floor



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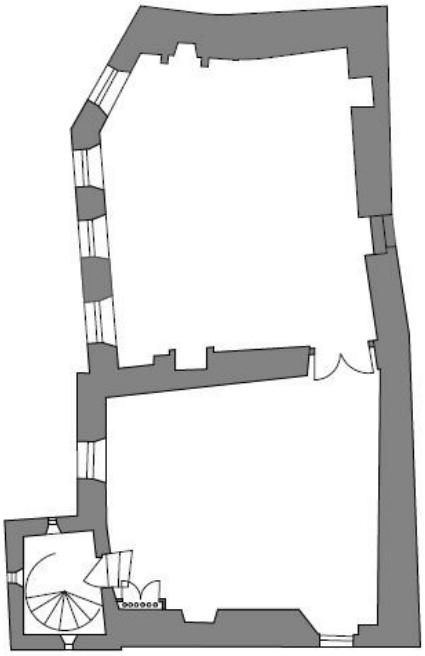
2nd Floor



DRAFT- SKETCH PLANS ONLY

3rd Floor

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LOCATION
The property is located on Quayside Street at the heart of The Shore area in Leith, a popular mixed use district approximately 2-miles north of Edinburgh's City Centre.

St Ninian's Manse is well located for access to public transport with numerous bus routes running nearby along Commercial Street giving easy access to the City Centre and beyond. Amenities in the local area are excellent with numerous well established bars and restaurants in the immediate vicinity along with additional retail and leisure amenities available at Ocean Terminal which is within 10-minutes walking distance and home to a variety of national retailers, restaurants, leisure facilities and a multi-screen cinema complex.

DESCRIPTION
The property is arranged over basement to third floor with the building constructed in the late 17th Century. In 1998 an extensive renovation of the building was undertaken by a leading conservation and regeneration architectural practice to create the current office configuration.

Male and female WC's are located on first floor with an additional accessible WC on ground floor. Tea-prep facilities are located on ground and second floor. Heating is provided by way of a gas fired central heating system to wall mounted radiators.

ACCOMMODATION
The property provides the following approximate Net Internal areas:

Ground	57 sq m	611 sq ft
First	62 sq m	665 sq ft
Second	71 sq m	768 sq ft
Third	79 sq m	845 sq ft
TOTAL	**269 sq m**	**2,889 sq ft**

In addition there is a restricted access basement storage area of approximately 13 sq m (140 sq ft) plus 5 dedicated car parking spaces.

TERMS
The property is available by way of a new Full Repairing and Insuring lease for a term to be agreed at an annual rental of £30,000 per annum.

BUSINESS RATES
We have been verbally advised by the local Assessor that from 1st April 2017 the Rateable Value will be £24,900 with annual rates payable (2017 / 2018) of approximately £11,603.40. Interested parties are advised to make their own enquiries with the local Assessor.

VAT
All figures are quoted exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE (EPC)
The property has an EPC "G" rating.

VIEWING
Strictly by appointment with the sole letting agents:

Ryden LLP
7 Exchange Crescent
Edinburgh
EH3 8AN
Tel: 0131 225 6612

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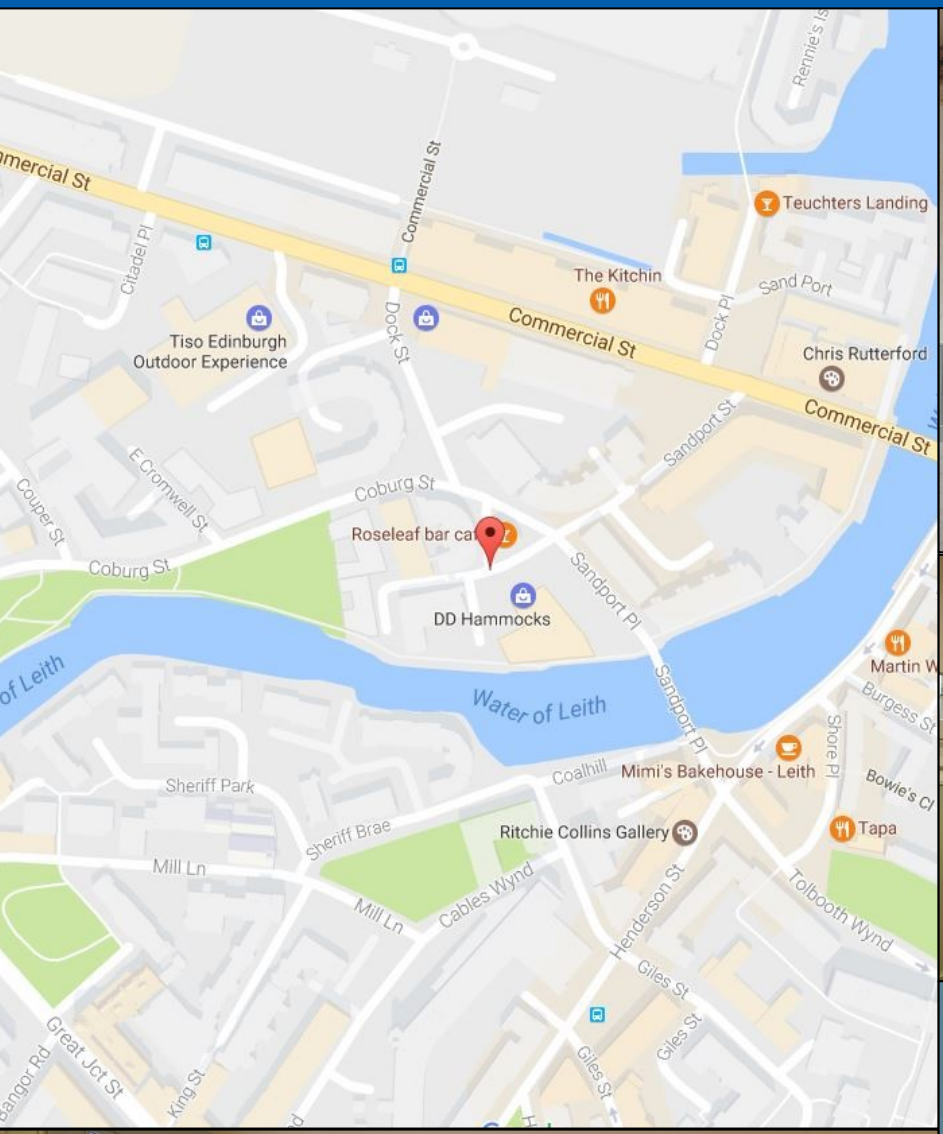

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