

378 Leith Walk

EDINBURGH | EH7 4PE

TO LET/MAY SELL
2,631 SQ. FT



PLAY
VIDEO



LOCATION



378 Leith Walk is a 15-minute walk from Waverley Train station and Edinburgh city-centre.



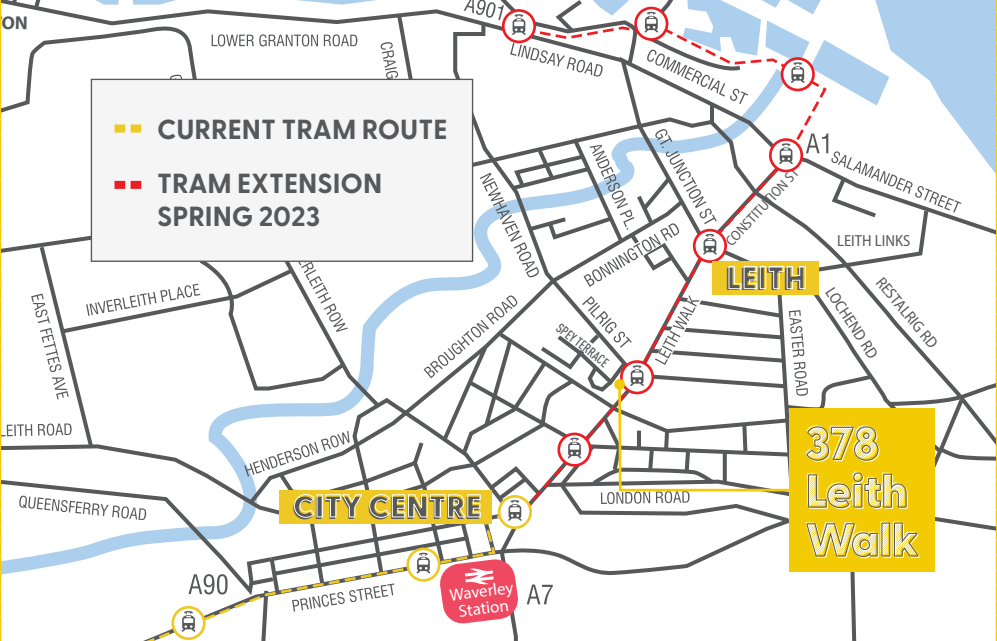
Leith Walk is one of Edinburgh's main thoroughfares, linking Edinburgh city-centre to Leith.



The Tram extension down Leith Walk which will link Newhaven to Edinburgh city-centre, is scheduled for completion in Spring 2023 with the property less than 100m from one of the new tram stops, providing direct access to the city-centre in 10 minutes and Edinburgh Airport within 40 minutes.



Leith Walk benefits from a fantastic mix of local amenities, with numerous bars, restaurants, cafes, and boutique retailers on the doorstep.



DESCRIPTION

378 Leith Walk provides high quality, self-contained office accommodation over two main levels with interconnecting staircases and a vibrant mix of open-plan, grouped workspaces and a large Conference Room. The offices present well and are in excellent decorative order.

Own front door (no shared services with other tenants and no service charge)

Self-contained kitchen and breakout area

Strong branding opportunity

LED Lighting throughout

Vibrant mix of open-plan, grouped workspaces and a large Conference Room

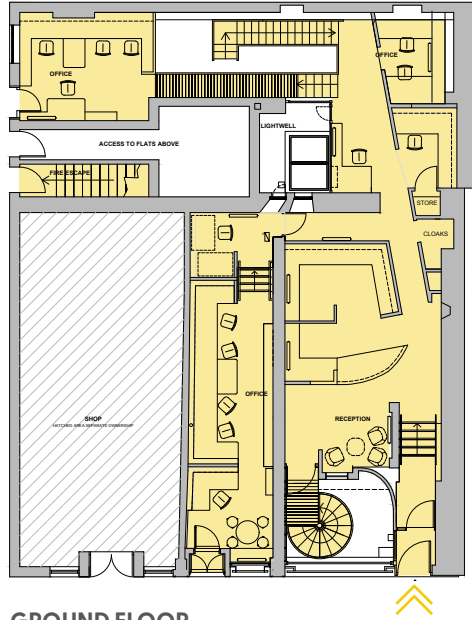
Fully cabled

Great levels of natural daylight

Highly contemporary workspace

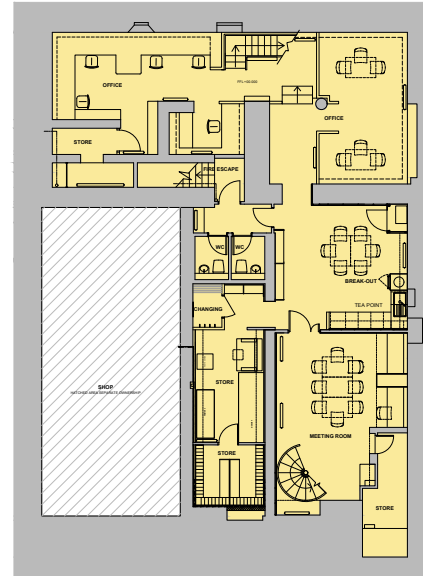
FLOOR PLANS

SPEY STREET

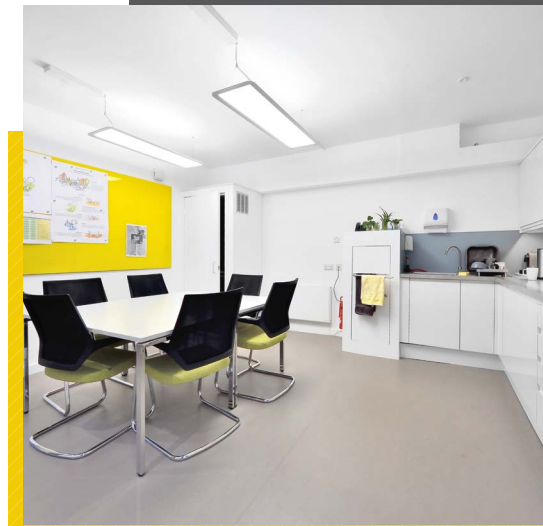


GROUND FLOOR
1,278 sq. ft (118.7 sq. m)

LEITH WALK



BASEMENT
1,353 sq. ft (125.7 sq. m)



VAT

VAT will be charged at the prevailing rate.

PROPOSAL

The property is available soon to lease on a new Full Repairing and Insuring basis on terms to be agreed. Furthermore, there is an opportunity to purchase the heritable interest of this property on terms to be agreed.

CONTACT & FURTHER INFORMATION

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