

378

Leith

Walk

EDINBURGH | EH7 4PE

FOR SALE / TO LET

2,631 SQ. FT





LOCATION



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



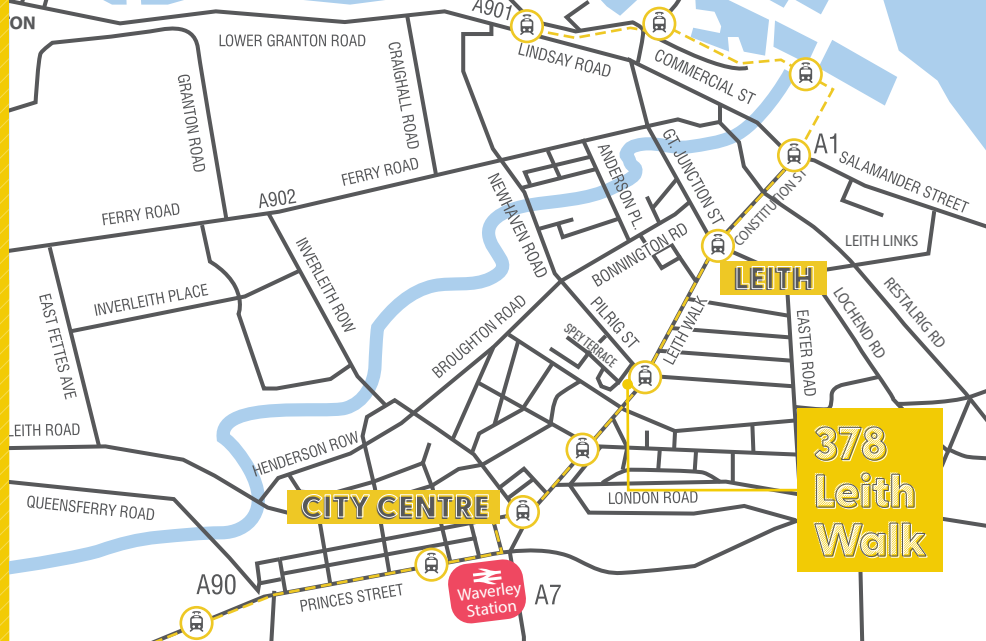
Leith Walk is one of Edinburgh's main thoroughfares, linking Edinburgh city-centre to Leith.



The property benefits from excellent 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 / Health Studio over two main levels with interconnecting staircases. The property currently operates under class 11; it was formerly class 1A, it is a non-contentious transition back to class 1A if required.

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

Strong branding opportunity

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

Highly contemporary workspace

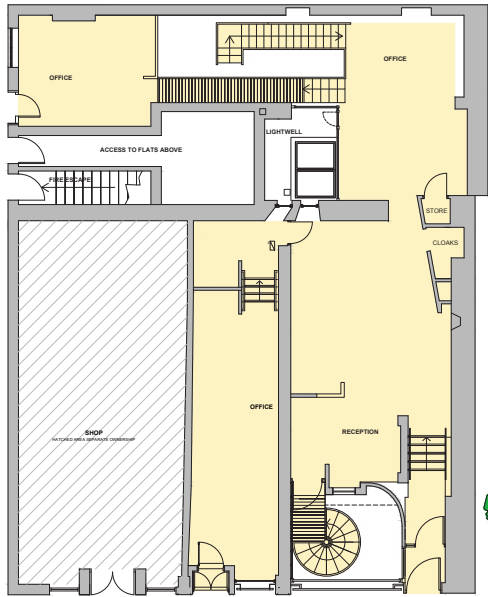
Self-contained kitchen and breakout area

LED Lighting throughout

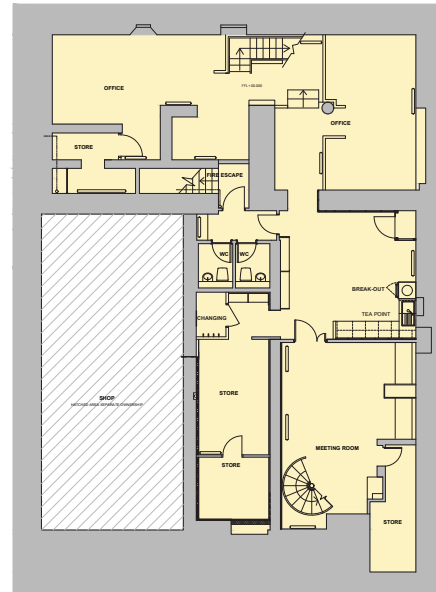
Fully cabled

Great levels of natural daylight

FLOOR PLANS

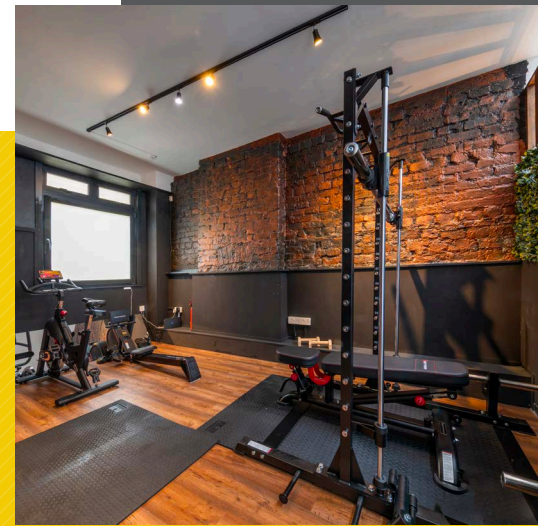
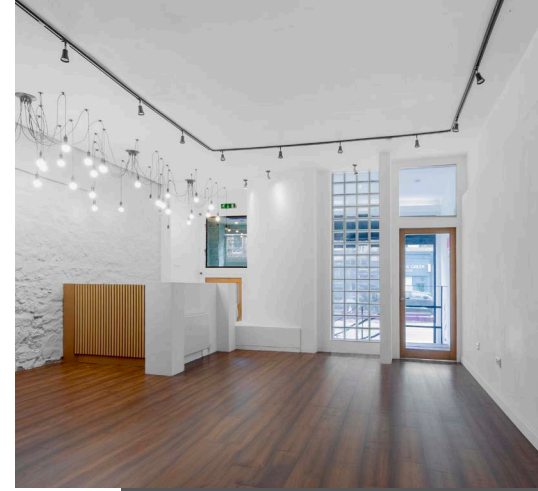


GROUND FLOOR
1,278 sq. ft (118.7 sq. m)



LOWER GROUND FLOOR
1,353 sq. ft (125.7 sq.m)

LEITH WALK



VAT

VAT will be charged at the prevailing rate.

PROPOSAL

Offers are invited to acquire the heritable title of 378 Leith Walk with full vacant possession on an unconditional basis. Additionally, the property is available to lease on a new full repairing and insuring basis on terms to be agreed.

CONTACT & FURTHER INFORMATION

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