



**AVISON
YOUNG**

89 Giles Street, Edinburgh, EH6 6BZ

Managed Office, Serviced Office To Let

Bright, top floor office/studio space available to let on Giles Street, Leith



Key Points

- Top floor, modern office/studio space
- Characterful building
- Excellent natural lighting
- Flexible, open plan accommodation
- Prominent location within Leith
- Break out/meeting rooms

Description

The opportunity to let distinct and unique studio/office space in Leith has become available on Giles Street.

This top floor suite of 89 Giles is ready to occupy, benefit from an abundance of natural lighting, character and perfect for a business looking for a new and inspiring space to work from.

The property offers an appealing blend of practicality and personality, making it well suited to various occupiers seeking a workspace with genuine individuality.

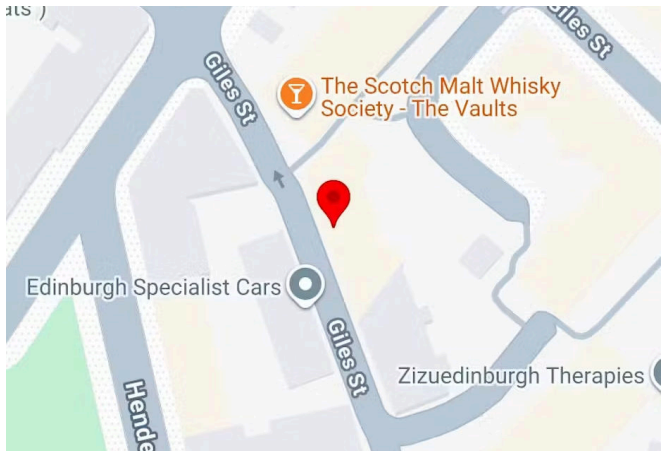
Location

89 Giles Street occupies a prominent position within Leith, an area of Edinburgh that's popularity is constantly increasing due to its ongoing regeneration. The property is situated close to The Shore and Leith Walk, providing immediate access to local amenities.

The location benefits from excellent connectivity, with nearby tram stops providing direct links to Edinburgh City Centre, Edinburgh Park and Edinburgh Airport, along with multiple bus routes operating throughout the area.

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Specifications

This suite was previously occupied as an art studio. Its impressive vaulted ceilings with exposed painted roof trusses and sky lights, provide exceptional natural light. This suite also has exposed brick walls through out, more prominent in its multiple dedicated meeting/break-out rooms. With communal WC's and tea prep area.
Price: £12,000 + VAT + Utilities pa

Summary

Further information

- [View Microsite](#)

Contact & Viewings



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