Ryden

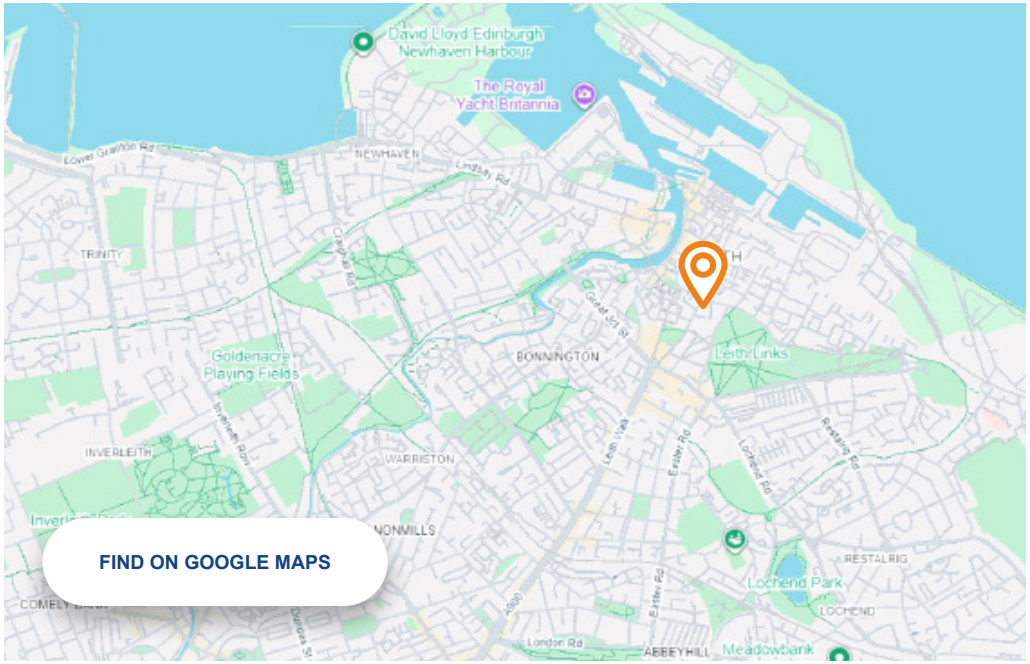
TO LET

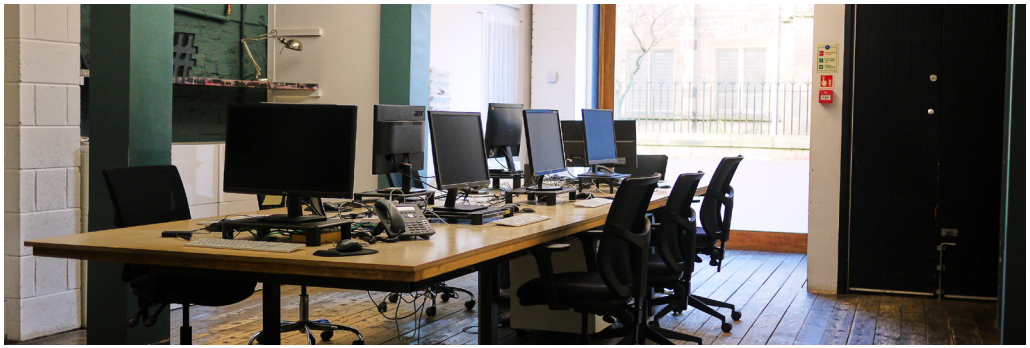
HIGH QUALITY OFFICE ACCOMMODATION
93 - 366 SQ M (1,000 - 3,941 SQ FT)

FIND OUT MORE AT RYDEN.CO.UK

103 - 107
CONSTITUTION
STREET
EDINBURGH
EH6 7AE

- REFURBISHED HIGH QUALITY OFFICE ACCOMMODATION
- SUITABLE FOR A VARIETY OF USES
- 3 PHASE POWER SUPPLY
- 1 PARKING SPACE INCLUDED
- FLEXIBLE LEASE TERMS AVAILABLE
- IMMEDIATELY AVAILABLE





LOCATION

103–107 Constitution Street occupies a prominent position within Leith, one of Edinburgh's most vibrant and well-connected commercial areas. The property benefits from immediate access to a wide range of amenities which includes cafés, restaurants, retail and leisure facilities, all within walking distance.

Excellent public transport links serve the area, with frequent bus services and the Edinburgh Trams located approximately a 3-minute walk away, providing direct connections to the city centre, Waverley Station and Edinburgh Airport. Constitution Street also offers strong road connectivity to the wider city and beyond via key arterial routes. The surrounding area has experienced significant regeneration in recent years, reinforcing its appeal to businesses, residents and visitors alike and establishing Leith as a thriving mixed-use destination.

ACCOMMODATION

According to measurements, carried out in accordance with the RICS Code of Measuring Practice (6th Edition) the approximate net internal area of the subjects are as follows:

	SQ M	SQ FT
TOTAL	366	3,941

DESCRIPTION

103–107 Constitution Street provides high-quality commercial accommodation, currently an office and offers flexible space suitable for a range of occupiers. The building presents an attractive frontage to Constitution Street and benefits from excellent natural light throughout. Internally, the accommodation is well configured with a combination of open-plan areas and cellular ancillary offices and storage, allowing for efficient use, ease of occupation and a variety of uses.

The current fit out is modern and well maintained, creating a professional environment for staff and visitors alike. Servicing and access have been carefully considered to support day-to-day operations. The property's prominent position, combined with its adaptable layout, makes it well suited for an office or alternative uses subject to planning. The subjects benefit from LED lights installed and the following features:

- Gas fired central heating
- Alarm System
- Surface mounted Cat 5E cabling
- Toilets and kitchen facilities
- Shower
- 3 phase power supply
- 1 Parking Space included
- Located on tram line

OND

CARAMEL

PLANNING

The property is currently used as offices in accordance with Class 4 of the Scottish Use Classes Order and also suitable for a variety of uses subject to the appropriate planning.

BUSINESS RATES

We are advised that the current Rateable Value is £16,600, resulting in rates payable of £6,861 assuming a small business bonus scheme discount (2025/26). Interested parties should check www.saa.gov.uk.

The rateable value is expected to increase to £17,800 from the 1st of April 2026 as a result of the rating revaluation.

LEASE TERMS

The refurbished accommodation is available at offers over £50,000 p.a for the full suite on FRI Terms for a duration to be agreed.

For subdivision options, please contact the sole letting agents.

VAT

All figures quoted are exclusive of VAT, which is payable at the prevailing rate

ENTRY

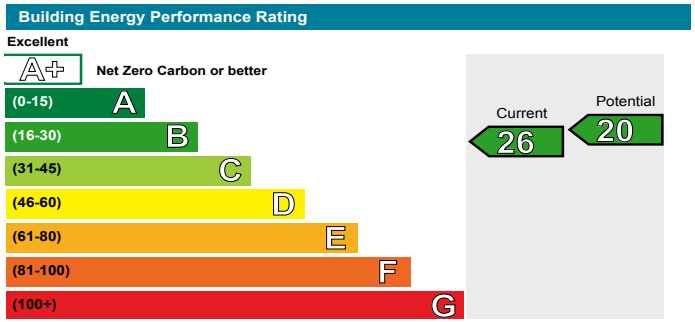
Immediate entry is available upon completion of missives

LEGAL COSTS

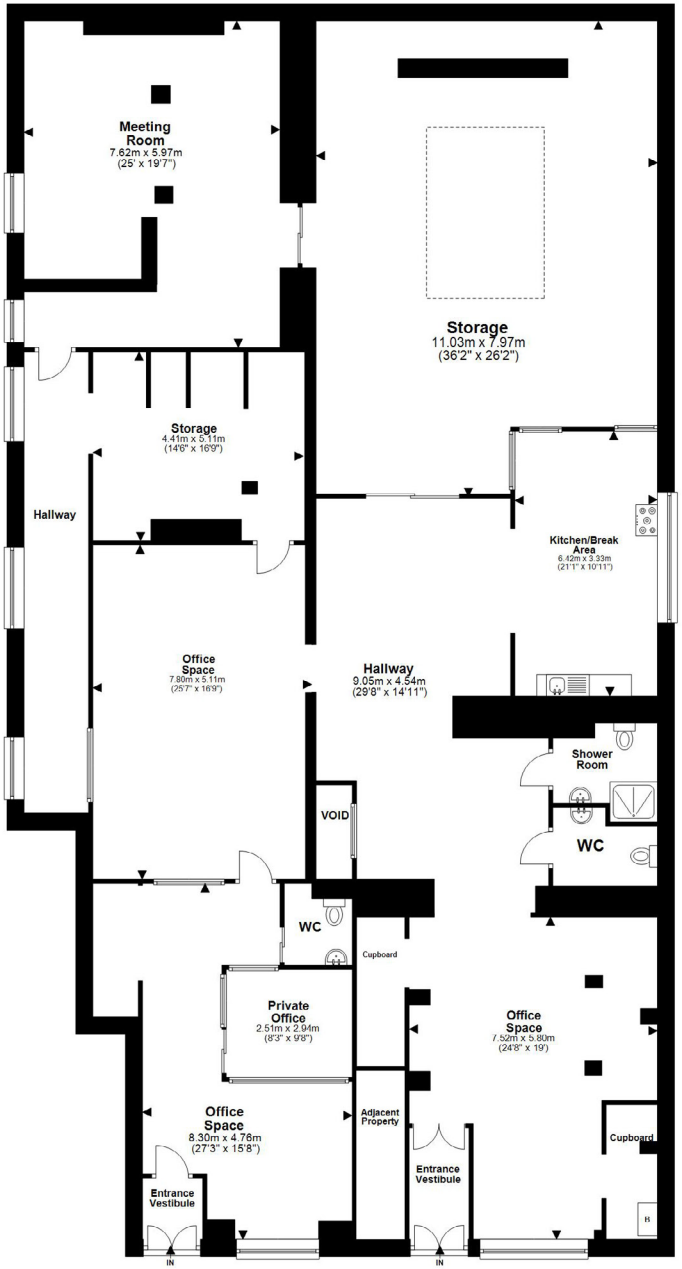
Each party will be responsible for their own legal costs with the purchaser responsible for the payment of registration dues and any LBTT payable.

ENERGY PERFORMANCE CERTIFICATE (EPC)

This property has an EPC rating of 'B26'. The certificate is available upon request.



Ground Floor



Total area: approx. 392.9 sq. metres (4229.2 sq. feet)

Constitution Street, Edinburgh

103 - 107 CONSTITUTION STREET EDINBURGH EH6 7AE

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GET IN TOUCH

Please get in touch with our letting agents for more details.

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