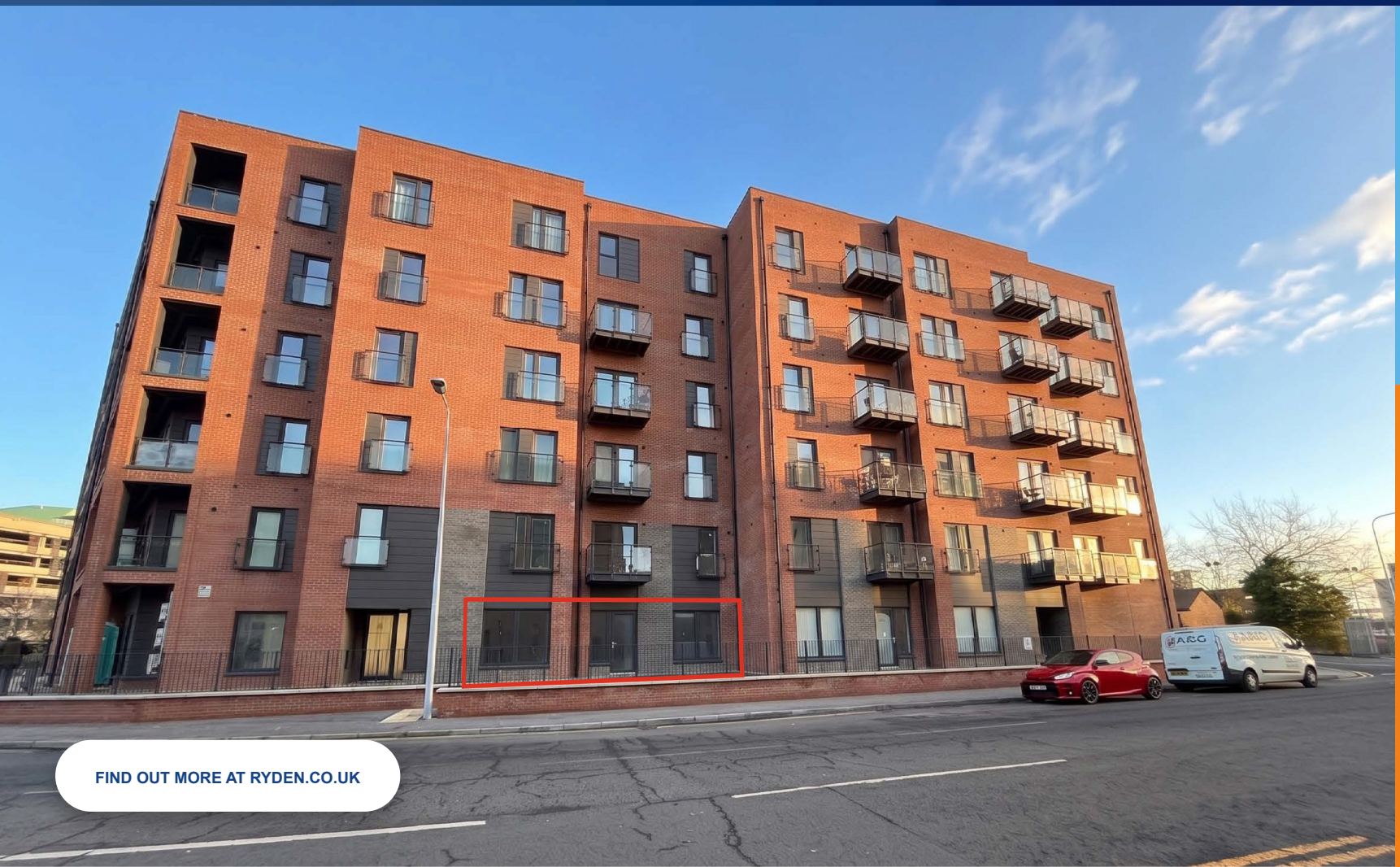
Ryden

TO LET

PROMINENT RETAIL / OFFICE / STUDIO UNIT

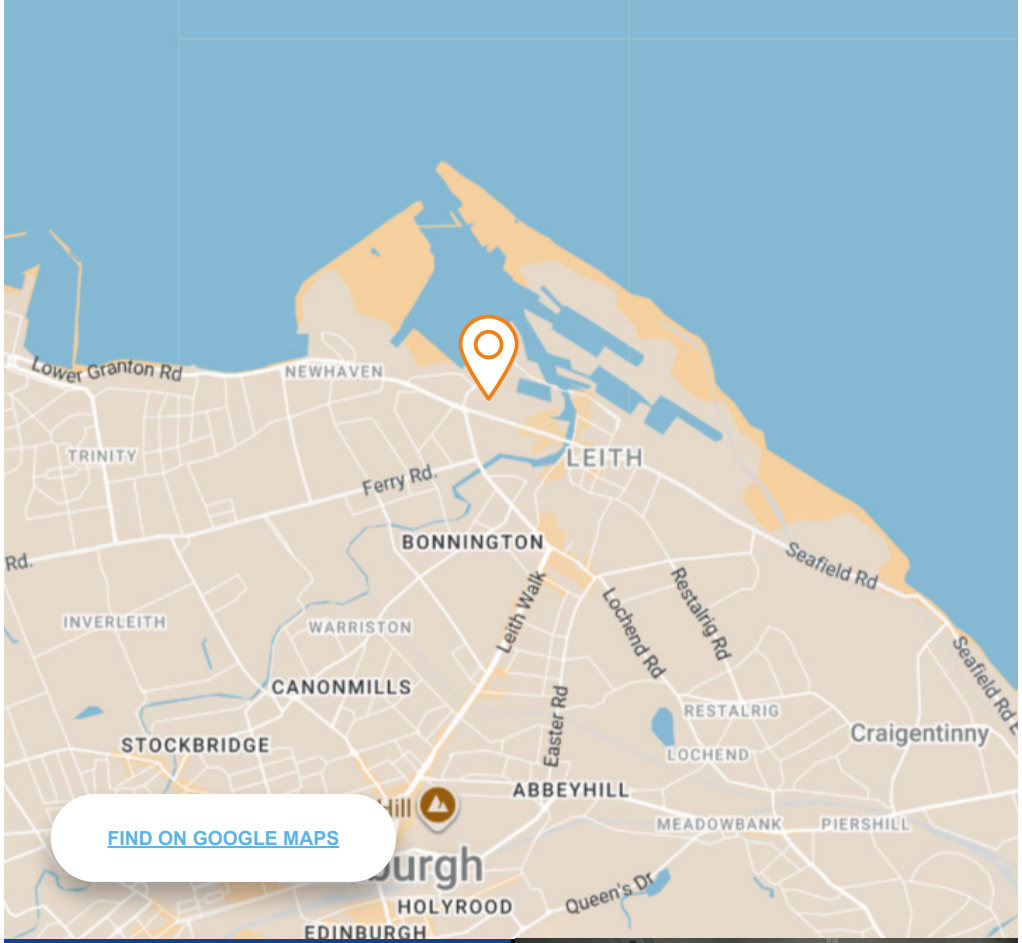
77.11 SQ M (830 SQ FT)



FIND OUT MORE AT RYDEN.CO.UK

7 VICTORIA QUAY,
LEITH
EDINBURGH
EH6 6EZ

- BRAND NEW COMMERCIAL UNIT
- EXCELLENT TRANSPORT CONNECTIVITY
- OPEN-PLAN SPACE SUITABLE FOR A VARIETY OF USES



EXCELLENT OPPORTUNITY IN SOUGHT AFTER LOCATION

77.11 SQ M (830 SQ FT)



LOCATION

Situated within the vibrant Shore area of Leith, approximately 2 miles north of Edinburgh's City Centre, 7 Victoria Quay (Plot 294) occupies a prominent position fronting Ocean Drive within CALA Homes' Waterfront Plaza development.

The property is located directly opposite Ocean Terminal Shopping Centre, which comprises over 440,000 sq ft of retail and leisure space. It benefits from outstanding transport links, including immediate access to the Edinburgh Tram network, key bus routes, and local cycle paths. Popular nearby tourist destinations include The Royal Yacht Britannia and the Port of Leith Vertical Distillery.

DESCRIPTION

The subjects comprise a ground floor commercial unit within a modern, high-quality apartment development

Delivered to a shell condition specification, the unit provides a bright and open-plan layout featuring:

- Double-glazed full-height frontages offering excellent natural daylight
- Capped gas and electricity supplies
- Access to communal bin storage and secure bike parking

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice (6th Edition), the Net Internal Area (NIA) is approximately:

Ground Floor (Plot 294):
77.11 sq m / 830 sq ft

LEASE TERMS

Available to lease on Full Repairing and Insuring (FRI) lease terms at £16,600 per annum (plus VAT) for a duration to be agreed.

PLANNING

Class 1A (Retail, Financial & Professional Services) and Class 4 (Business/Office). Other uses considered subject to planning.

BUSINESS RATES

To be assessed upon occupation. Anticipated to qualify for 100% relief under the Small Business Bonus Scheme.

FACTORING CHARGE

A small estate factoring/ service charge applies.

VAT

We have been advised the property is elected for VAT.

ENTRY

Immediate entry available upon completion of missives.

LEGAL COSTS

Each party to be responsible for their own legal costs, with the tenant responsible for LBTT and registration dues.

EPC

Certificate available upon request.









TO LET

PROMINENT RETAIL / OFFICE / STUDIO UNIT

77.11 SQ M
(830 SQ FT)



7 VICTORIA QUAY
LEITH
EDINBURGH
EH6 6EZ

GET IN TOUCH

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

Kyle Wright
T 07425 478 303
E kyle.wright@ryden.co.uk

Iain Taylor
T 07884 322 759
E iain.taylor@ryden.co.uk

Ryden
7 Exchange Crescent
Edinburgh
EH3 8AN
0131 225 6612

Ryden

© Ryden LLP. Details of Ryden can be viewed on our website www.ryden.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranties are made by Ryden as to its accuracy or completeness and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecast and opinions for any other purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by Ryden or any of its members, partners, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provision of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. August 2026