

TO LET

HIGH QUALITY OFFICE SPACE
112.87 SQ M (1,215 SQ FT)

100 OCEAN DRIVE, EDINBURGH EH6 6JJ



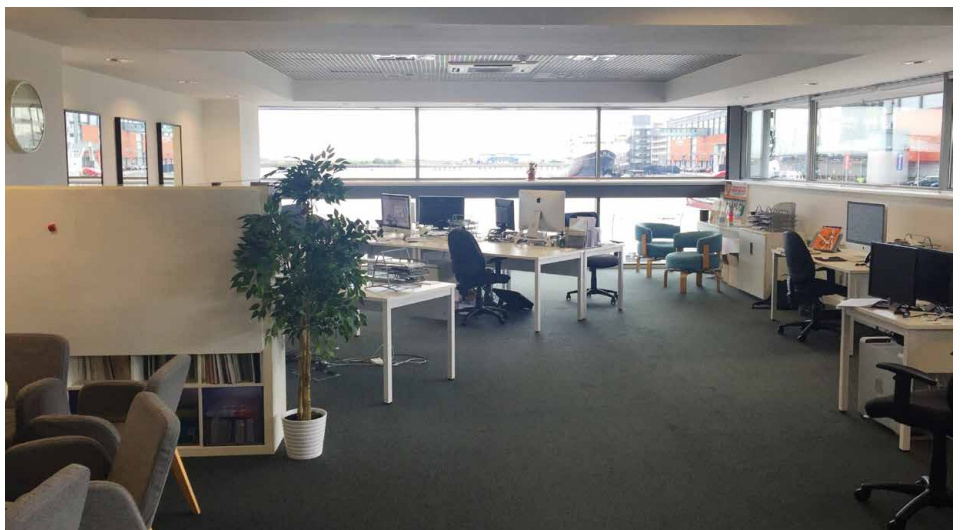
- **TO LET**
- **112.87 SQ M (1,215 SQ FT)**
- **HIGH QUALITY FIT OUT**
- **OPEN PLAN ACCOMMODATION**
- **EXCELLENT PARKING**
- **FLEXIBLE TERMS AVAILABLE**

LOCATION

100 Ocean Drive sits in the heart of Edinburgh's newly regenerated waterfront area and adjacent to Ocean Terminal Shopping Centre. Ocean Terminal offers a broad range of restaurants, coffee shops and over 75 retail outlets. In addition, the centre has proved to be a popular leisure destination; it has a multi-screen cinema, gym, spa and is home to the award winning Britannia visitor attraction.

Leith has a broad spectrum of office occupiers with the largest occupier in the area being the Scottish Executive, located a two-minute walk from the subjects.

In addition, Leith has many award winning restaurants and the subjects are less than a 5 minute walk from the renowned Martin Wishart and Kitchin Restaurants.



DESCRIPTION

The subjects comprise of first floor open plan offices with additional meeting rooms which can be made available for occasional use.

- Cat 5 cabling
- Electric heating
- Intruder alarm
- Excellent natural daylight
- Kitchen and WC facilities,
- Excellent car parking provision

The subjects benefit from unrivalled views across the harbour and beyond to the Firth of Forth.

ACCOMMODATION

The subjects have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the Net Internal Area extends to approximately:

First Floor: 112.87 SQ M (1,215 SQ FT)

LEASE TERMS

Our clients are seeking to sub let the first floor on flexible terms at a fixed cost.

RENT

Details of the fixed all-inclusive rent are available on request.

RATEABLE VALUE

The property will require to be re assessed upon occupation.

LEGAL COSTS

Each party shall be responsible for their own reasonable incurred costs; however the ingoing party shall be responsible for any registration dues, land and buildings transaction tax and any other expenses.

VAT

All prices premiums etc are quoted exclusive of VAT.

ENTRY

Entry with vacant possession can be given immediately on conclusion of legal formalities.

VIEWING

For further information or to arrange a viewing, please contact the sole agents:

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