

378

Leith

Walk

EDINBURGH | EH7 4PE

—
TO LET/MAY SELL
2,631 SQ. FT





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LOCATION



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



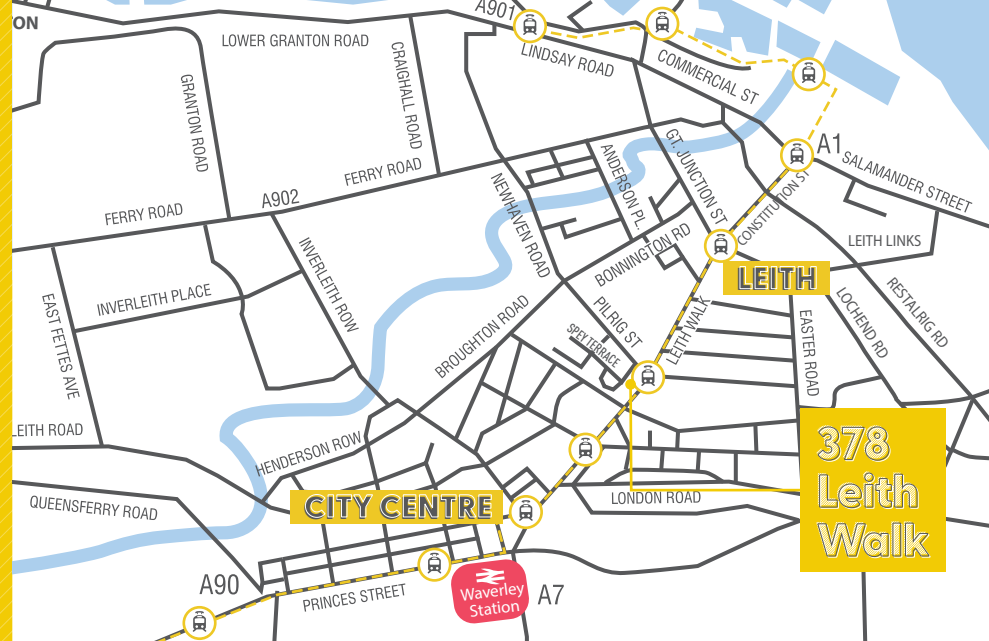
Leith Walk is one of Edinburgh's main thoroughfares, linking Edinburgh city-centre to Leith.



The property benefits from fantastic transport links both McDonald Road and Balfour Street tram halts within 5 minutes' walk, providing direct access to the city centre within 10 minutes, and Edinburgh Airport within 35 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 retail/office, gallery and studio accommodation over two main levels with interconnecting staircases. The property currently operates under class 1A.

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

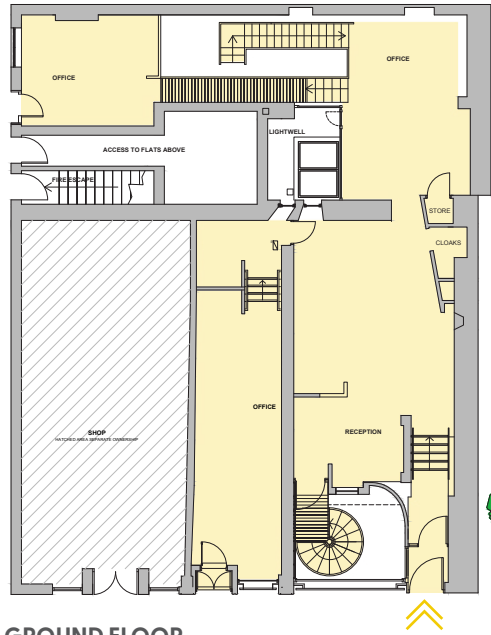
Fully cabled

Highly contemporary workspace

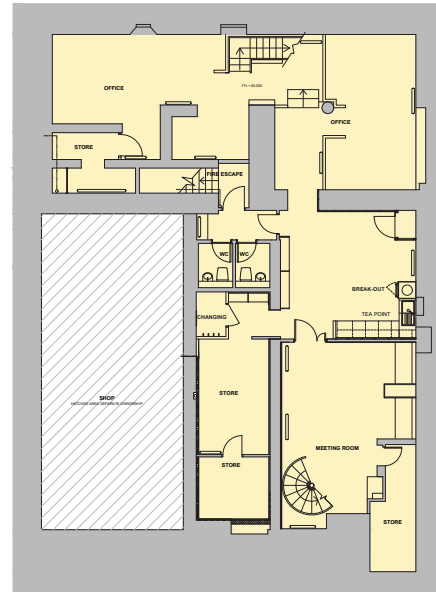
Great levels of natural daylight

FLOOR PLANS

SPEY STREET

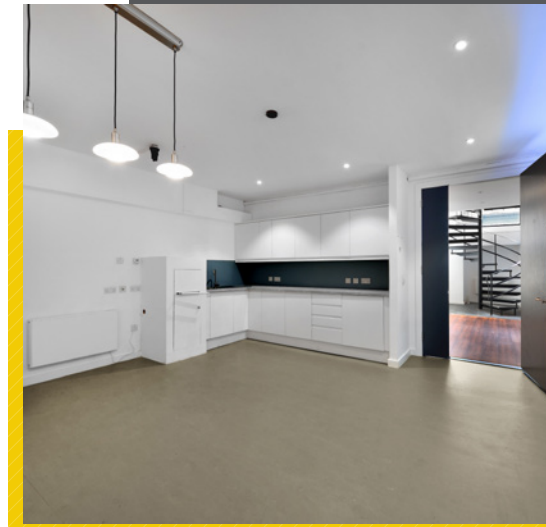


GROUND FLOOR
1,278 sq. ft (118.7 sq. m)



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

LEITH WALK



VAT

VAT will be charged at the prevailing rate.

PROPOSAL

The property is available 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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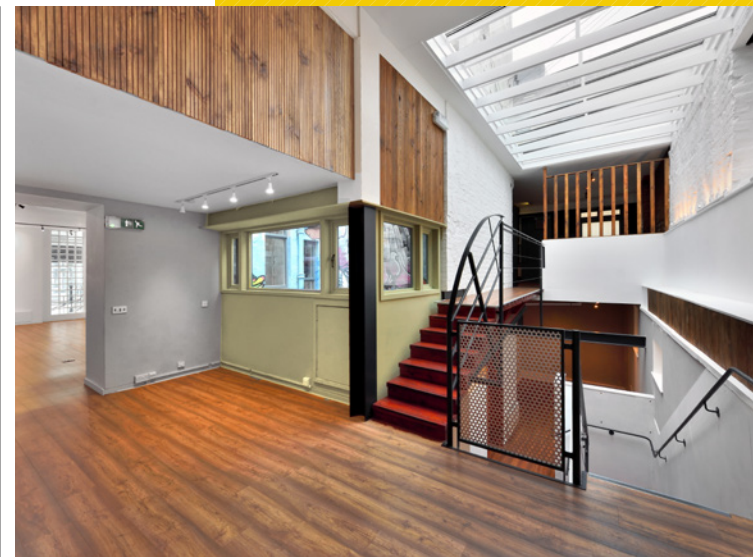
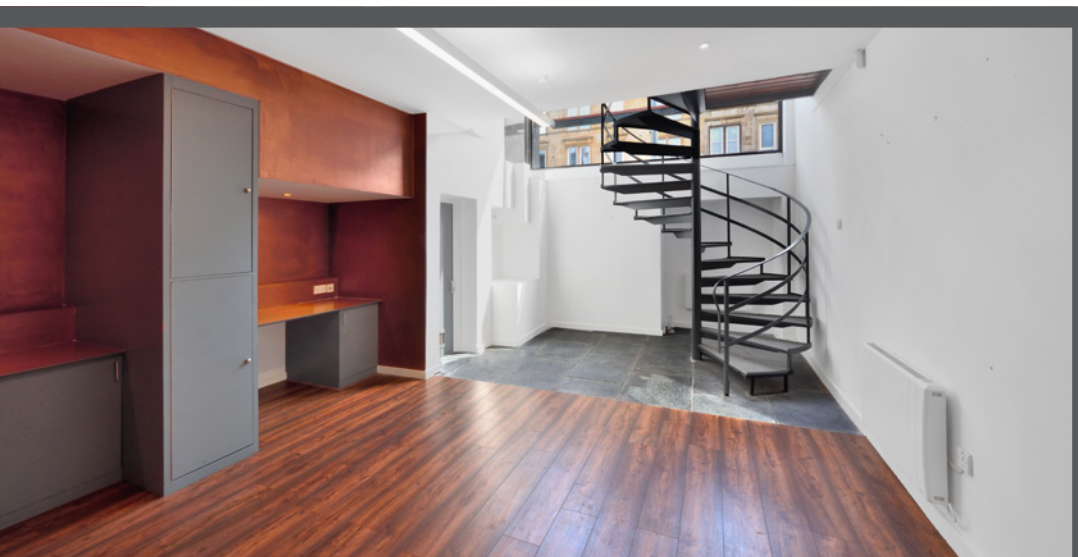
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