

44 CONSTITUTION STREET LEITH, EDINBURGH

REFURBISHED OFFICES
AVAILABLE DESK BY DESK
OR SMALL SUITES

9 sqm / 97 sqft to **152.1 sqm** / 1637 sqft
Very Flexible Terms





FLEXIBLE

- RENT BY DESK OR BY ROOM

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.

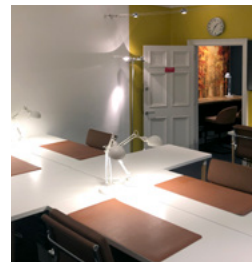
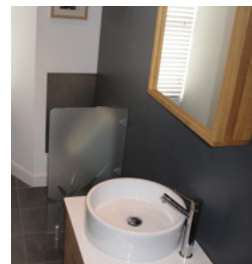




DESCRIPTION

44 Unlimited offers 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.





WHAT'S INCLUDED

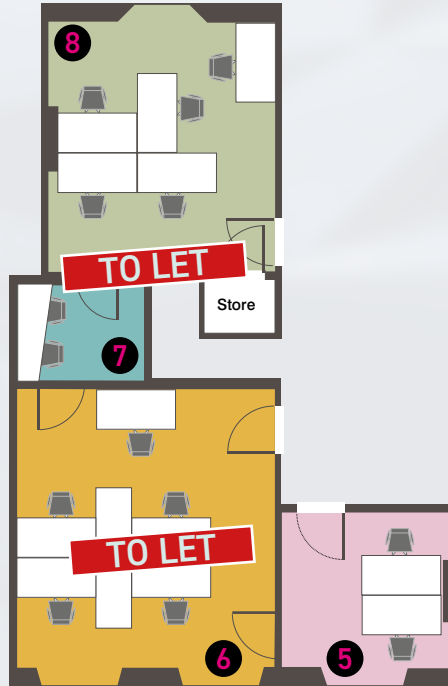
- Let on a desk by desk or room by room basis (over 8 rooms)
- Variety of self contained suites from 9 to XXX sqm
- Central location on tram stop
- Shared boardroom (booking system applicable)
- Secure entry system + fire alarm
- Communal Cleaning
- Furniture
- WiFi
- Kitchen facilities
- Male and female toilets (no disabled access - all on 2nd 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
- External Repairs





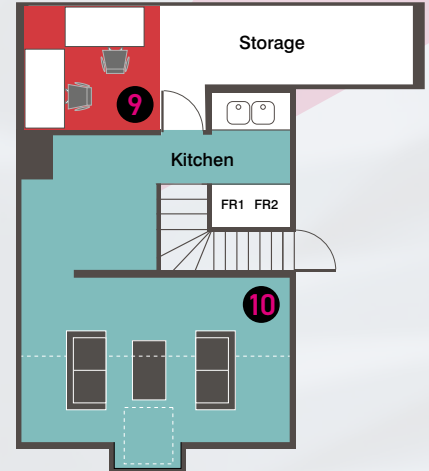
FIRST FLOOR

Room 1	2 desks	96.9 sqft	9 sqm
Room 2	8 desks	395.1 sqft	36.7 sqm
Room 3	6 desks	235.7 sqft	21.9 sqm
Room 4	meeting room	187.3 sqft	17.4 sqm
TOTAL		915 SQFT	85 SQM



SECOND FLOOR

Room 5	2 desks	117.4 sqft	10.9 sqm
Room 6	5 desks	279.7 sqft	26.0 sqm
Room 7	spill out area	45.2 sqft	4.2 sqm
Room 8	5 desks	250.7 sqft	23.3 sqm
TOTAL		693 SQFT	64.4 SQM



THIRD FLOOR

Room 9	72 sqft	6.9 sqm
Room 10	197 sqft	18.33 sqm
Communal Meeting		
TOTAL	269 SQFT	25.2 SQM



**Cuthbert
White**

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