

TO LET

Unique Open Plan Studio Office

104/1 Constitution Street, Edinburgh, EH6 6AW



- **1st Floor open plan office suite**
- **Located in the Leith district of Edinburgh**
- **Offers in excess of £10,500 per annum**
- **Premises extends to 76m² (819ft²)**
- **Recently refurbished to high standard**
- **Benefits from small business rates relief**
- **Open plan office space with fitted kitchen**
- **In close proximity to multiple Edinburgh bus routes**

VIEWING & FURTHER INFORMATION:
Enquiries should be directed to:

Shepherd Chartered Surveyors
12 Atholl Crescent
Edinburgh
EH3 8HA

Tel: 0131 225 1234

Contact:
Steven Clarke
Email: steven.clarke@shepherd.co.uk

Emily Anderson
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LOCATION

The property is situated on the west side of Constitution Street between the junctions of Queen Charlotte Street to the north and Coatfield Lane to the South within Edinburgh's Leith business district located approximately 3 miles to the north of Edinburgh city centre. The subjects are located within walking distance of popular bus routes and will benefit from the Edinburgh Tram extension to Newhaven.

DESCRIPTION

The subjects comprise a shared office building located on the first floor of a mixed use restaurant & office parade. Internally the subjects benefit from a shared entrance at ground floor with the first floor comprising open plan office, fully fitted kitchen and modern WC facilities. Nearby occupiers include Chop House Steak House, Four By Two Consultants, First Task Recruitment and Destined for Home.

ACCOMMODATION

We calculate that the subjects net internal area extends to approximately;

| | | |
|---------------|------------------------|--------------------------|
| First Floor | 76m ² | 819ft ² |
| Total: | 76m² | 819ft² |

RATEABLE VALUE

The subjects are entered in the current Valuation Roll at a rateable value of £9,900 per annum.

Please note, a new tenant or occupier of a property has a right to appeal this rateable value within 6 months of the beginning of the tenancy agreement and this property may also be applicable for rates relief on application by tenant.



LEASE TERMS

The subjects are offered on a full repairing and insuring basis for a term to be agreed incorporating regular rent reviews at an initial rental of £10,500 per annum.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

EPC

Released on application.

LEGAL COSTS

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

VIEWINGS

By Appointment Only.

