



**ALLIED
SURVEYORS
SCOTLAND**

Tel. 0131 357 4455 [@AlliedEdinburgh](#)
www.alliedsurveyorsscotland.com



TO LET

100b Constitution Street, Edinburgh, EH6 6AW

- ✔ First floor office forming part of a converted warehouse
 - ✔ Open plan with high levels of natural daylight
- ✔ Self-contained with WC, kitchen and shower facilities
 - ✔ Close proximity to The Shore tram stop
- ✔ Approximate Net Internal Area of 71.17 sq m (766 sq ft)

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



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LOCATION

The Leith area of Edinburgh lies approximately 4 miles north of the city centre.

The subjects are situated on Constitution Street which connects the junction of Leith Walk and Great Junction Street with Albert Dock.

The property is located on the west side of the street, accessed via a pend, and is around 25 metres from the corner of Queen Charlotte Street. Nearby occupiers include: The Chophouse, Plum Films, Harbour Homes Scotland and The Old Spence Café.

The Shore tram stop is a short walk away offering regular services to the city centre and Newhaven. Metered car parking is available nearby.

DESCRIPTION

The subjects comprise a four storey and basement stone built former warehouse which has been converted to form a collection of small, individual offices.

The office is located on the first floor with access via a spiral staircase. It enjoys high levels of natural daylight due to the five large window openings. The space is entirely open plan with timber flooring and wall mounted data ports.

Just off the main office is a small kitchen, store, WC and shower compartment.

ACCOMMODATION

According to our recent measurement survey the premises contain the following approximate net internal area:

71.17 sq m (766 sq ft)

RENT

Our client is seeking rent of £12,000 per annum to grant a new lease.

TERMS

The premises are available for immediate lease on flexible terms.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £9,400 effective 1st April 2023. The uniform business rate for the current year is £0.498 pence in the pound.

Occupiers may be eligible for rates relief through the small business bonus scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

UTILITIES

The property is served by mains gas, electricity and water.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is E+.

A copy of the recommendation report is available on request.

ANTI-MONEY LAUNDERING

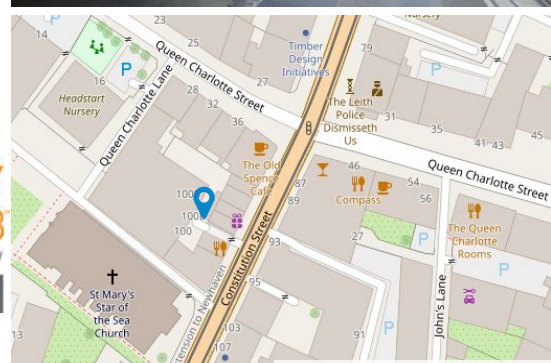
The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before any transaction can proceed.

LEGAL COSTS

Each party shall bear their own legal costs with the eventual purchaser liable for any Registration Dues or LBTT thereon.

ENTRY

Upon completion of a formal missive under Scots Law.



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VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agents Allied Surveyors Scotland plc.

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