

Commercial Quay  
74–96 Commercial Street  
Leith, EH6 6LX



COMMERCIAL QUAY

# Vibrant waterside working





# Meet you at the Quayside



From easy-going hangouts to creative collaboration spaces, Commercial Quay is the perfect place to work and play.

Experience acclaimed Michelin Star dining, a relaxed artisan cafe, an atmospheric bar and a hip micro-brewery, all set against a scenic quayside backdrop.

- 1 The Kitchen Restaurant
- 2 Two Hands Cafe
- 3 Seasons Quayside
- 4 Lost in Leith

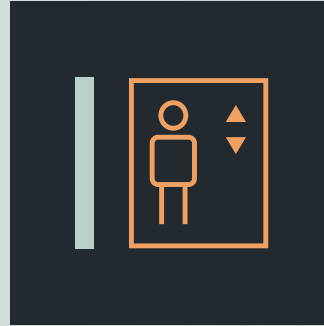
# Space with distinct character



01 | Refurbished open plan suites



02 | DDA compliant access



03 | Passenger lifts to all floors



04 | Secure entry phone system

Originally a bonded whisky warehouse, Commercial Quay has been transformed to offer modern open-plan offices and hybrid-working hubs.

Period features complement the building's roots while dynamic, flexible spaces synergise to deliver a workplace to inspire.



05 | A unique Grade A listed former bonded warehouse



06 | On-site security / CCTV



07 | Generous on-site car parking



08 | Cycle rack provision



# Space your way

## Ready to Fit Space



**A blank slate to make the space your own.**

This option gives you the opportunity to fit out your office space how you like, to suit your business and culture. Simple.

## Fitted Space



**A traditional lease but with the benefit of an initial fit out already done for you.**

The flooring is laid, there's a kitchen and meeting room ready for you to fill, plus a comms room so you can securely get up and running quickly.

## Fitted & Furnished Space



**We'll provide the furniture, you just bring your team and their tech and you're ready to go.**

With all furnishings included, there's nothing left to do apart from move in – top quality workspace allowing for a seamless transition.

## Managed Space



Powered by Clockwise

**Why not let us take care of maintaining your space?**

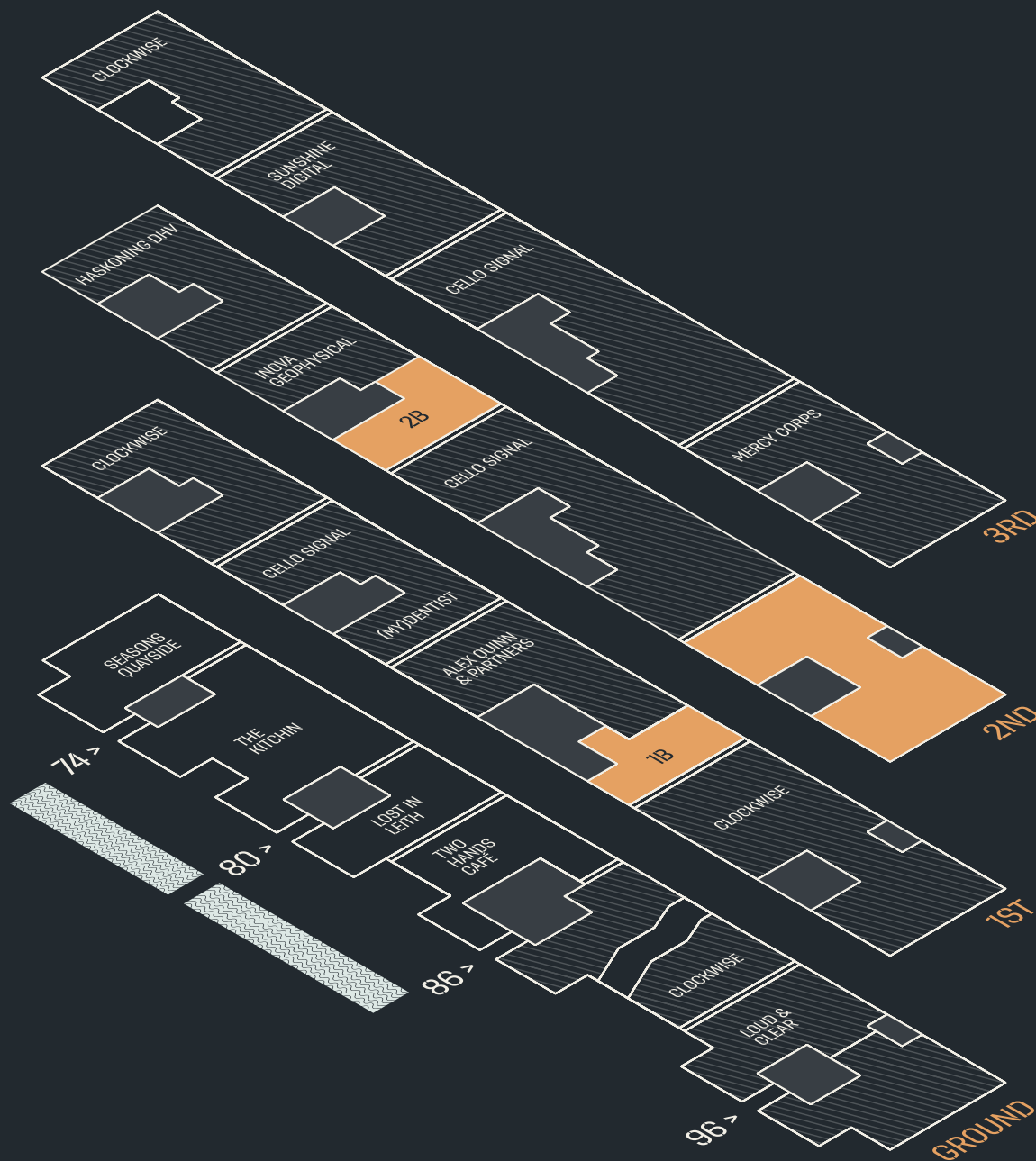
Save yourself the hassle of organising cleaners, changing light bulbs, emptying the bins, maintaining printers and even all the health and safety of running a commercial space – not to mention the internet and utilities – let us do all that for you so you can get on with what you do best.

# Flexible space

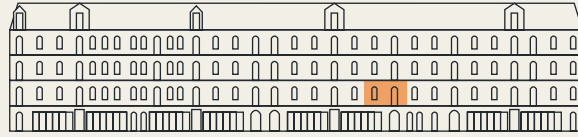
No.	Floor	Suite	Sq Ft	Sq M
96	2nd	-	5,033	467.6
80	2nd	2B	1,897	176.2
86	1st	1B	1,721	160.0
Total			8,651	803.8

- Available Space
- Occupied Space
- Core

For indicative purposes only. Not to scale.

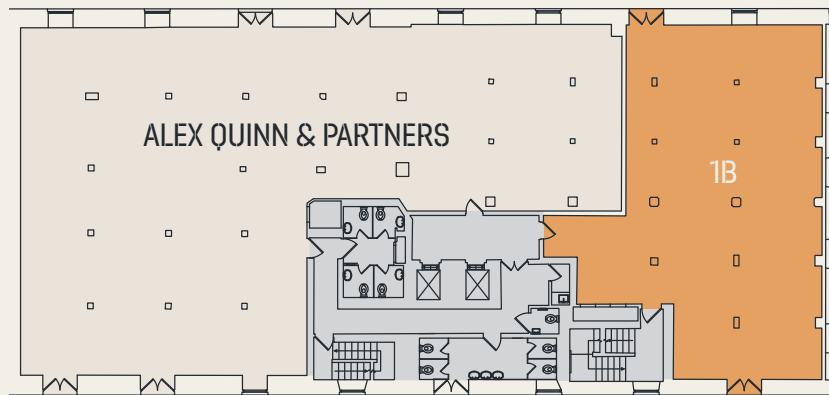


# 86 | 1st floor



Suite 1B 1,721 Sq Ft (160.0 Sq M)

Commercial Street



- Available Space
- Core
- Occupied Space



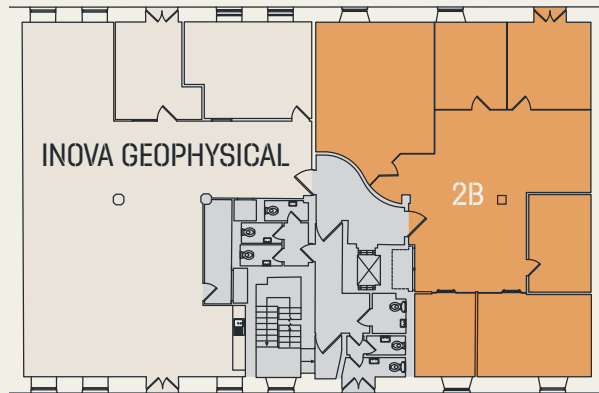


# 80 | 2nd floor



Suite 2B 1,897 Sq Ft (176.2 Sq M)

Commercial Street



North

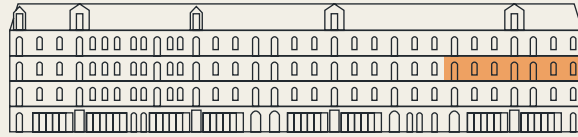


- Available Space
- Core
- Occupied Space



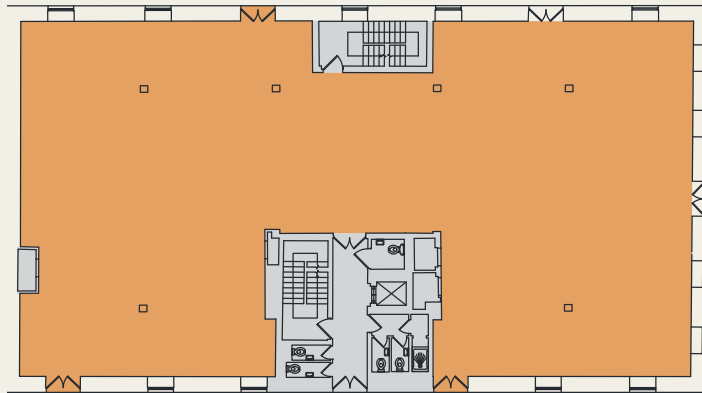


# 96 | 2nd floor



5,033 Sq Ft (467.6 Sq M)

Commercial Street



North



● Available Space

● Core





2nd floor CAT A+ / Unit 96





2nd floor CAT A / Unit 96



# On your doorstep



## 78 | The Kitchin

Chef Tom Kitchin's Michelin-starred, contemporary restaurant – continuously voted as one of the best restaurants in the UK. The Kitchin presents modern British cuisine, influenced by French cooking techniques and an appreciation of the best quality ingredients available from Scotland's fantastic natural larder.



THE  
KITCHIN®



## 84 | Two Hands Café

Two Hands is our onsite artisan café with the belief that great minds work even better when fuelled with nutritional food. Open every day, from breakfast through to your afternoon cuppa. Catering services for meetings and office get togethers are also available.



Two Hands



## 82 | Lost in Leith

The Bar & Fermentaria showcase some of their own classics alongside a full array of weird and wonderful beers from all over the world. With a focus on Scottish produce, suppliers and sustainability, and locally source many of the spirits and the wine list. Recognised as one of Edinburgh's very best craft beer destinations.



## 72 | Seasons Quayside

Launched by New Zealand born chef, Aaron Hartman, Season Quayside is a fully licenced exclusive choice for private small to medium events. Passionate about high quality food and wine, they deliver creative and innovative menus, offering a wide range of seasonal and ingredient driven food.





# Commercial Quay is in the heart of Leith's buzzing port district



## THE WATERFRONT ^

The Water of Leith walkway offers a tranquil stroll or cycle along the river.

## FISHERS ON THE SHORE <

Award winning and renowned waterfront seafood restaurant.



## LEITH LINKS ^

The principle open plan space in Leith, historical home of The Honourable Company of Edinburgh Golfers and instrumental in establishing the rules of the modern day game.



## HERON ^

A relaxed, Michelin starred fine dining restaurant overlooking the Water of Leith.



## MALMAISON <

A stunning waterfront boutique hotel with a harbour view cocktail terrace.



## FINGAL >

A decadent five-star floating hotel on Leith's waterfront.

## OCEAN TERMINAL >

One of Europe's largest shopping and leisure centres.



## LEITH MARKET >

Bustling farmers market, held every Saturday – on the immediate doorstep.





# The gateway to Edinburgh and beyond

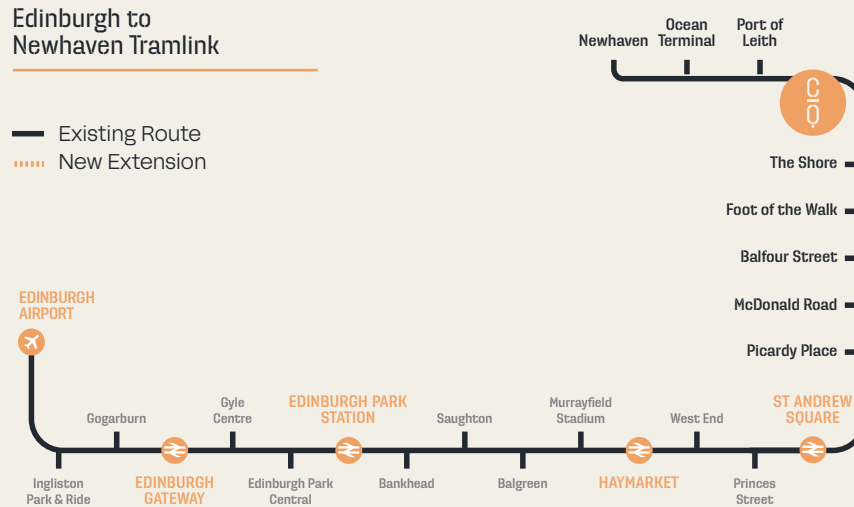
**Commercial Quay is within 2.5 miles north of the City centre, with excellent bus connections, waterside cycle routes and walkways.**

The brand new Edinburgh to Newhaven tramlink delivers a speedy link to Edinburgh's mainline stations and international airport, running at 7 minute intervals throughout the day.

	The Shore Tram Stop	2 mins
	Ocean Terminal	9 mins
	Edinburgh Waverley	12 mins
	Edinburgh Airport	30 mins

## Edinburgh to Newhaven Tramlink

— Existing Route  
 ..... New Extension



### Bars & Restaurants

- 01 The Shore Bar
- 02 Borough
- 03 Chop House
- 04 Domenico's
- 05 The Barologist
- 06 Fishers
- 07 Heron
- 08 Kings Wark
- 09 Martin Wishart
- 10 Nobles
- 11 Mintleaf
- 12 Teuchters Landing
- 13 The Fishmarket
- 14 Toast
- 15 The Granary
- 16 Malt & Hops
- 17 Three Marys
- 18 Innis & Gunn Taproom

### Hotels

- 19 Fingal
- 20 Malmaison
- 21 Ocean Mist
- 22 Holiday Inn Express

### Culture

- 23 Coburg House Art Studios
- 24 Leith Market
- 25 Newhaven Harbour
- 26 Port of Leith Distillery
- 27 The Royal Yacht Britannia
- 28 The Biscuit Factory

### Coffee

- 29 Victor Hugo
- 30 Roseleaf
- 31 Printworks
- 32 Cafe Marmalade
- 33 Rock Salt
- 34 Relish
- 35 The Clock Cafe
- 36 Cafe Truva

### Fitness

- 37 Adapt Fitness
- 38 Elysium
- 39 Projekt 42
- 40 PureGym
- 41 The Pilates Hub



Founded in 2010, we are a leading UK-based private real estate investor that combines research-led investment themes with vertical integration and in-house operating platforms.

We invest in real estate located in and around select UK and European cities. Our team has a proven track record of investing throughout the capital structure and across asset classes, adding value with operational expertise.



## Our ESG Focus

Environmental, social and governance factors are embedded in our investment process which not only reduces risk but also generates value for our investors.

Select examples in practice are:

- socially responsible business plans that integrate our local communities
- active consultation with and responsiveness to local stakeholders
- revitalising heritage buildings and improving local landscapes
- providing spaces or funds for local community use
- improving building quality to provide greater energy efficiency and disabled accessibility

1 Mountbatten House, Southampton

2 160 Aldersgate

3 1 Golden Lane

# Further Information

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## Contact

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### Viewings

Strictly through joint letting agents:

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