



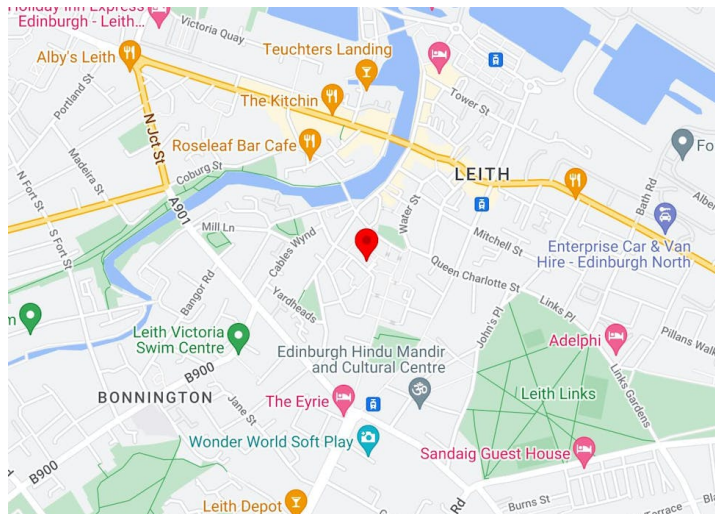
CLOSING DATE 12 NOON
5th JULY 2024
Office For Sale in Leith,
Edinburgh

- 1,485 sq ft over ground and lower ground floor
- Open plan, newly renovated accommodation
- 5 minutes' walk to 'The Foot of The Walk' Tram Stop
- Suitable for alternative use subject to necessary planning consent
- VAT is not applicable

5E Giles Street

Leith, Edinburgh, EH6 6DJ

AVISON
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Summary

Available Size	1,482 sq ft / 137.68 sq m
Rates Payable	£6,274.80 per annum
EPC	C

Location

The subjects are located within a mixed use area of Leith, 1 mile north east of Edinburgh City centre. A short walk from Leith Walk, Leith's main arterial route into Edinburgh, the subjects are located near a number of offices/workshops and residential dwellings while also being in close proximity to shops, cafes and restaurants at Leith's popular 'The Shore'. The property is located within a 5 minute walk to the 'Foot of The Walk' Tram stop.

Property Highlights

CLOSING DATE 12 NOON 5th JULY 2024.

A modern single storey office building extending to 1,485 sq ft in the heart of Leith available For Sale. The subjects comprise a modern single storey end terraced building with accommodation over ground and lower ground floor. The property has been well maintained, is in good decorative order and provides an excellent opportunity in the heart of Leith.

The ground floor currently has 3 private offices, 1 large breakout area, a kitchen and 2 toilets (1 being DDA compliant) and extends to c. 661 sq ft. The lower ground floor comprises 4 main rooms extending to c. 824 sq ft. There is gas fired central heating, a secure entrance system and permit parking located to the front of the building.

Specification

- Modern open plan
- WC facilities
- Kitchen area
- Gas fired central heating
- EPC 'C'
- Secure entrance system
- Excellent public transport links

Terms

The building is available For Sale and all offers for the Heritable Interest in the property will be considered.

Viewings

Please contact the sole letting agent for further information or to arrange a viewing.

EPC

The property has an EPC 'C' Rating



Andrew Morrison

0131 469 6024 | 07984 632594

Andrew.Morrison@avisonyoung.com



Peter Fraser

0131 469 6027 | 07702759149

peter.fraser@avisonyoung.com



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