ime Property Agents Ltd
12 Home Street
Edinburgh

To Let

£15,000 Per Annum

108 (1f) Salamander Street, Edinburgh EH6 7LA

Class 1a

Location

Salamander Street (A199) is located approximately 3 miles north-east of Edinburgh city centre and provides a strategic route linking Leith with the A720 Edinburgh City Bypass and the A1.

The property is situated within an established trade counter and industrial location. It forms part of a terrace of trade counter units with customer parking, offering a practical setting for a range of business uses.

Nearby occupiers include flooring and tiling retailers, a vehicle repair garage and a self-storage facility, reinforcing the areas established commercial character.

Description

The subjects comprise office/retail accommodation and form the first floor of a brick built two-storey building with a metal clad roof. There is a separately accessed industrial unit below which is under separate occupation and does not form part of the available property.

The accommodation is accessed via a private entrance and staircase leading to a range of offices, private offices, meeting rooms and stores. The specification includes the following:

- 3 x private offices/rooms
- Large open plan area
- Tea prep area
- Flexible space
- WC facilities
- Car Parking

The space would be ideally suited to a variety of different types of business occupiers but there may be scope to split the accommodation to suit multiple occupancy.

Accommodation

According to our recent measurement survey, the subjects comprise of the following approximate net internal area over ground and basement floors:

Total 167 sq. m (1800sq. ft)

Rent Price

We are seeking a rent of £15,000 per annum on full repairing and insuring lease

EPC

Available upon request

Utilities

The property is served by mains Gas,

Rent Price

Our client is seeking rental offers of £15,000 per annum exclusive to grant a new lease.

Rateable Value

According to the Scottish Assessors website (www.saa.gov.uk) the subjects have a Rateable Value of £15,500. The uniform business rate for the current year is £0.49 pence in the pound (as of April 2026).

Entry

Upon completion of a formal missive under Scots Law.

Legal Costs

Each party is responsible for their own legal and costs incurred in the preparation, negotiation, and settlement of the documentation pertaining to the lease or sale including LBTT or VAT applicable.

Viewing and Further Information

By appointment through the sole letting agent, ime Property Agents Ltd.

IMPORTANT NOTICE - PLEASE READ CAREFULLY

Misrepresentation Act 1967 - IME for themselves and for the vendors or lessors of this property whose agents they are give notice that:

These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.

All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.

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