



To Let

Self-Contained Modern Open-Plan Office

- Attractive Self-Contained Entrance, opposite The Shore tramstop
- Contemporary Office Space with Traditional Features
- Car Parking with EV charging, and Cycle Storage available
- Shower Facilities and Separate Male & Female Toilets
- Great choice of nearby amenities, with approximately 20 cafes within a 5 minute walk!

The Old Assembly Hall

37 Constitution Street, Edinburgh, EH6 7BG

3,424 sq ft

318.10 sq m

Reference: #50423

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Summary

Available Size	3,424 sq ft / 318.10 sq m
Rates Payable	£5.69 per sq ft
Service Charge	N/A
EPC	D (53)

Location

The property is located in Leith, a thriving location with a mix of office, residential, restaurant and retail uses. Leith is served by excellent public transport, and this property benefits from the Tram extension, which was completed in 2023. The Shore Tramstop is outside the main front door of the property. The tram now links Newhaven to the City Centre and Edinburgh Airport. Nearby amenities are in abundance, with restaurants and cafes located along The Shore and Ocean Terminal within a 5-minute walk.

Accommodation

The accommodation houses two meeting rooms and approximately 26 desks in the open-plan office spaces. It consists of the following:

Name	sq ft	Tenure	Rent (sq ft)	Rates Payable (sq ft)	Availability
Unit - Self-Contained Office	3,424	To Let	£19	£5.69	Available

Specification

The self-contained accommodation benefits from the following specification:

- Traditional sash and case window design
- Good natural light throughout
- Gas fired central heating
- Combination of underfloor and perimeter trunking
- Period features throughout
- High floor to ceiling heights
- Cat 6 cabling throughout
- Superfast hyper optic broadband
- Circa 30 desks across mezzanine and main workspace
- Updated LED lighting throughout
- High quality acoustic baffling
- Hard wearing carpet recently installed
- Contemporary kitchen and tea prep
- 3 car spaces and EV charging station
- Bike storage for 10 bikes
- End of journey facilities (showers and lockers)

Viewings

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