# FOR SALE

## STAND-ALONE OPEN PLAN OFFICE/RETAIL PREMISES

# 41 OCEAN DRIVE
# LEITH
# EDINBURGH
# EH6 6BH

199 SQ M (2,142 SQ FT)

**SAT NAV:**
EH6 6BH

- SUITABLE FOR A VARIETY OF USES.
- ATTRACTIVE WATERSIDE LOCATION.
- SELF-CONTAINED COMMERCIAL UNIT.

B&S
Burns & Shaw
Property Consultants
0131 315 0029

# STAND-ALONE OPEN PLAN OFFICE/RETAIL PREMISES

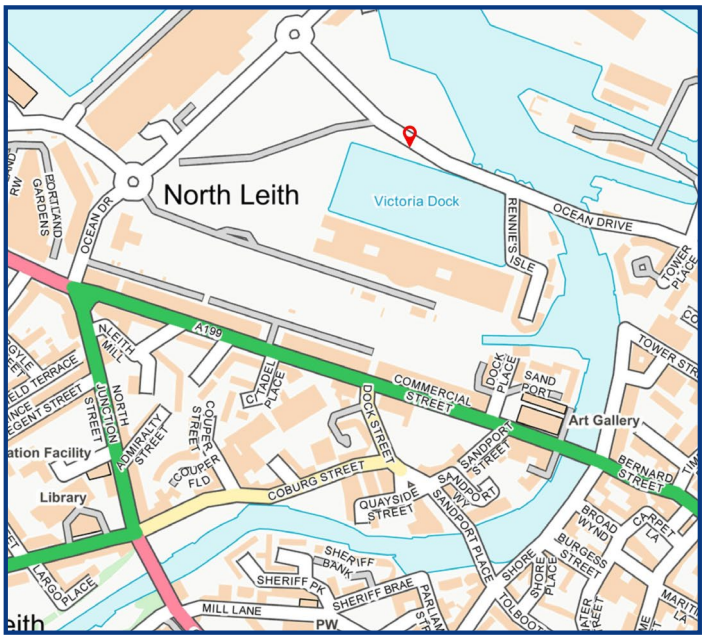
# 41 OCEAN DRIVE
# LEITH, EDINBURGH, EH6 6BH

## LOCATION
Edinburgh with a resident population of approximately 500,000 is both the Capital City and Scotland's administrative and judicial centre.

Leith is a district of Edinburgh approximately 1.5 miles north of the City Centre. The subjects are situated on the Shore close to its junction with Bernard Street/Commercial Street (Leith's main thoroughfare).

The property sits between CALA@s Ocean Plaza development, The Scottish Government at Victoria Quay and the recently completed Dockside Build to Rent development of 373 flats.

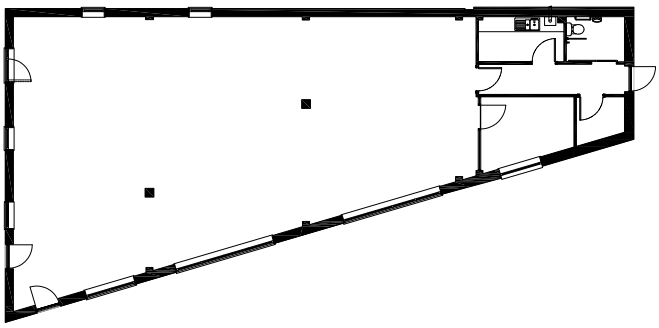
The surrounding area comprises a mixture of residential and commercial premises and Ocean Terminal and Port of Leith tram stops. The tram runs directly past the property and the Ocean Terminal tram stop is 200m away.




## DESCRIPTION
The subjects comprise a stand-alone single storey office building.

Internally the accommodation provides open plan space finished to white box specification benefitting from: -

- Dedicated toilet facilities.
- Double glazed windows.
- Gas fired central heating.



## ACCOMMODATION
The premises provide the following approximate net internal area: -
199 sq m (2,142)

## ENTRY
Entry will be upon conclusion of formal legal missives.

## ENERGY PERFORMANCE CERTIFICATE
The Energy Performance Certificate (EPC) for the premises is available on request.

## SALE PRICE
Our clients are seeking to sell the heritable interest in the premises. For further information on price etc, please contact the sole agents.

## VAT
VAT will be payable at the prevailing rate.

## RATEABLE VALUE
The Scottish Assessors Association Portal shows the premises having a current rateable value of £29,300 and proposed rateable value of £31,300 from1 April 2026.

## VIEWING AND FURTHER INFORMATION
To arrange a viewing or for further information please contact: -


Niall Burns:
D/L: 0131 315 0029
E-mail: niall@burnsandshaw.co.uk

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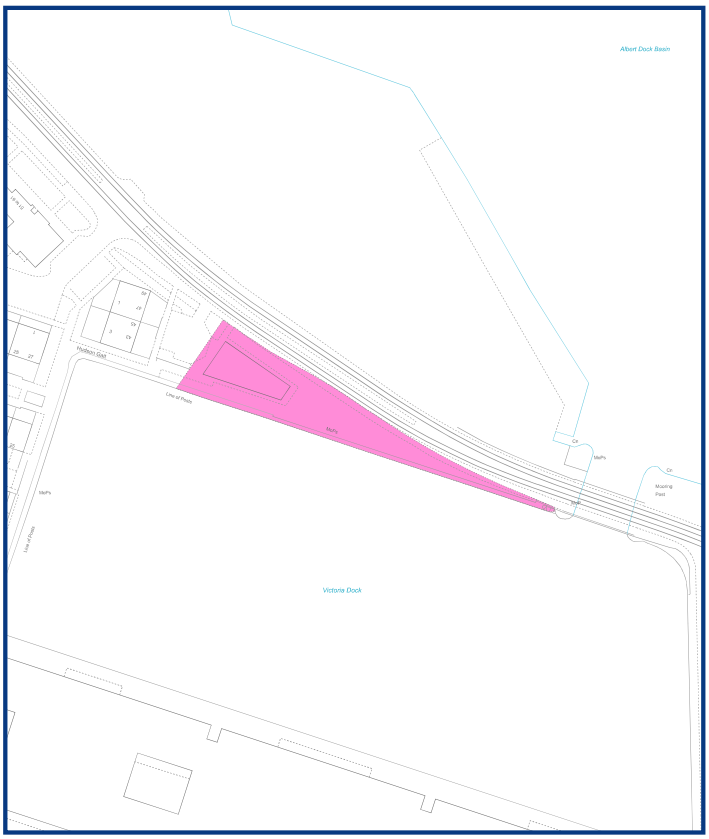
Property Consultants



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March 2026

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