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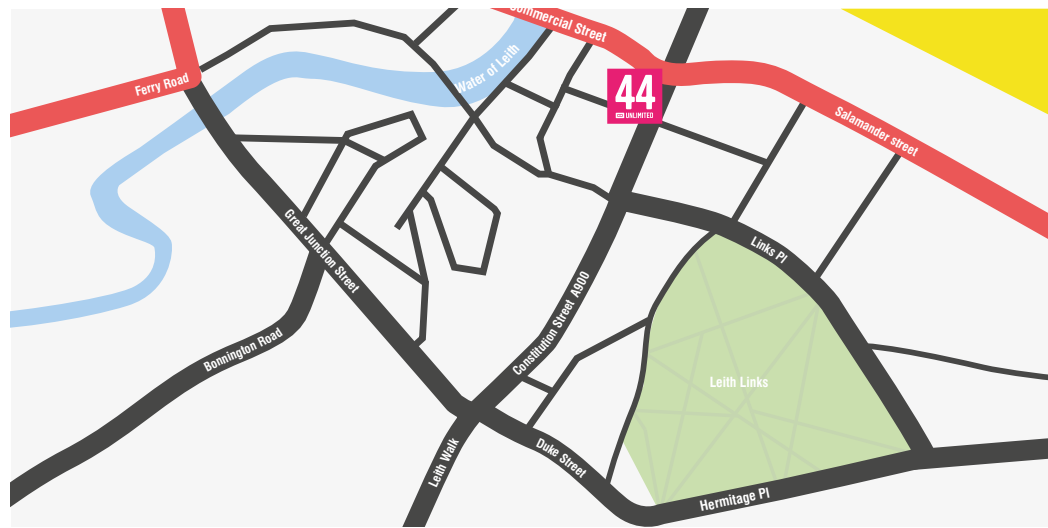
 UNLIMITED

TO LET

REFURBISHED CONTEMPORARY OFFICES
Very Flexible Terms
Space to accommodate 1 - 28 people
44 CONSTITUTION STREET, EDINBURGH

LOCATION

Situated on the new city centre tram line in the heart of Leith, 44 Unlimited benefits from nearby bars, restaurants and shops. OceanTerminal shopping centre is 1 mile away, and The Malmaison Hotel is a short walk away.



FLEXIBLE

- RENT BY DESK OR BY ROOM

AFFORDABLE

- ALL INCLUSIVE

CONVENIENT

- FLEXIBLE LEASE TERMS

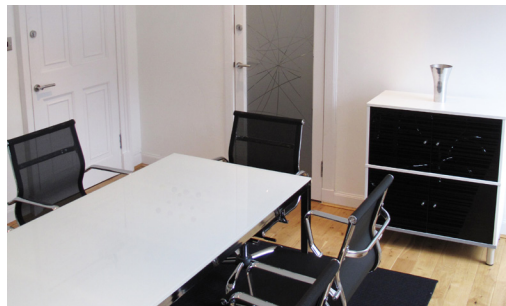


MORE ABOUT 44 UNLIMITED

44 Unlimited offers a recently refurbished, fully furnished, professional office space.

Based over 3 floors and accommodating up to XX people, the offices are available for immediate entry and you'll have access to the building 24 hours a day.

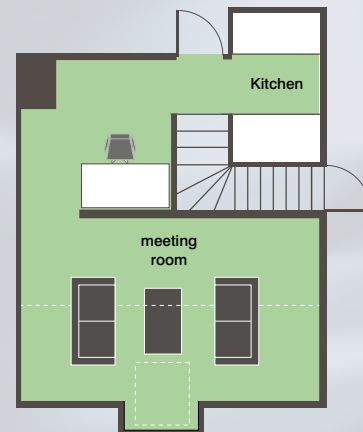
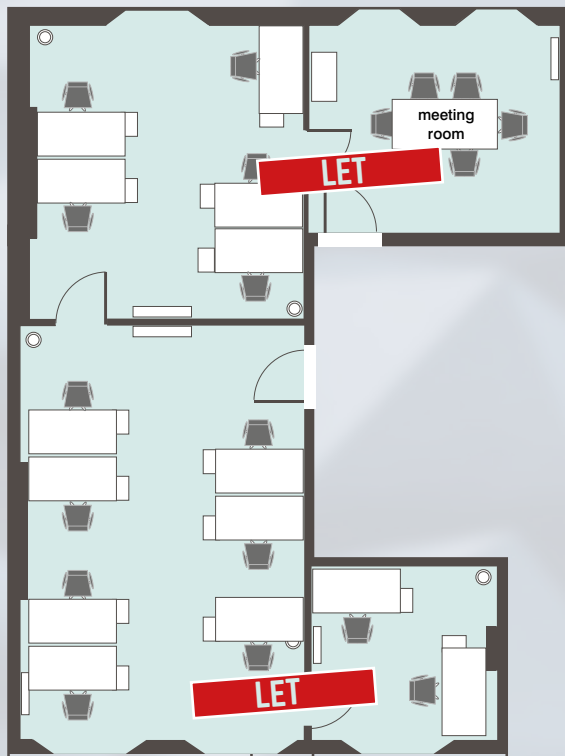




WHAT'S INCLUDED

- Let on a desk by desk or room by room basis (over 8 rooms)
- Variation of self contained suites from XXX to XXX sqft
- Central location
- Shared boardroom (booking system applicable)
- Secure entry system + fire alarm
- Communal Cleaning
- Furniture
- WiFi
- Kitchen facilities
- Male and female toilets (no disabled access - all on 1st floor)
- Building insurance
- Rates (*small businesses maybe exempt if total rateable value is less than £10,000*)
See link for info - www.edinburgh.gov.uk/info/20158/business_rate_reductions
- External Repairs





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