



93

 UNLIMITED

**93 CONSTITUTION STREET
LEITH, EDINBURGH**

REFURBISHED OFFICES

Space to Accommodate 1 - 30 People

Very Flexible Terms

DESCRIPTION

93 Unlimited offers recently refurbished, fully furnished, professional spaces. Each private office comes with access to a meeting room and with furniture, utilities and wifi included, you can move in and start working straight away.



FLEXIBLE - VARIETY OF ROOM SIZES
AFFORDABLE - ALL INCLUSIVE
CONVENIENT - FLEXIBLE LEASE TERMS

LOCATION

Situated in the heart of Leith, the central location benefits from nearby bars, restaurants and shops.

The Shore tram stop is just one minute walk away, and you can be in the city centre and Waverley Station in minutes, and the airport in half an hour.



MORE ABOUT 93 UNLIMITED

93 Unlimited offers a recently refurbished, fully furnished, professional office 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 all utilities, 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.



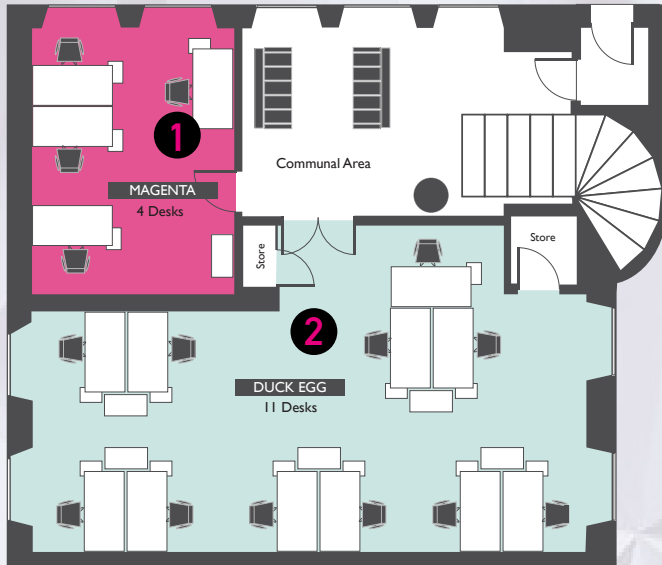


WHAT'S INCLUDED

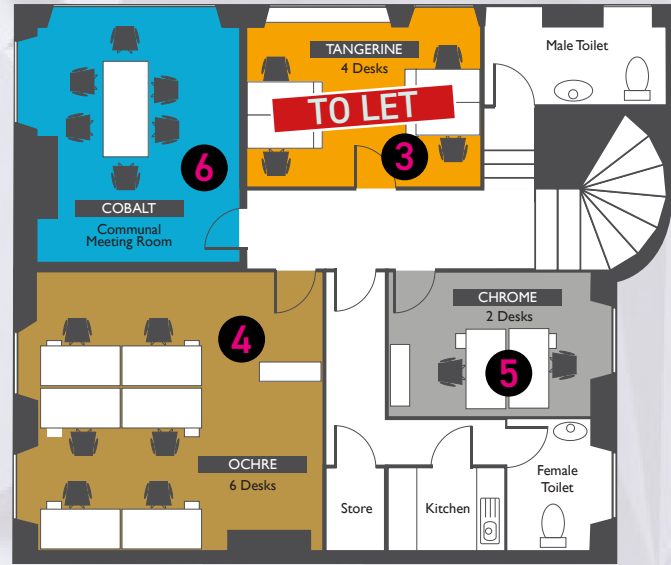
- Let on a room by room basis (6 rooms over 2 floors)
- Variation of self contained suites from 200 to 657 sqft
- Central location
- 24 Hour access
- Shared boardroom (booking system applicable)
- Secure entry system + fire alarm
- Mail handling (boxes)
- Communal area cleaning
- Furniture
- Wifi
- Refuse 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 of communal areas



GROUND FLOOR



FIRST FLOOR



Room 1	Magenta	4/5 desks	204 sqft	19 sqm
Room 2	Duck Egg	11/13 desks	625 sqft	58 sqm
GROUND TOTAL			829 SQFT	77 SQM

Room 3	Tangerine	3/4 desks	186 sqft	17 sqm
Room 4	Ochre	6/7 desks	290 sqft	27 sqm
Room 5	Chrome	1/2 desks	97 sqft	10 sqm
Room 6	Cobalt	meeting room	220 sqft	21 sqm

1ST FLOOR TOTAL 793 SQFT 75 SQM



**Cuthbert
White**

CuthbertWhite
38 Thistle Street
Edinburgh EH2 1EN

0131 202 1880

For more details contact:

George McRae - 07801 441 157

george@weareignite.group

Bob Still - 07803 908 572

bob@weareignite.group