



Giles Street Studios, 99 Giles Street, Edinburgh, EH6 6BZ

Offices To Let, Edinburgh

- Studio spaces available
- Co-working and communal facilities
- 24/7 access
- Converted whisky bond
- Flexible contracts
- Breakout area

Summary

Available Size	162.10 to 1,986.68 sq ft
Rent	Rent on application
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Location

Giles Street is located within the heart of Leith. 2.5 miles north of the City centre, with excellent bus connections, waterside cycle routes and walkways. The brand new Edinburgh to Newhaven tramlink delivers a speedy link to Edinburgh's mainline stations and international airport, running at 7 minute intervals throughout the day. The Foot of The Walk Tram Stop is within a 2 minute walk.

Description

The Giles Street Studios offers affordable, private studios within a converted whisky bond in the popular neighbourhood of Leith. The exterior of this building makes it a talking point with its historical roots and inside it's fitted out with clean, modern lines and wooden flooring. It's a place for those that value enterprise, creativity and community.

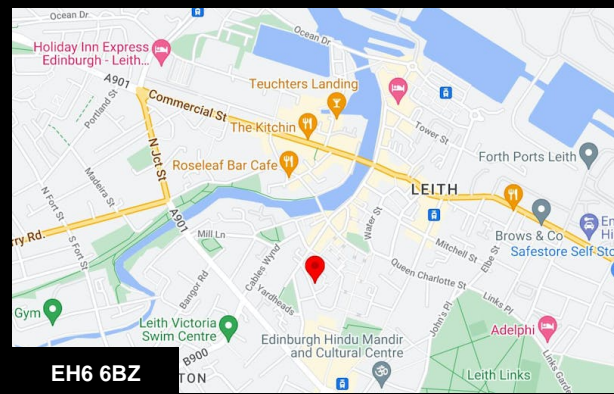
Accommodation

Name	sq ft	sq m	Availability
1st - 99 Giles Street	444.33	41.28	Available
2nd - 99 Giles Street	794.91	73.85	Available
Ground - 121 Giles Street	382.55	35.54	Available
1st - 54 Timber Bush	202.79	18.84	Available
1st - 89 Giles Street	162.10	15.06	Available
Total	1,986.68	184.57	

Specification

- Converted in the 1990s
- Newly refurbished
- Painted plasterboard
- Exposed wooden flooring
- Suspended fluorescent lighting
- Natural lighting through wooden framed windows
- Intercom system for entry
- Communal WC and kitchen facilities

For full specification details, please speak to one of our agents.



Viewing & Further Information



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