TO LET

RARELY AVILABLE INDUSTRIAL/OFFICE PREMISES

- Situated within the heart of Leith, in a well-established industrial location
- Offers Over £55,000 per annum
- Premises extends to 455.95 SQM (4,907 SQFT)
- In close proximity to A1 trunk road providing excellent transport links to Edinburgh City Centre & East Lothian
- Secure yard with generous parking provision & electric roller shutter door
- Rarely available & highly sought after Industrial and Office Space

WHAT 3 WORDS



79A & B SALAMANDER STREET, LEITH, EDINBURGH, EH6 7JZ

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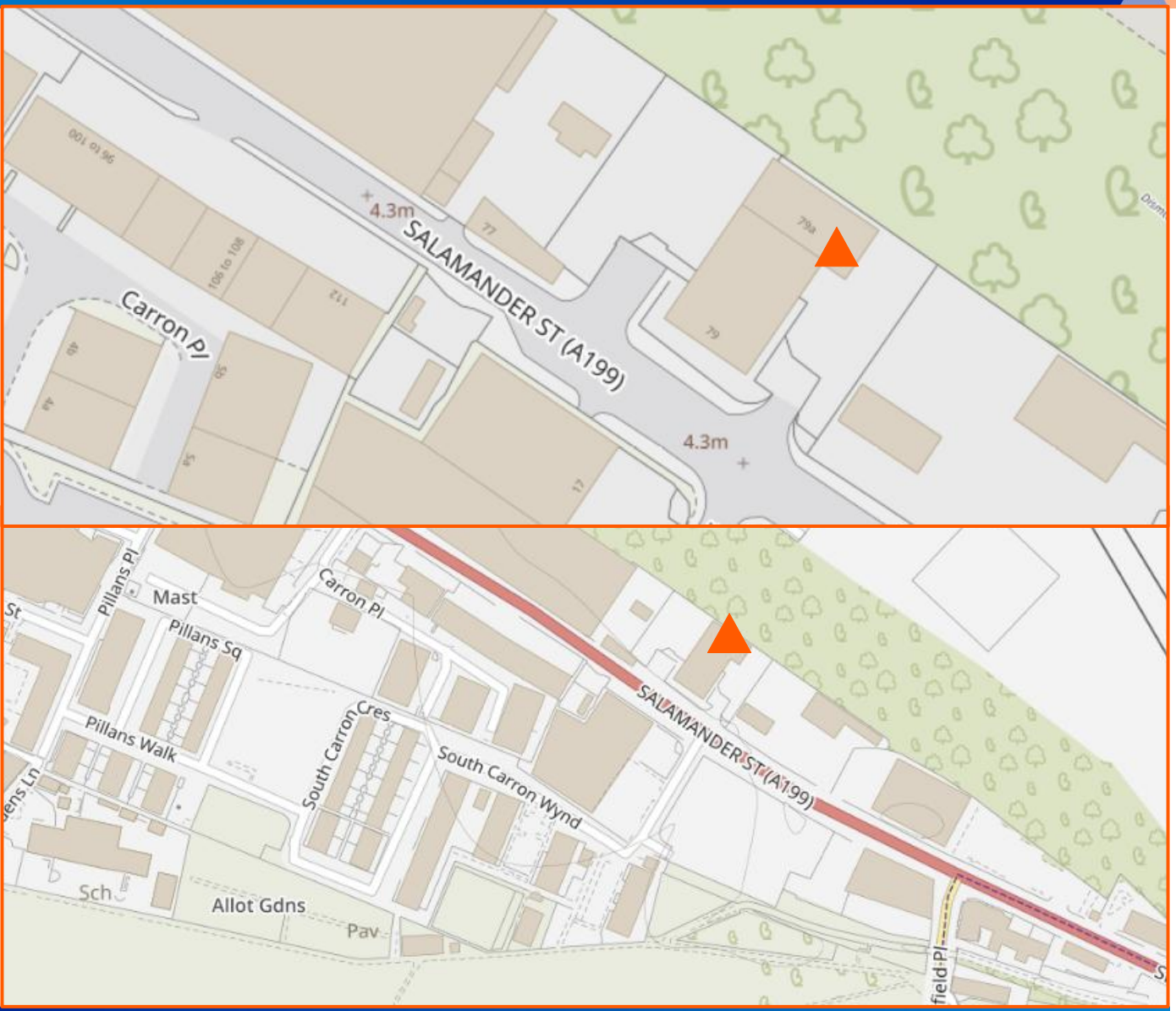
SHEPHERD COMMERCIAL

Location



Location

The subjects are prominently positioned on the south west side of Salamander Street within the Seafield district of Edinburgh, which is situated approximately 3.0 miles to the northeast of Edinburgh's city centre.

The location is recognised as a vibrant hub for industrial/retail occupiers. Salamander Street is a continuation of the A199, which leads traffic east on to the A1 trunk road, providing access to East Lothian.

The subjects are conveniently located for public transport with a number of bus stops in close proximity along with the Shore Tram stop, which provides access towards Edinburgh's city centre and The West End.

The subjects are located within a predominantly industrial location which is characterised by a number of well established local and national operators including Europcar, The Wooden Floor Store, Safestore Self Storage and Tile Star.

Rarely available opportunity within highly sought-after Industrial Location

Virtual Tour

Description









Description

The subjects comprise an attractive industrial premises which benefits from extremely well-appointed office accommodation. The industrial space benefits from an electric operated roller shutter door with a maximum height of 3.6m & 2x pedestrian access points.

Internally, the ground floor comprises a generous industrial space with a partitioned fully fitted kitchen, office and W.C facilities. The industrial space has a substantial eaves height of 9.1m. The first floor office accommodation comprises a collaborative open plan office space, with glass partitioned corner offices and meeting room. The office suite also has a fully fitted modern kitchen and storage space.

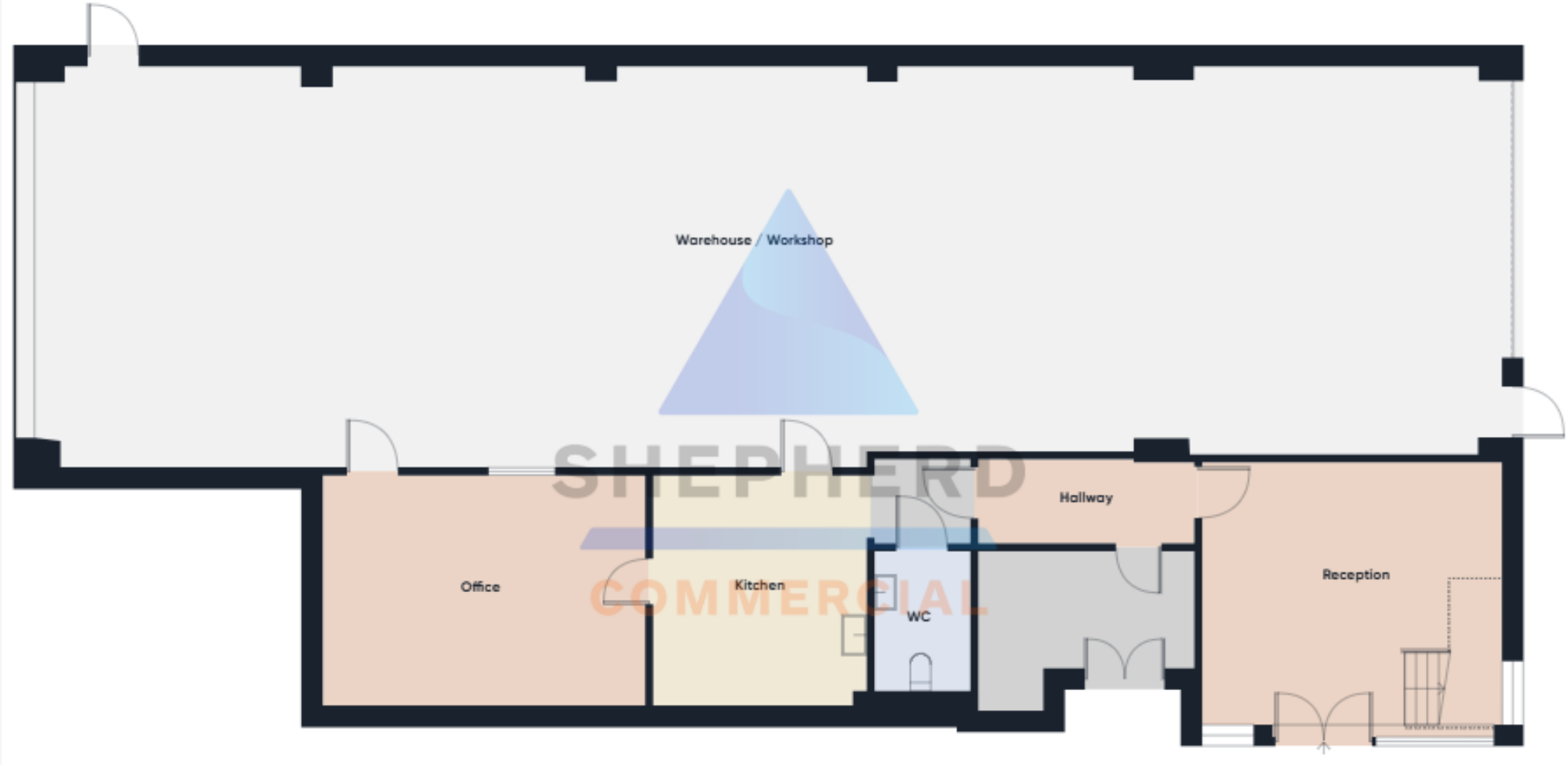
The subjects benefit from a secured yard with abundant parking provision for up to 19 vehicles, with 2 designated EV spaces.

Accommodation

Description	m^2	ft^2
Ground Floor	323.48	3,482
First Floor	132.47	1,425
TOTAL	**455.95**	**4,907**

The above floor areas have been calculated on both a Gross & Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Floor plans



Ground Floor

Floor plans



First Floor

The Detail

Lease

The subjects are being offered on a leasehold basis at offers over £55,000 per annum.

Rateable Value

The subjects are entered in the current Valuation Roll at a Total rateable value of;

79A - £34,800

79B - £22,800

Please note, a new tenant or occupier of a property has a right to appeal this rateable value within 4 months of the beginning of the tenancy agreement.

Energy Performance Certificate

An Energy Performance Certificate is available upon request.

VAT

The property is elected for VAT. All prices quoted are exclusive of VAT.

Legal Costs

Each party to bear their own legal costs in the documentation of this transaction. The in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.





Get in Touch

For further information or viewing arrangements please contact the sole agents:

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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but 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 J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. **September 2026.**

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