

TO LET
OFFICE

 GRAHAM
SIBBALD



**43 Assembly Street
Edinburgh, EH6 7BQ**

- Fully refurbished property offering good quality office accommodation
- Suitable for a variety of occupiers
- Great Transport links with the tram extension now operational
- Unit sizes from 360 Sq Ft — 3302 Sq Ft
- Rent on application

LOCATION

The subjects are located on Assembly Street within the Leith district of the city.

Leith is located to North side of the city centre and is now a well sought after location with many new developments popping up around the area. The area also benefits from plenty of bars and restaurants meaning it is a vibrant place to work and live.

More specifically the subjects are located on the South side of Assembly Street being accessed just off Constitution Street or Baltic Street.

The units benefits from great transport links with the tram network extension being completed and operational as of June 2023 with the nearest stop a mere 1 minute walk away on Constitution Street.

DESCRIPTION

The property forms a 2 storey and attic stone built commercial premises surmounted by a pitched and slate roof. There is a single storey section to the rear which is housed under a flat roof.

Access can be taken into the subjects via the double timber doors to the front of the unit, with the unit also benefitting from windows on each elevation.

Internally the subjects are being fully refurbished to create self-contained office accommodation and will provide occupiers with walk in condition space.

There are a number of units available ranging in size though all will be provided with their own tea preparation area with some units having self contained w/c facilities and others utilising the communal facilities.

Each space will provide a bright open plan working environment suitable for a variety of occupiers.



ACCOMMODATION

The subjects have been measured in accordance with the RICS code of measuring Practice 6th Edition on a Net Internal Area basis in the order of:

		SQ M	SQ FT
Ground Floor:	Office 1	94.56	1017
	Office 2	79.29	853
1st Floor:	Office 4	33.44	360
	Office 5	39.68	427
2nd Floor:	Office 6	59.88	644
	Total:	306.85	3302

RATEABLE VALUE

Each office will need to be re assessed on completion.

RENT

The rent can be given upon application for each individual unit.

LEGAL COSTS + VAT

Each party will be responsible for their own legal costs incurred within this transaction. All prices quoted are exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC can be given upon request.





For any queries or to arrange a viewing, please contact —



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