



**AVISON
YOUNG**

89 Giles Street, Edinburgh, EH6 6BZ
Managed Office, Serviced Office To Let
Bright, top floor serviced offices 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 with Leith
- Break out/meeting rooms

Description

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

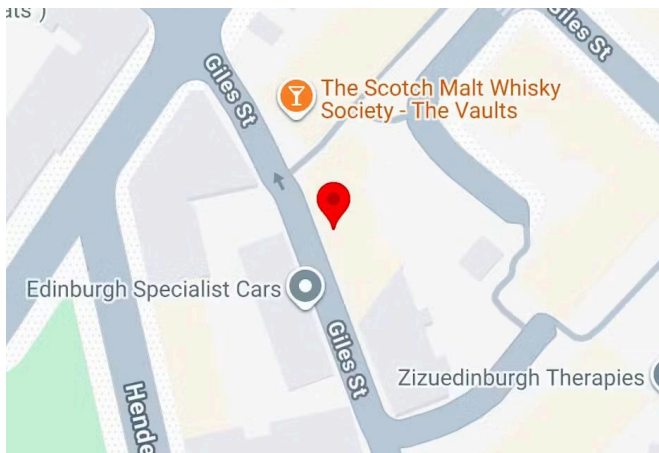
2 Suites on the top floor of 89 Giles have become available to let. These suites both benefit from an abundance of natural lighting, each space having its own character, perfect for a business looking for a new and inspiring space to work from.

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 who'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, while numerous bus services operate throughout the surrounding area.



Specifications

The larger of the two suites available, previously occupied as an art studio, has impressive vaulted ceilings with exposed painted roof trusses and sky lights, providing that exceptional amount of natural light. This suite also has exposed brick walls through out, more prominent in its multiple dedicated meeting/break-out rooms.

Price: £12,000 + VAT + Utilities pa

The second suite available is a small suite perfect for an individual or 2 person business to occupy. It also benefits from the vaulted ceilings and sky lights making the space open and bright.

Price: £4,200 + VAT + Utilities pa

Both these spaces benefit from WC facilities and kitchen/tea prep area.

Summary

Contact & Viewings



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