

Ryden

TO LET

LAND / OPEN STORAGE YARDS



**3 MARINE
ESPLANADE
LEITH
EDINBURGH
EH6 7LU**

**YARDS AVAILABLE FROM
0.5 TO 2.5 ACRES**

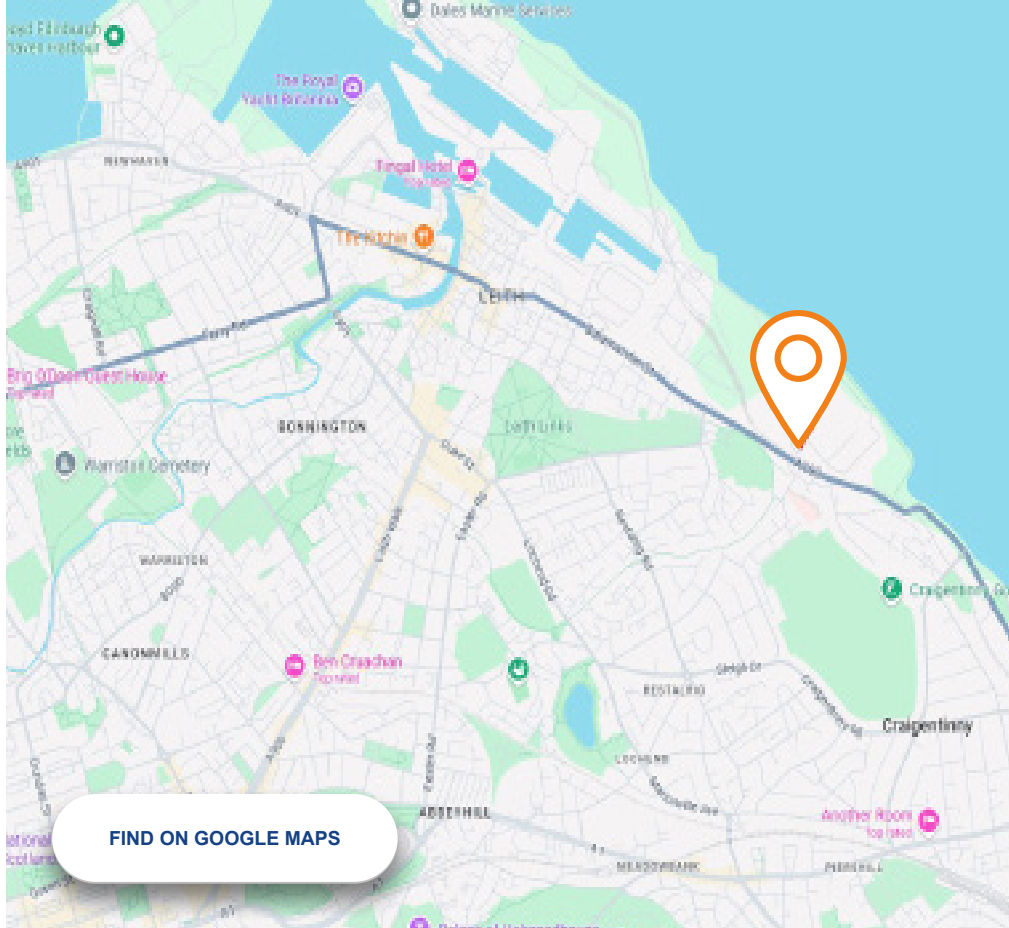
FLEXIBLE LEASE TERMS

COMPETITIVE RENTS

AVAILABLE IMMEDIATELY

FIND OUT MORE AT [RYDEN.CO.UK](https://ryden.co.uk)





LOCATION

3 Marine Esplanade is located within Edinburgh's popular Leith district, approximately 2.5 miles north east of the city centre.

The location is ideal for servicing Edinburgh, Leith and East Lothian. Marine Esplanade is accessed from Seafield Road (A199) which is the main arterial road connecting the north of Edinburgh to the A1 and East Lothian.

Surrounding occupiers include Forth Ports, Veolia Water, Shell Petrol Filling Station, Farmfoods, NWH Group and Bookspeed.

DESCRIPTION

The premises comprise open storage land / yard space which is available from plots of 0.5 acres and above. The surface varies from concrete and tarmac in the north plots to type 1 in the south plot.

ACCOMMODATION

Availability is from 0.5 to 2.5 acres. The south plot as shown on the front page of the brochure extends to 1 acres and the north plot is also approximately 1 acre.

BUSINESS RATES

The property will need to be reassessed following subdivision.

TERMS

The premises are available on a rent and term to be agreed.

VAT

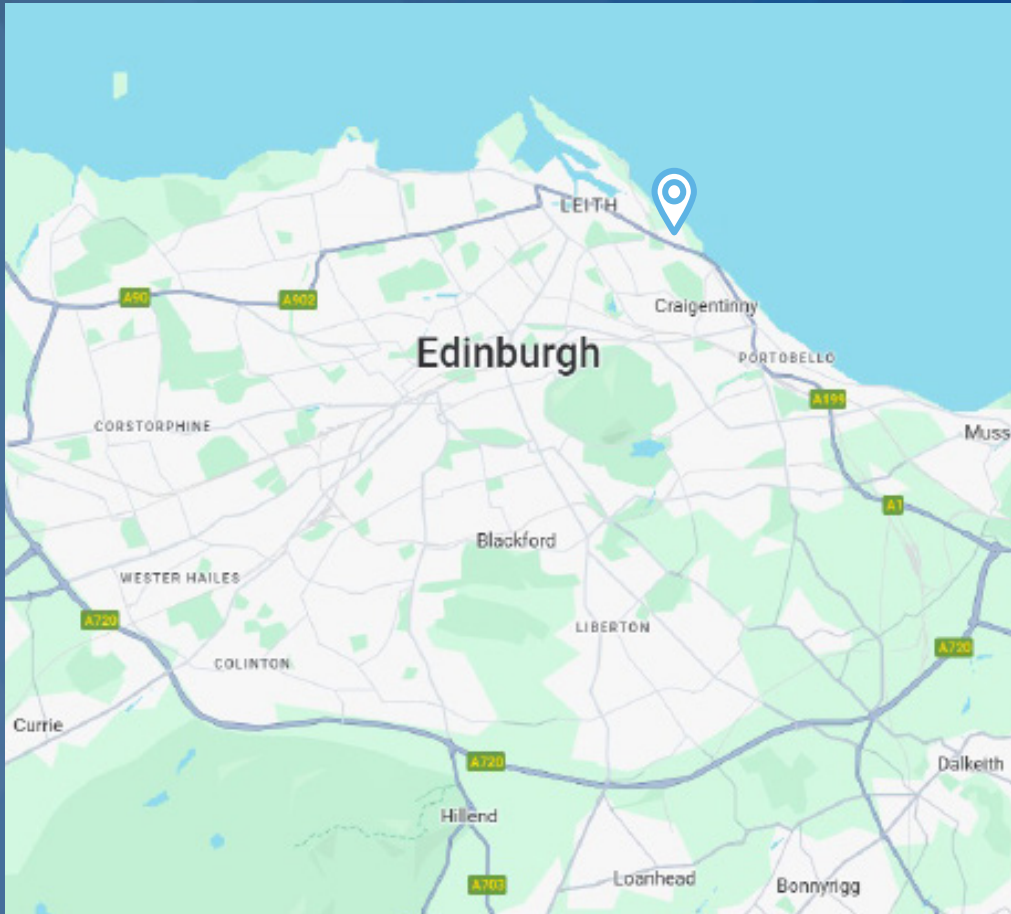
All prices are quoted exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

“YARD SPACE FROM 0.5 TO 2.5 ACRES UPWARDS AVAILABLE.”





**3 MARINE
ESPLANADE
LEITH**

**EDINBURGH
EH6 7LU**

TO LET

LAND / OPEN STORAGE YARDS

GET IN TOUCH

Please get in touch with our letting agents for more details.

Cameron Whyte

T 07789 003 148

E cameron.whyte@ryden.co.uk

Leo Masson

T 07425 320 611

E leo.masson@ryden.co.uk

Ryden

7 Exchange Crescent
Conference Square
Edinburgh
EH3 8AN

ryden.co.uk

Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) 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 of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **August 2026**

