

# TO LET

FROM 176 – 383 SQ M  
(1,897 – 4,124 SQ FT)

## A LANDMARK OFFICE, RETAIL & LEISURE DEVELOPMENT IN THE HEART OF LEITH

### SPECIFICATION

- Refurbished open-plan suites
- DDA compliant access
- Passenger lift to all floors
- Secure entryphone system
- Communal male, female & disabled WCs
- Cycle rack provision
- Generous on-site car parking
- On-site security / CCTV

# 80



WWW.COMMERCIAL-QUAY.COM

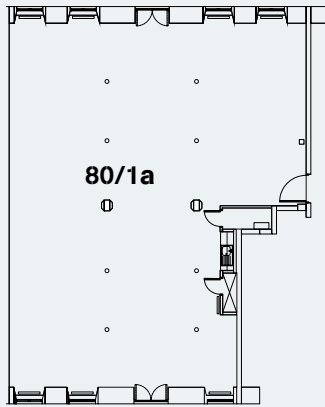
COM  
MER  
CIAL  
QUAY



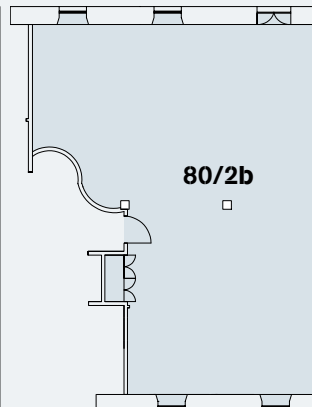
# 80

## ACCOMMODATION

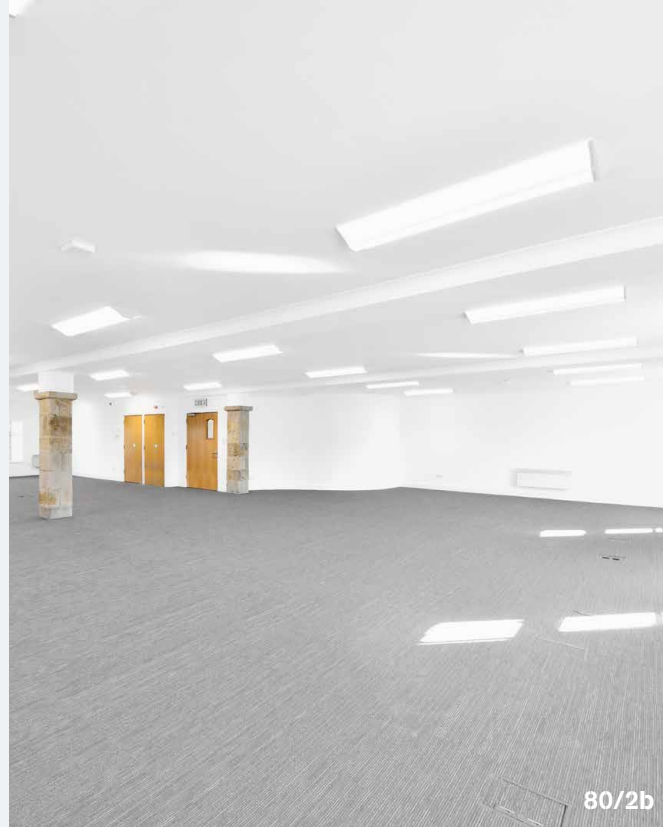
SUITE	SQ M	SQ FT	PARKING	RATEABLE VALUE
80/1a	207	2,227	4	£21,700
80/2b	176	1,897	3	£18,800



First Floor



Second Floor



## FURTHER INFORMATION

### RYDEN LLP

7 Exchange Crescent  
Conference Square  
Edinburgh EH3 8AN

#### Iain Taylor

T 0131 473 3264  
E [iain.taylor@ryden.co.uk](mailto:iain.taylor@ryden.co.uk)  
W [www.ryden.co.uk](http://www.ryden.co.uk)

**Ryden**.co.uk  
0131 225 6612

### GVA

Quayside House  
127 Fountainbridge  
Edinburgh EH3 9QG

#### Peter Fraser

T 0131 469 6027  
E [peter.fraser@gva.co.uk](mailto:peter.fraser@gva.co.uk)  
W [www.gva.co.uk](http://www.gva.co.uk)

**GVA**  
0131 255 8000  
[gva.co.uk](http://gva.co.uk)

Ryden and GVA for themselves and for the vendors or lessors of this property whose agents they are give notice that: (I) the particulars are set out as a general outline only 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 but any intending purchaser or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (III) no person in the employment of Ryden and GVA have any authority to make or give any representation or warranty whatsoever in relation to this property. Date of preparation of details: November 2017.