

Offices to let

Giles Street Studios
99 Giles Street, Leith
Edinburgh, EH6 6BZ



Studios Available To Let

- Studios available for 2 – 15 persons
- Converted whisky bond
- Communal WC & tea prep facilities
- Flexible contracts
- Located within the heart of Leith

Get more information

[Avisonyoung.co.uk/scotland](https://www.avisonyoung.co.uk/scotland)

0131 255 8000

Andrew Morrison

+44 (0)7984 632 694

Andrew.morrison@avisonyoung.com

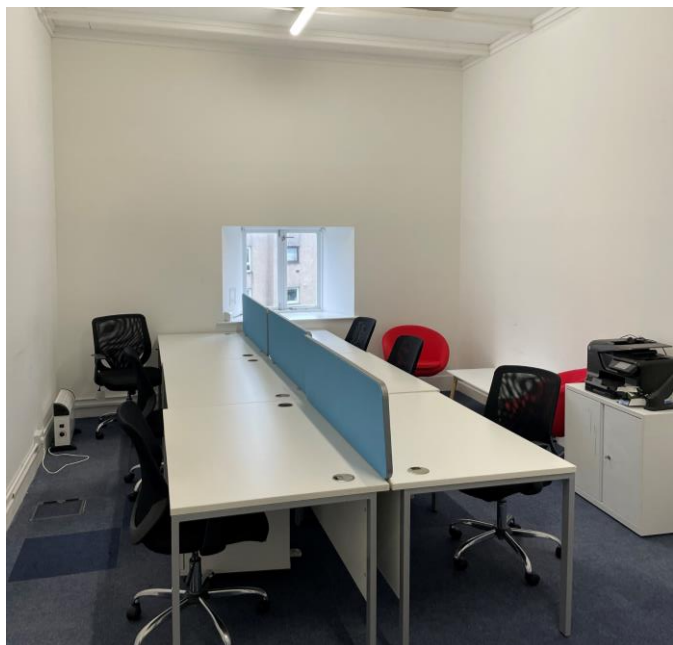
Peter Fraser

+44 (0)7702 759149

Peter.fraser@avisonyoung.com

Office Studios to let

Giles Street Studios



Location

Giles Street is located within the heart of Leith. 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 Foot of The Walk Tram Stop is within a 2 minute walk.

Description

The Giles Street Studios offers affordable, private studios within a converted whisky bond in the popular neighbourhood of Leith. The exterior of this building makes it a talking point with its historical roots and inside it's fitted out with clean, modern lines and wooden flooring. It's a place for those that value enterprise, creativity and community.

Within No. 99 Giles Street, there are three individual studio spaces on the first floor with a range of rents between £5,500 and £10,000 annually. These studios could accommodate 2 - 10 desks.

Within No. 89 Giles Street, there is one large private office on the second floor which can be split into smaller studios with a range of rents between £4,000 - £18,000 annually. The second floor space can accommodate studios for 2 - 15 desks.

Accommodation

Suite	Size
No. 99 Giles Street	2 - 8 person
No. 99 Giles Street	4 - 5 person
No 99 Giles Street	4 - 6 person
No 89 Giles Street	2- 15 person

Please contact the sole letting agents for the full occupational costs.

Office Studios to let

Giles Street Studios



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Rates

On request however, we understand the ingoing occupier(s) should qualify for 100% rates relief under the Small Business Bonus Scheme.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

A full energy performance certificate is available on request.

VAT

VAT is applicable.

Viewings

Please contact the sole letting agent for further information or to arrange to view

For further information, please contact:

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