



REFURBISHED OFFICE SUITES TO LET
79 - 409 SQ M (850 - 4,400 SQ FT)

Sugarbond



2 ANDERSON PLACE
EDINBURGH
EH6 5NP



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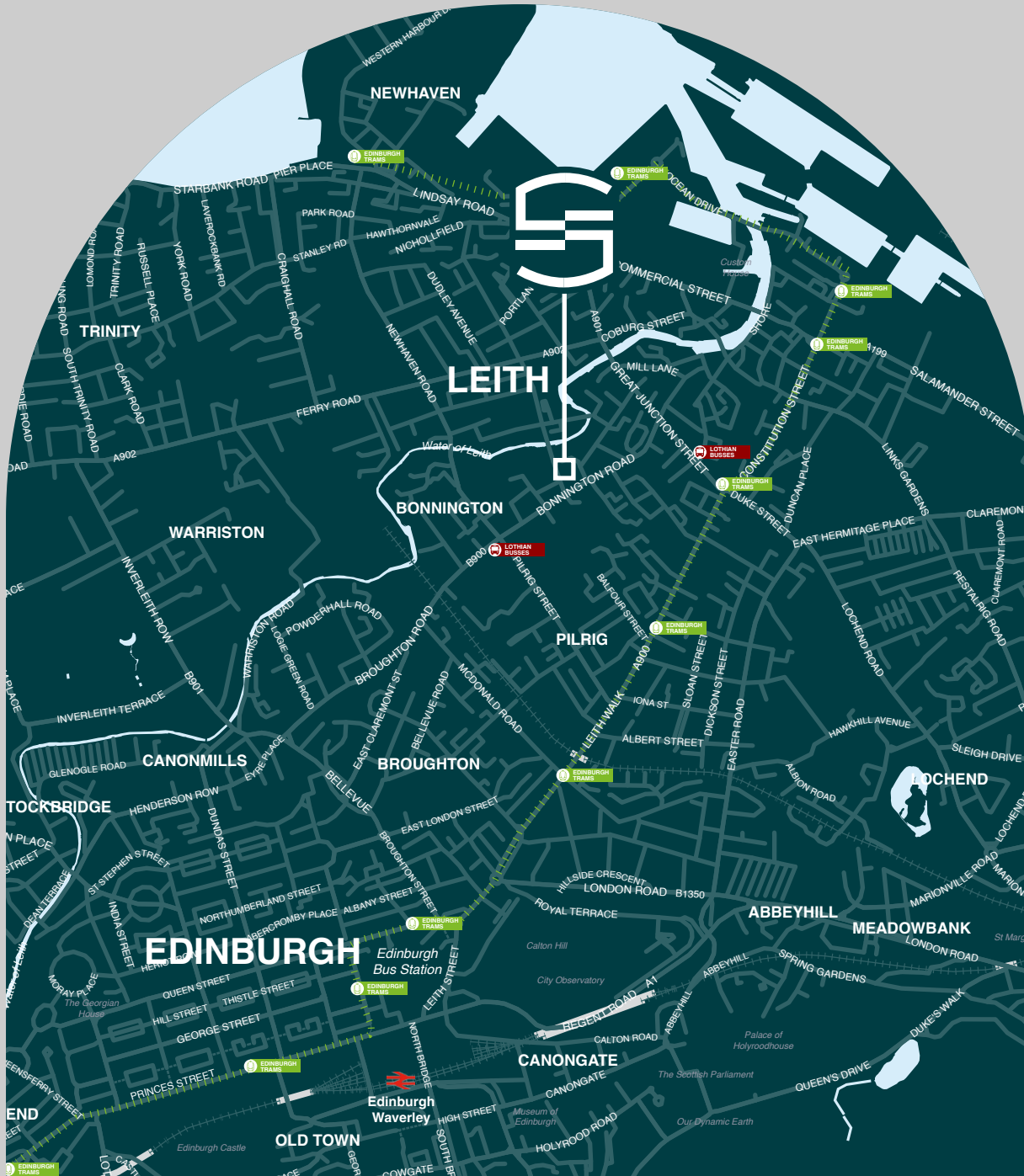


Location



Business is all about making connections – Sugar Bond, situated within close proximity to the city centre, is well-placed to ensure your business can flourish with excellent transport links available.

Sugar Bond is served by several bus routes running from Leith into the city centre at a regular frequency. In addition to this, the Edinburgh Tram allows quick access to the city centre but also a direct service to west Edinburgh and Edinburgh Airport.



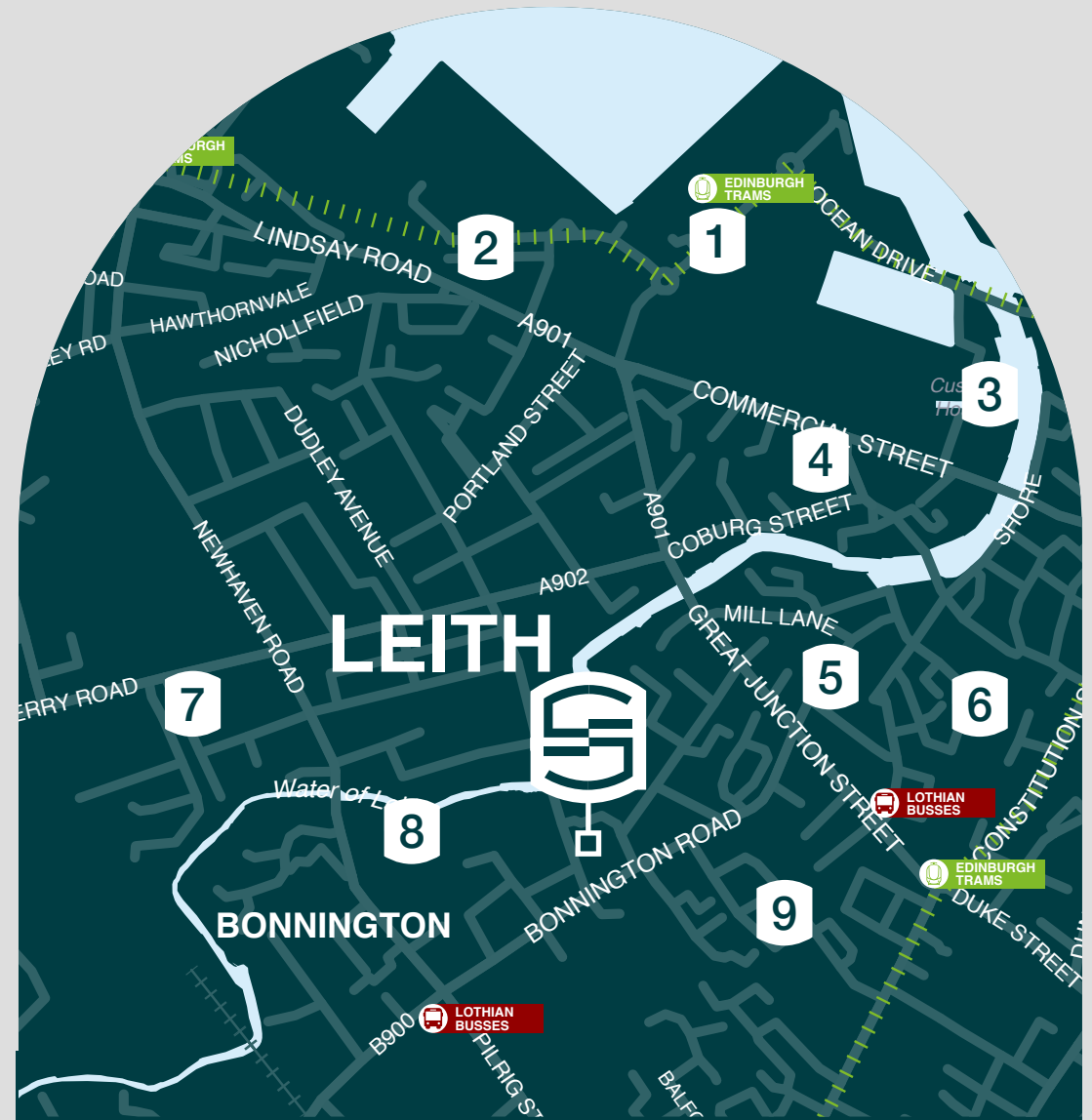


Amenities



Leith benefits from an excellent array of local amenities and Sugar Bond is ideally located for access to a vast range of award-winning restaurants, bars, shops and leisure facilities. Whether you need to visit a nearby Tesco (superstore or local express), enjoy refreshments at any one of a number of nearby bars, or dine at a local restaurant, it is all within easy reach of Sugar Bond.

Ocean Terminal shopping centre is within 1 mile of Sugar Bond, easily accessible by car or bus, which in addition to national retailers such as H&M, Superdry, HMV and Boots, also includes a VUE Cinema Complex plus numerous coffee shops and restaurants.



- | | |
|--------------------|----------------------|
| 1. OCEAN TERMINAL | 6. MIMI'S BAKEHOUSE |
| 2. ASDA SUPERSTORE | 7. VICTORIA PARK |
| 3. FINGAL | 8. PRIMAL GYM |
| 4. THE KITCHIN | 9. LEITH SWIM CENTRE |
| 5. TESCO EXPRESS | |



Description

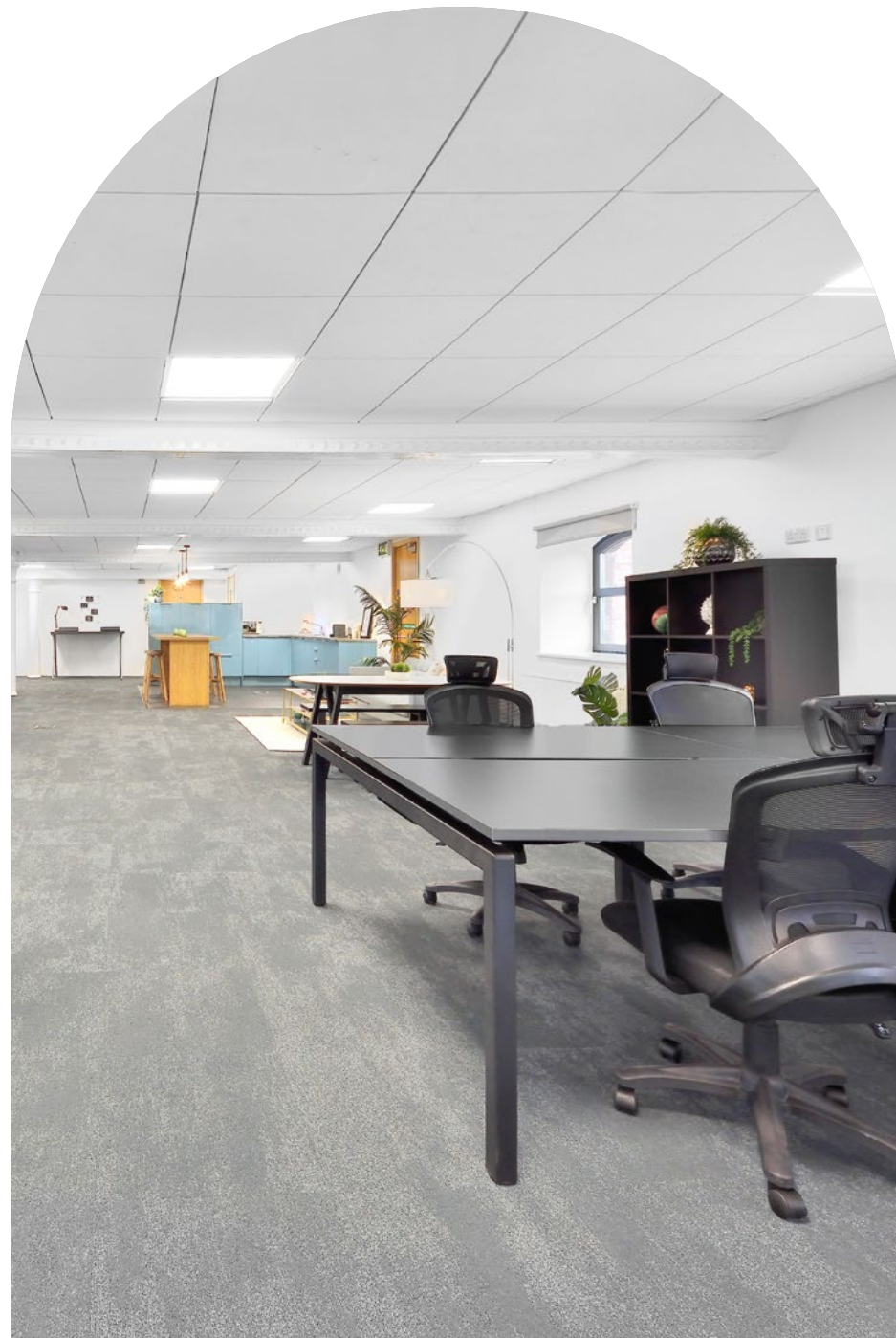
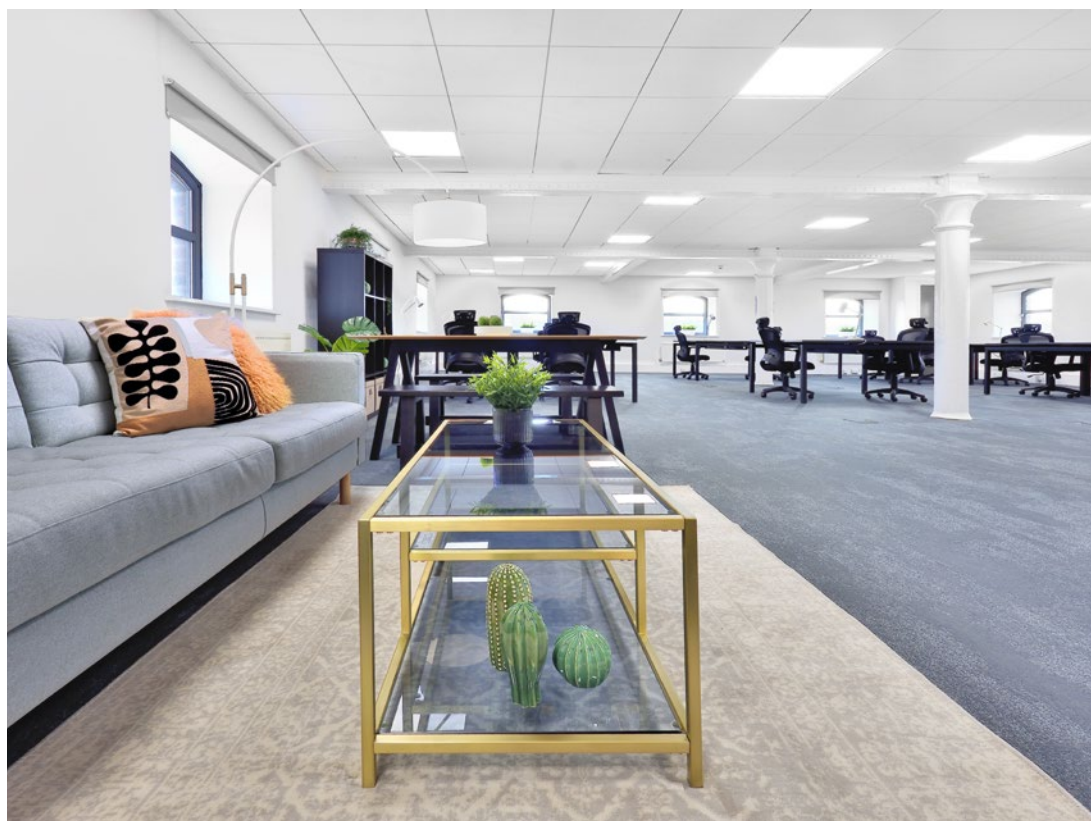
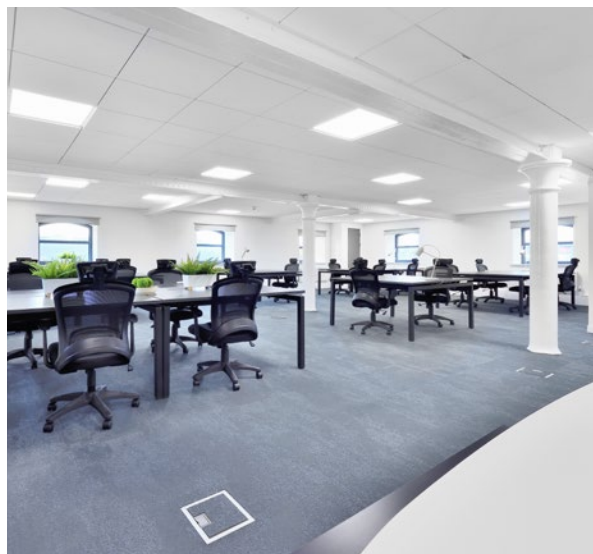


Sugar Bond was originally built as a sugar refinery in the late 19th century and was recently converted to provide high quality open-plan accommodation with stunning views over Leith and Edinburgh city centre from the upper floors. Each floor within the property offers self-contained suites with the following specification:

- Raised access floors
- Video phone entry system
- Two 6-person passenger lifts
- DDA Compliant access
- Male, female and disabled WCs within each suite
- Generous on-site car parking
- 1st floor is CAT A+ and fully furnished
- 2nd floor is available on all inclusive rates and flexible lease terms are available



High quality
open-plan
work-space



Available Accommodation



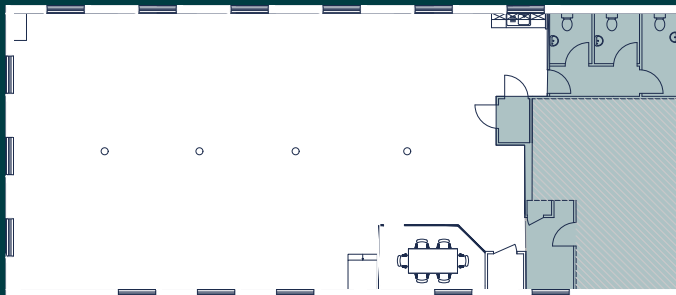
We currently have the following suites available:

Floor	Sq M	Sq Ft	Car Spaces
2nd Suite A	98	1,050	3
2nd Suite B	79	850	2
1st	232	2500	5

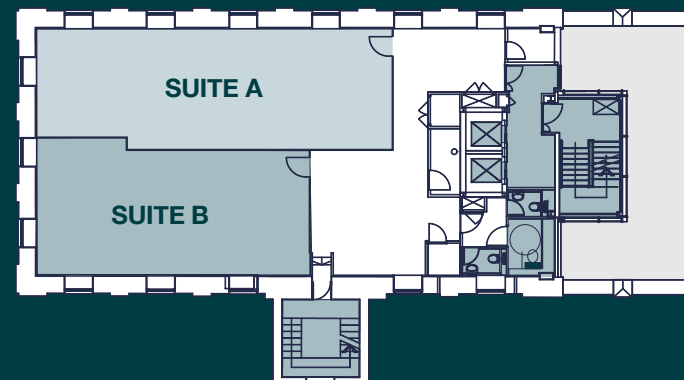
The 1st floor suite is presented in walk-in condition, finished to CAT A+ specification which includes furniture and fit-out.



1st Floor Plan



2nd Floor Plan





Energy Performance Certificate

The property has an EPC “C” rating.

Lease Terms

Available on a traditional lease or inclusive flexible licence agreement.

VAT

All figures quoted are exclusive of VAT, which will be payable at the prevailing rate.

Business Rates

The tenant will be liable for any Business Rates payable from the date of entry:

Suite	Rateable Value	Rates Payable (2024/25)
1st Floor	£23,100	£11,504 p.a.
2nd Suite A	TBC	TBC
2nd Suite B	TBC	TBC

Legal costs

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

Contact

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Ryden

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