

Ryden

TO LET

UNIQUE OFFICE BUILDING
71 - 150 SQ M (768 - 1,613 SQ FT)



**ST NINIAN'S MANSE,
1A QUAYSIDE
STREET
EDINBURGH
EH6 6EJ**

**OPEN PLAN OFFICE SPACE
AVAILABLE IMMEDIATELY**

**FLEXIBLE LEASE
TERMS AVAILABLE**

**2 DEDICATED CAR
PARKING SPACES**

**GOOD TRANSPORT LINKS
UP TO 100% RATES RELIEF**

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PHOTOGRAPHY BY ZAC AND ZAC



LOCATION

The property is located on Quayside Street at the heart of The Shore area in Leith, a popular mixed-use district approximately 2 miles north of Edinburgh's City Centre.

St Ninian's Manse is exceptionally well located for access to public transport. The The Shore Edinburgh Tram stop is just a short walk away, providing direct, high-frequency connections across Leith, through the City Centre, and out to Edinburgh Airport. Numerous bus routes also run nearby along Commercial Street, giving easy access throughout the city and beyond.

Amenities in the local area are excellent, with numerous well-established bars and restaurants in the immediate vicinity. Additional retail and leisure amenities are available at Ocean Terminal, which is within 10 minutes' walking distance and home to a variety of high-street retailers, restaurants, leisure facilities, and a multi-screen cinema complex.

DESCRIPTION

The property is arranged over basement to third floor with the building constructed in the late 17th Century. In 1998 an extensive renovation of the building was undertaken by a leading conservation and regeneration architectural practice to create the current office configuration.

Male and female WC's are located on the ground and first floor. Tea-prep facilities are located on ground and second floor, as well as a meeting room on the ground floor. Heating is provided by way of a electric central heating system to wall-mounted radiators.

ACCOMMODATION & TERMS

The subjects have the following approximate areas:-

DESCRIPTION	SQ M	SQ FT	RENT P.A INCLUDING S/C & UTILITIES
SECOND FLOOR	71	768	£26,112
THIRD FLOOR	79	845	£28,730
TOTAL	150	1,613	£54,842

Wifi is available

BUSINESS RATES

We have been verbally advised by the local Assessor the second floor has a Rateable Value of £6,300 with annual rates payable (2026/27) of approximately £3,030, and the third floor has a Rateable Value of £5,400, with annual rates payable (2026/27) of approximately £2,5597. Interested parties are advised to make their own enquiries with the local Assessor.

An occupier may be eligible for up to 100% relief via the Small Business Bonus Scheme or Fresh Start Relief.

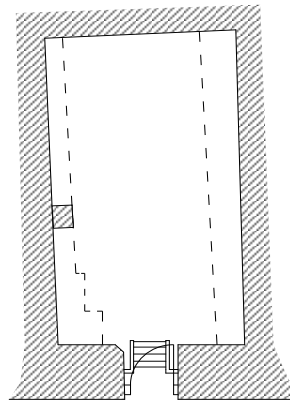
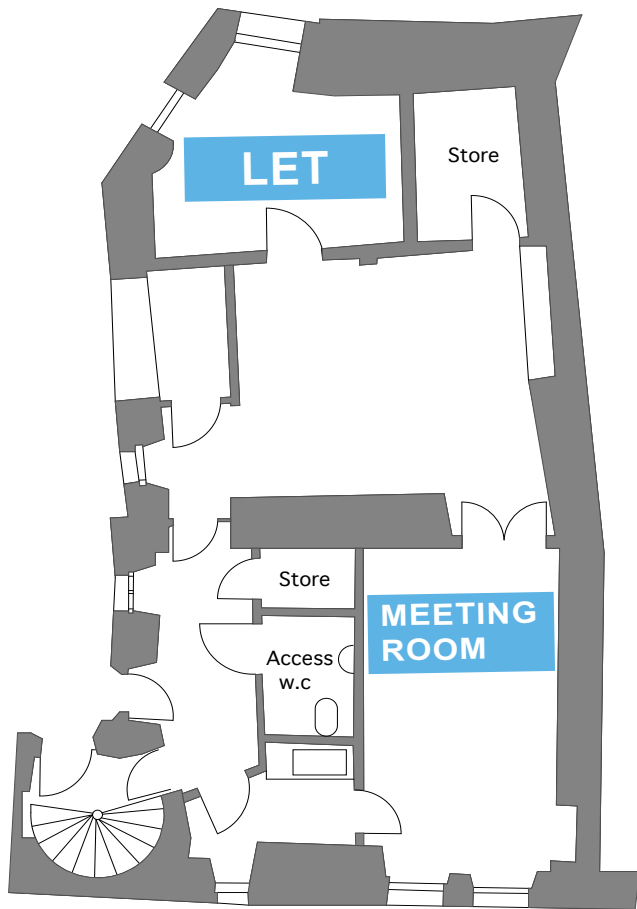
VAT

All figures are quoted exclusive of VAT.

EPC

The property has an EPC "D" rating.





DRAFT- SKETCH PLANS ONLY

Scottish Historic Buildings Trust
St Ninian's Manse
Ground and Basement Floor Plan

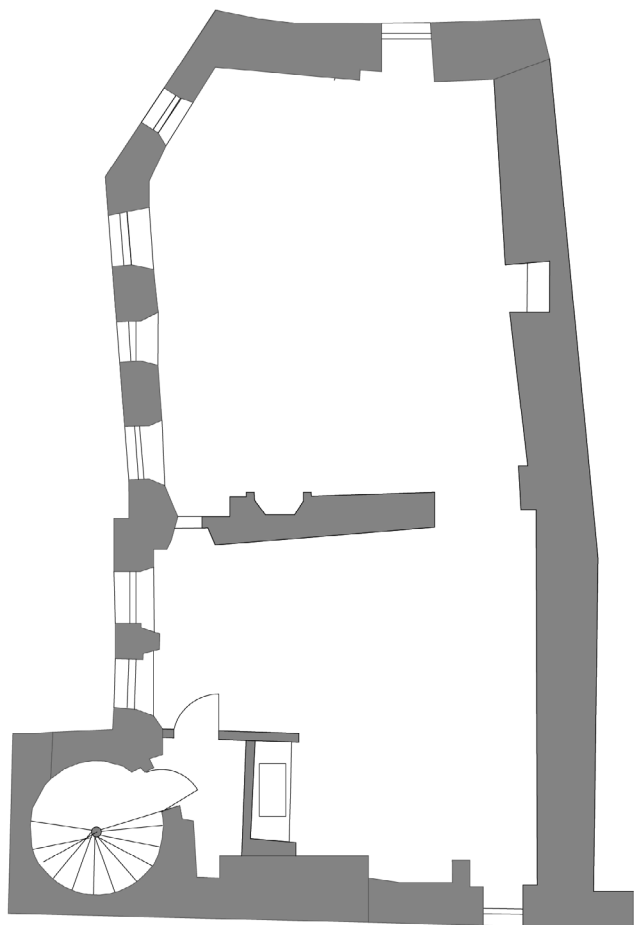


PHOTOGRAPHY BY ZAC AND ZAC



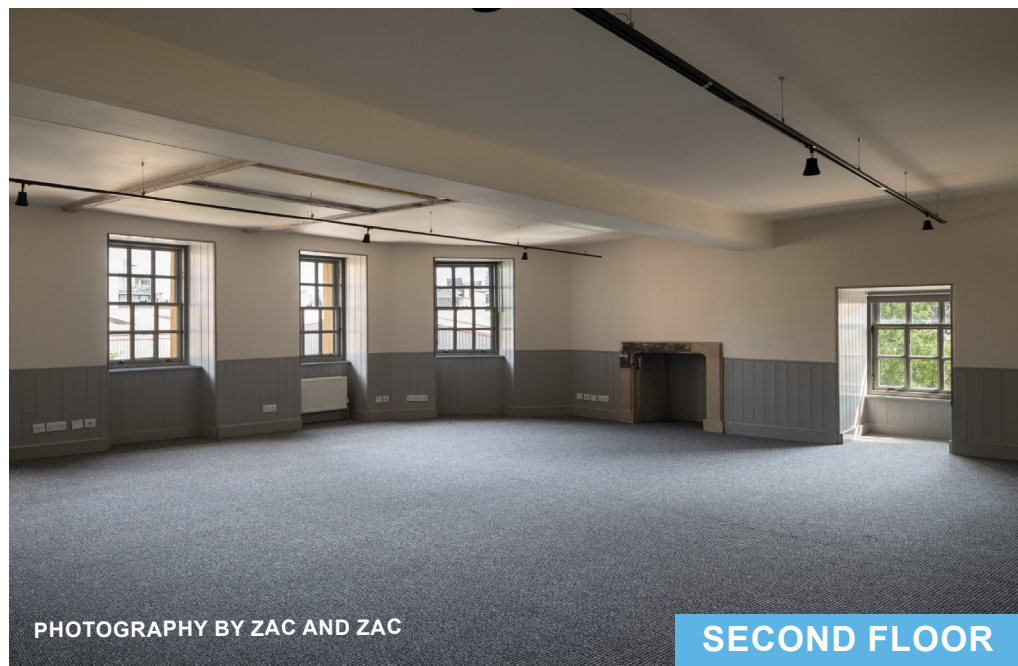
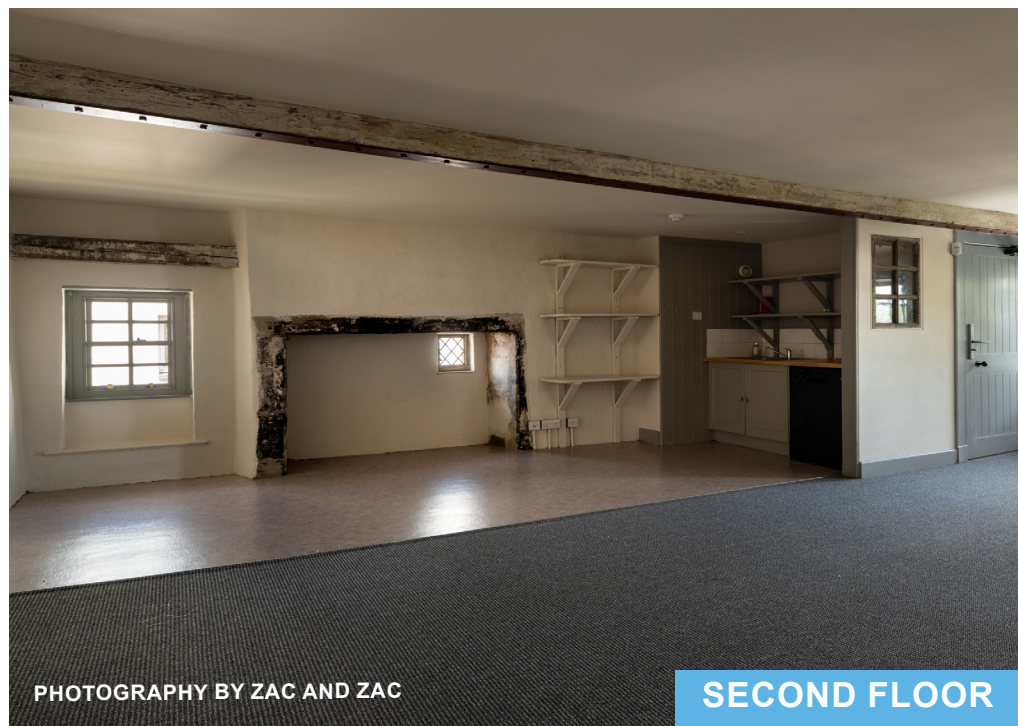
PHOTOGRAPHY BY ZAC AND ZAC

MEETING ROOM



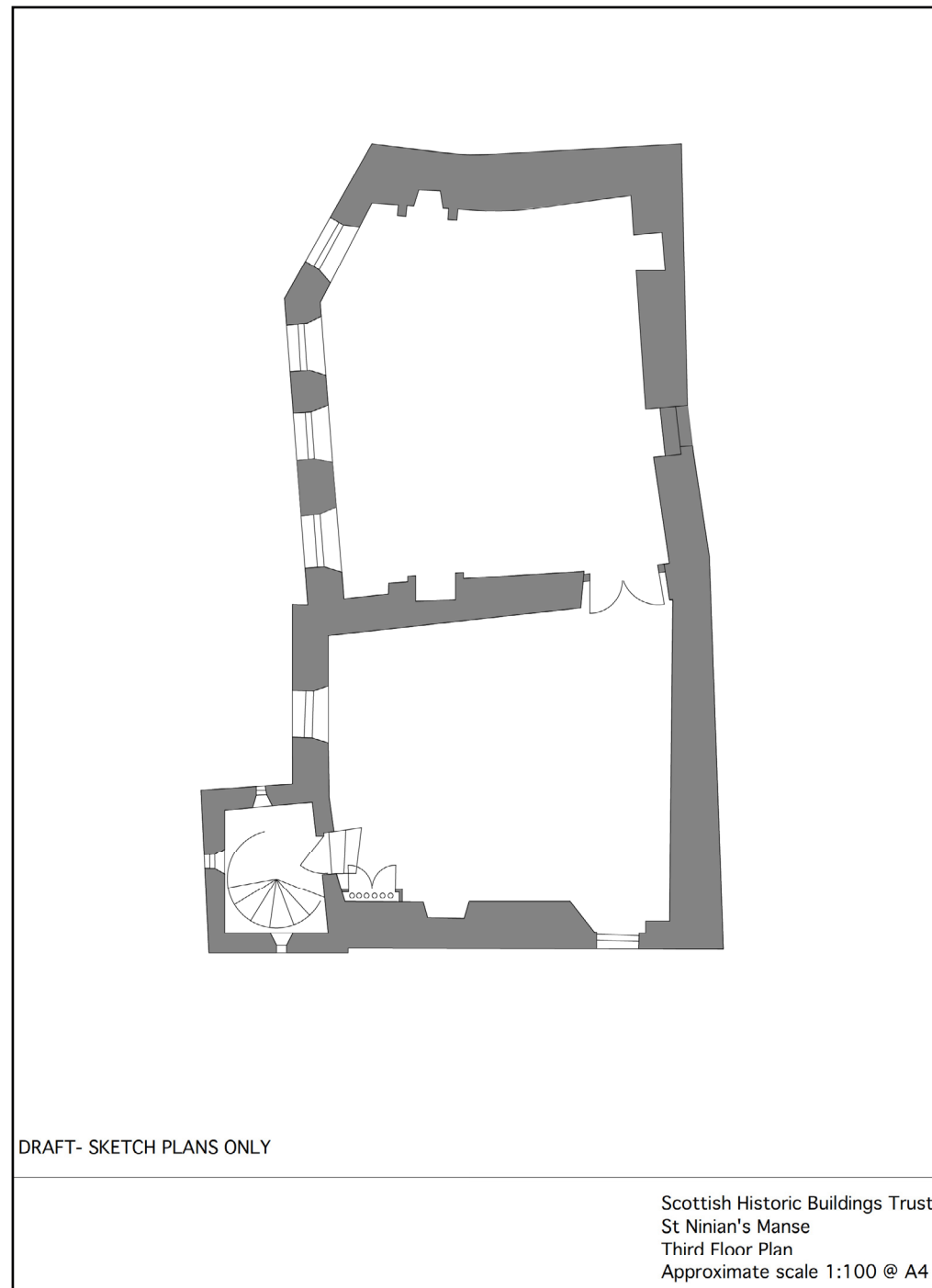
DRAFT- SKETCH PLANS ONLY

Scottish Historic Buildings Trust
St Ninian's Manse
Second Floor Plan
Approximate scale 1:100 @ A4





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STREET
EDINBURGH**

GET IN TOUCH

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