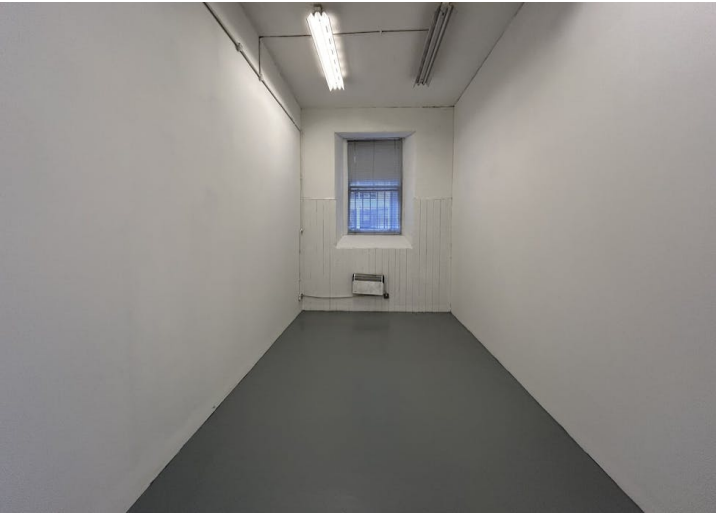




## Small Commercial Unit For Sale in West Edinburgh

- Prime West End location, just off Canning Street
- Well-presented commercial unit
- Secure ground-floor access
- Self-contained unit with roller shutter
- Suitable for storage, archiving, or small workshop use
- Rare opportunity to purchase in much sought-after location



Summary

Available Size	185 sq ft / 17.19 sq m
Business Rates	Upon Enquiry
EPC	Upon enquiry

Property Highlights

This rarely available commercial storage unit located in the heart of Edinburgh’s West End offers secure and versatile ground-floor space suitable for a variety of uses including storage, archiving, or light industrial activity (subject to consents).

Accessed directly from Canning Street Lane via a roller shutter door, the unit provides easy loading and unloading, with a fully open internal layout and good head height. The unit benefits from lighting and a power supply.

Location

Canning Street Lane is located just off Canning Street, situated between Shandwick Place and Haymarket. The area is home to a mix of residential properties, small offices, and commercial units, making it a highly desirable and well-connected part of the city. Haymarket Station is a short five minute walk away, with Princes Street only three minutes on foot. There are on-street metered parking and permit options nearby, and excellent public transport links via tram and bus.

Accommodation

The accommodation comprises a rarely available commercial storage unit located in the heart of Edinburgh’s West End. The property offers secure and versatile ground-floor space suitable for a variety of uses including storage, archiving, or light industrial activity (subject to consents).

Name	sq ft	sq m	Availability
Ground	185	17.19	Coming Soon

Viewings

To arrange a viewing please contact the sole letting agent Avison Young.



