DM HALL

To Let

Flexible Office Space



Mitchell House, Leith, Edinburgh EH6 7BD

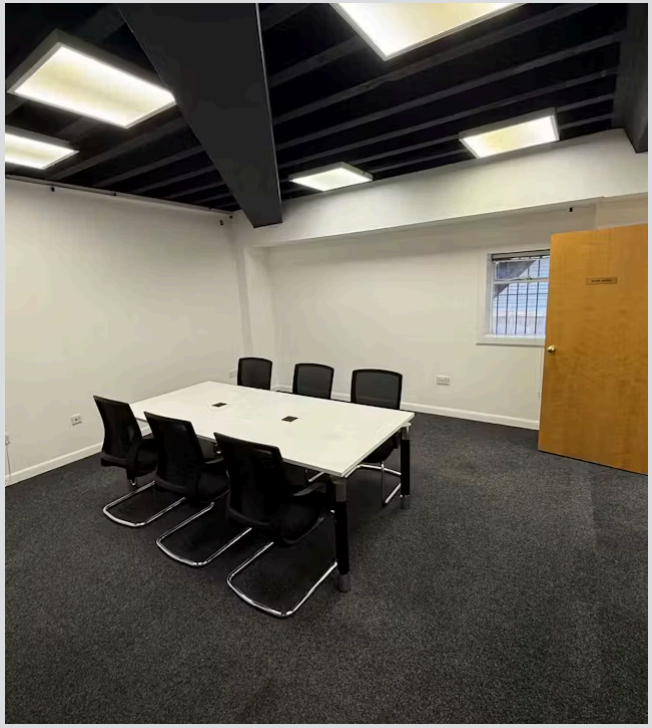
278.71 to 559.28 sq m
(3,000 to 6,020 sq ft)

- Flexible office space in highly accessible area
- Two suites available for lease, containing 20-30 work stations and 12-24 Work Stations, respectively
- Located within close proximity to public transport links, including Edinburgh Tram and bus services
- Car parking spaces available (private lane)
- Open plan flexible office spaces
- Office Zone 4 - Ground floor 3,000 sq ft invites rental offers of £3,333 per month (No VAT applicable, includes rates)
- Office Zone 5- Ground Floor 3,020 sq ft invites rental offers of £2,083 per month (No VAT applicable)

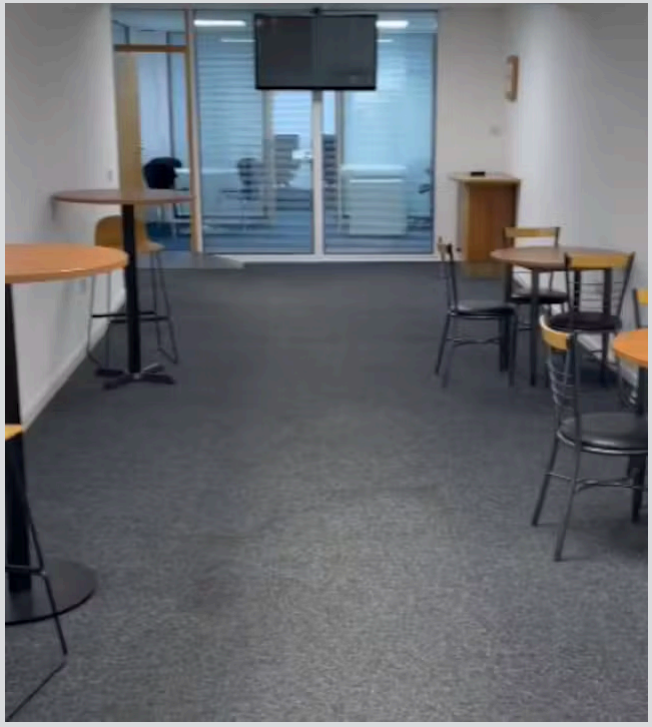
LOCATION

Situated in the vibrant and ever-evolving port district of Leith, Mitchell House occupies a well-regarded position within one of Edinburgh's most exciting and commercially active neighbourhoods. Leith has undergone a remarkable transformation over recent decades, establishing itself as one of the capital's most sought-after destinations for both business and leisure.

Leith sits approximately two miles north of Edinburgh city centre and benefits from excellent connectivity to the wider capital. The area is well served by Lothian Buses, with frequent services running directly into the city centre and across the broader Edinburgh network. The ongoing development of the Edinburgh Tram network, with its extension to Newhaven now operational, has further enhanced public transport accessibility to Leith, with Mitchell house located a mere 2-minute walk from nearest tram stop allowing access to the rest of Edinburgh's city centre and Edinburgh airport.









DESCRIPTION

Mitchell House occupies a converted Victorian whisky bond, which has been carefully redeveloped to provide modern, high quality commercial office accommodation. The building retains considerable period character, with original industrial features complementing contemporary finishes throughout, giving the property a genuine sense of identity that sets it apart from more conventional office accommodation in the city.

The subjects comprise two self-contained ground floor office suites, each offering generous open plan accommodation suitable for a range of business uses. Both suites have been fitted out to a high standard, with the option for incoming occupiers to take the accommodation fully furnished upon request, allowing businesses to establish themselves and operate from day one with minimal disruption.

The suites benefit from shared access to an excellent range of communal facilities within the building, including WC facilities, a fully equipped kitchen, boardroom and breakout areas. The building further benefits from secure cycle storage and shower facilities, catering for those commuting by bicycle. Parking permits are available on Mitchell Street for those travelling by car.

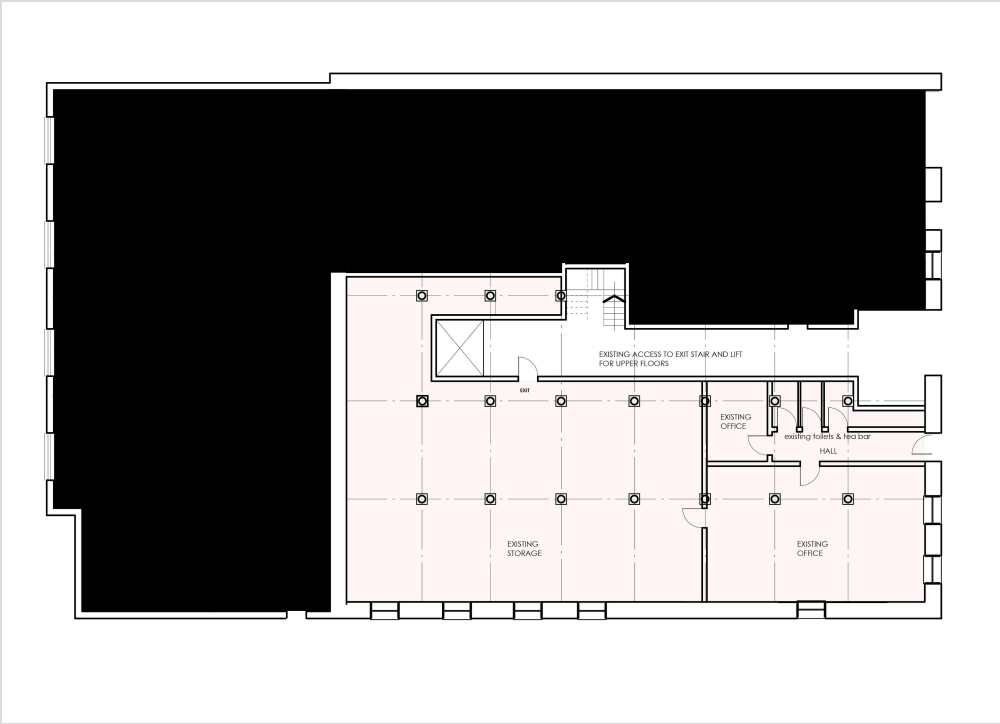
FLOOR AREA

Available accommodation comprises the following areas:

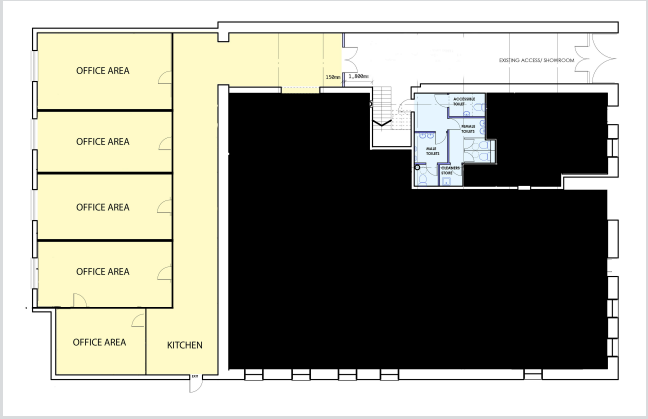
Description	sq ft	sq m	Rent
Office Zone 4- Ground Floor	3,000	278.71	£3,333 /month
Office Zone 5- Ground Floor	3,020	280.57	£2,083 /month

SERVICES:

The subjects benefit from mains electricity, gas water and sewage.



Property Plan 3



LEASE TERMS:

Office Zone 4 Mitchell House is offered on a new internal repairing and insuring lease agreement, for a term to be agreed with asking rental offers of £3,333 pcm invited (No VAT applicable, inclusive of rates). Office Zone 5 £2,083 pcm (No VAT applicable) respectively.

VAT

All prices quoted are exclusive of VAT which shall not be applicable.

LEGAL COSTS

Legal Costs (each party to bear their own legal costs incurred throughout this transaction).

PROPOSAL

All proposals to be submitted to the sole marketing agents.

EPC

A+

NON-DOMESTIC RATES

Rates Payable: According to the Scottish Assessors Association website, Office Zone 5 Mitchell House has a rateable value of £25,500. Information on Business Rates can be found at https://www.saa.gov.uk/

VIEWING & FURTHER INFORMATION

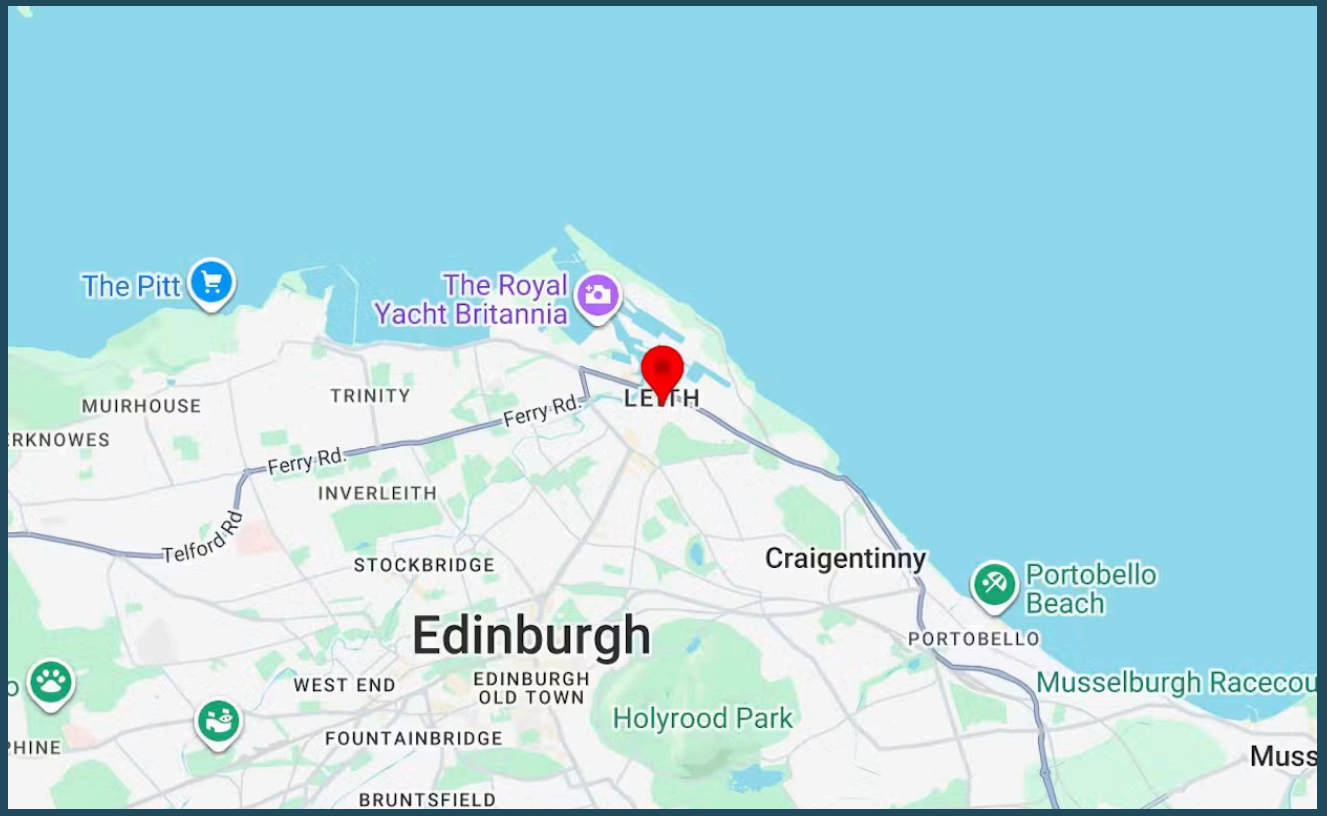
Strictly by contacting the sole agents.

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Make an enquiry

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