

TO LET

REFURBISHED CONTEMPORARY OFFICES

Very Flexible Terms

Space to accommodate 1 - 30 people

93 CONSTITUTION STREET, EDINBURGH

LOCATION

Situated in the heart of Leith, 93 Unlimited benefits from nearby bars, restaurants and shops. Ocean Terminal shopping centre is 1 mile away, and The Malmaison Hotel is a short walk away.





93 UNLIMITED

- Flexible - available desk by desk or room by room
- Affordable - all inclusive
- Convenient - flexible lease terms







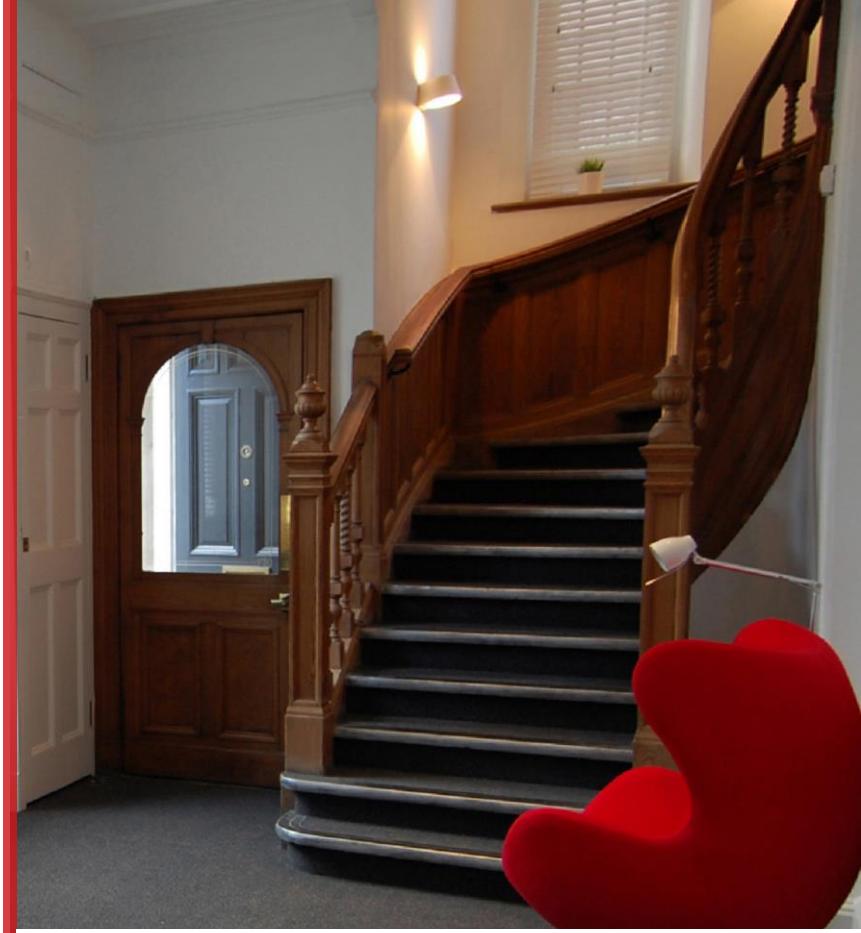
More About 93 Unlimited

93 Unlimited offers a recently recently refurbished, fully furnished, professional space.

Accommodating up to 30 people, our offices are available for immediate entry and you'll have access to the building 24 hours a day.

At 93 Unlimited you'll get IT and telecoms equipment, breakout areas and meeting rooms. Everything is included for a low price and invoiced each month in a single bill, which includes the electricity, maintenance and security.

You'll be sharing the facilities with other small business owners, entrepreneurs and project managers, all of whom enjoy this flexible and hassle-free approach to having your own space.





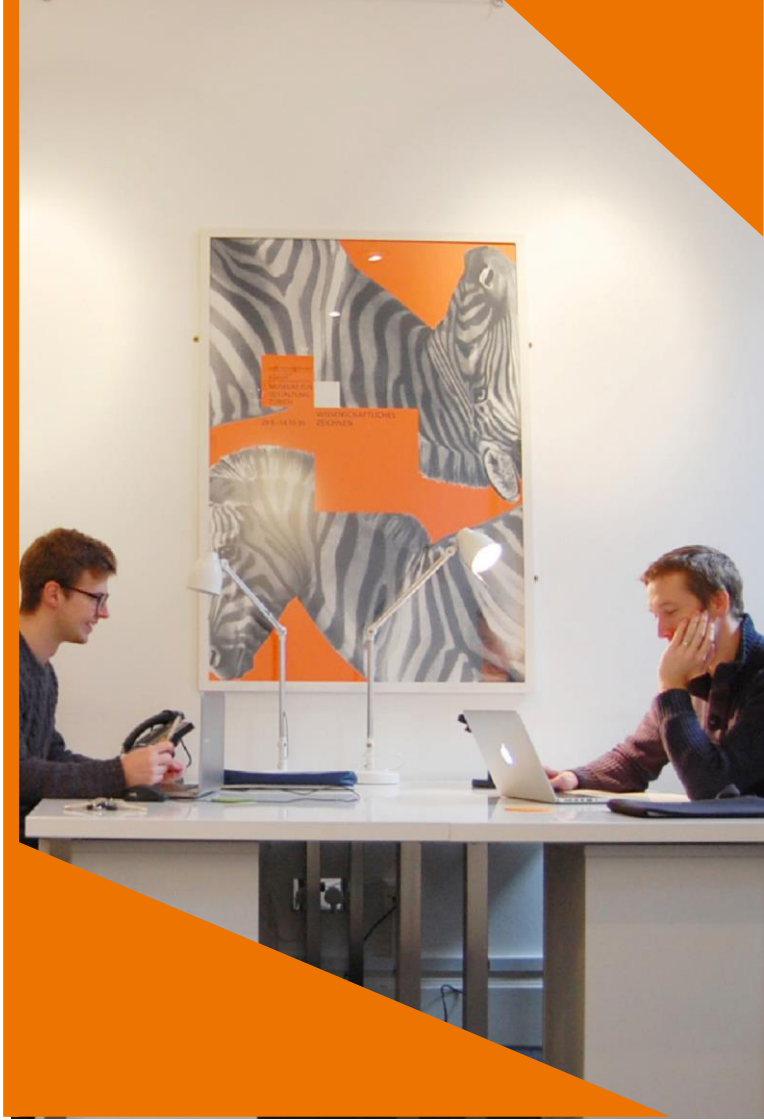




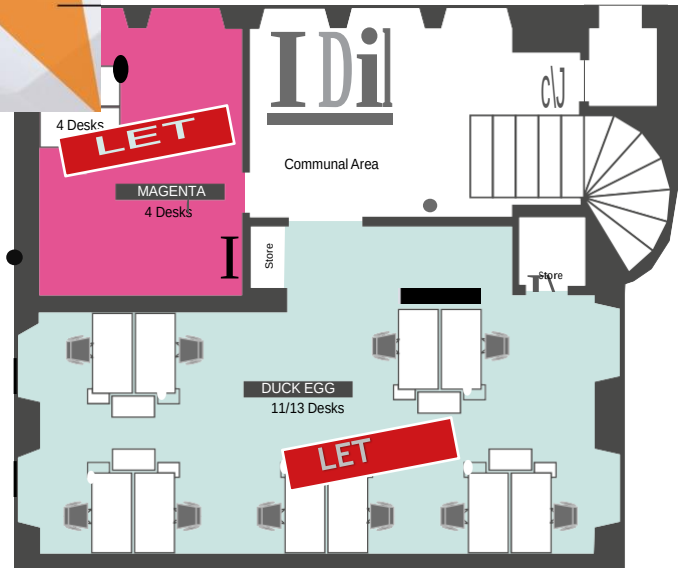


WHAT'S INCLUDED

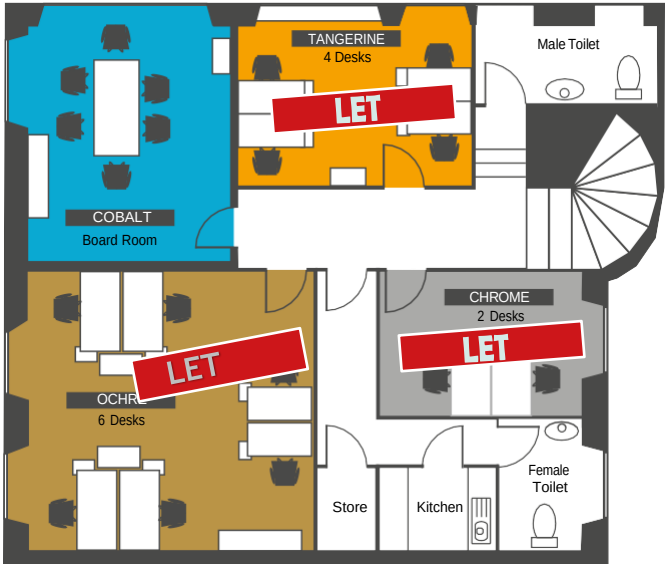
- Let on a desk by desk or rom by room basis *(over 6 rooms)*
- Variation of self contained suites from 200 to 657 sqft
- Central location
- 24 Hour access
- Shared boardroom *(booking system applicable)*
- Secure entry system + fire alarm
- Mail handling *(boxes)*
- Cleaning
- Furniture
- WiFi
- Rubbish collection
- 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*
- Heating & light
- General maintenance



GROUND FLOOR



FIRST FLOOR



93 UNLIMITED

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