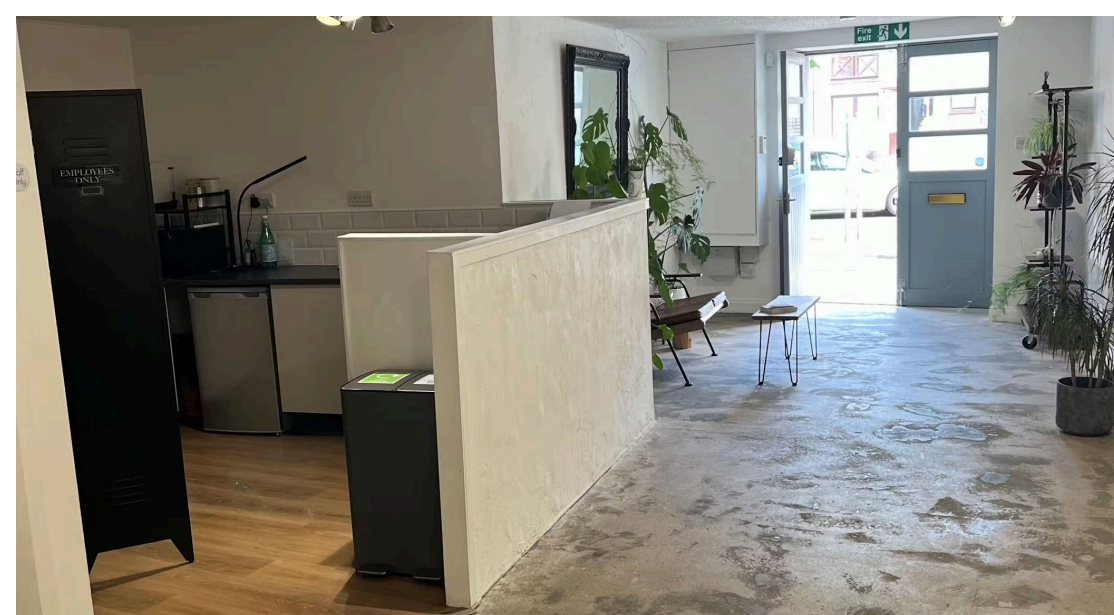




**AVISON
YOUNG**

55 Timber Bush, Edinburgh, EH6 6QH
Flex Office, Serviced Office To Let £14,000 per annum + VAT and Utilities
55 Timber Bush is a ground floor business space located in Leith that has recently become available.



Key Points

- Prominent ground floor commercial unit
- Excellent natural daylight
- Open plan accommodation
- Great public transport connections
- Dedicated entrances
- 2 parking spaces included

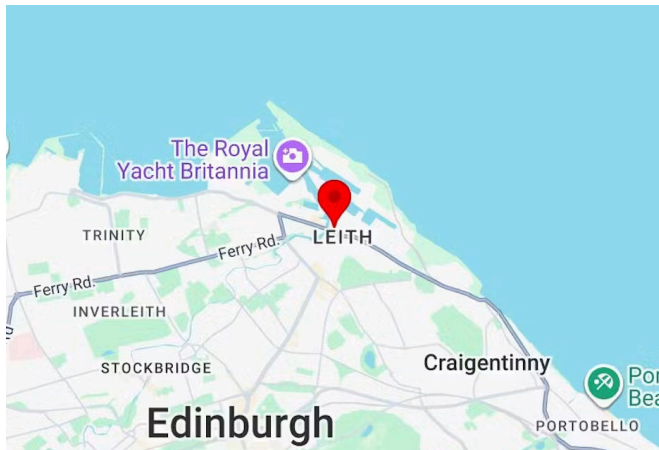
Description

55 Timber Bush is a unique ground floor commercial unit which provides open plan accommodation, currently being occupied as a tattoo studio. The property comprises currently of a welcoming reception area with kitchen facility and multiple WC's at the front, followed by open plan workspace towards the back. There are 2 entrances to the unit, one to the front and one to the rear, providing access to the car park round the back of the building. This property is finished to a high standard and an excellent opportunity for a business to locate within the heart of Leith.

Location

55 Timber Bush is located within the heart of The Shore, Leith's vibrant waterfront district, renowned for its mix of independent retailers, cafés, restaurants and creative businesses.

The property benefits from excellent transport links, including Edinburgh's tram network which provides direct connections between Leith, Edinburgh City Centre and Edinburgh Airport. The surrounding area continues to attract a diverse range of occupiers, making it one of Edinburgh's most sought-after commercial locations.



Specifications

- 2x dedicated entrances
- Open-plan accommodation
- Reception/waiting area
- Kitchen and WC facilities
- Unit is eligible for 100% Small Business Bonus Scheme relief (subject to occupier eligibility)
- Exposed stonework walls
- Concrete flooring throughout
- LED lighting
- Suitable for office, studio or other commercial uses (subject to consent)
- Excellent public transport connections
- Dedicated parking with the space
- Nearby on-street and public parking facilities

Summary

- Rent: £14,000 per annum + VAT and Utilities
- Service charge: n/a

Further information

- [View details on our website](#)
- [View Microsite](#)

Amenities & Specifications

Total parking spaces: 2

Availability

Available September 2026

Contact & Viewings



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