
Jane Street

Jane Street, Leith, Edinburgh, EH6 5HD / HE / HG



The above image shows the generic type of property available on this site.
The depiction of any specific property or business in this image is not an indication that this property is available to let.

To Let

The development comprises manufacturing and business units from approximately 100sqm (1070sqft) to approximately 390sqm (4198sqft)

Location

Jane Street is strategically located between central Edinburgh and Leith. Access is from Leith Walk or Bonnington Road linking to the city centre, Leith Docks and major routes to the east and west. The site is ideally located for public transport and close to the busy retail and commercial areas of Leith Walk.

Description

The units are subject of Class 4 Planning consent and are suitable for a variety of light manufacturing and service activities providing excellent accommodation for a wide range of new and established business. All units are constructed to a high specification, are fully insulated and are provided with toilet facilities. There is a hot & cold water supply to the wash-hand basins and space heating to the main area is by wall mounted gas warm air heater. Each unit has a 3.05x2.74m(10x9ft) insulated steel sectional overhead door along with a separate timber personnel door.

Letting Arrangements

The subjects will be available to let on standard full repairing and insuring leases with rent reviews at regular intervals. Tenants will be responsible for business rates, water charges, other outgoings and the Landlords legal costs. Rent details are available on request.

All letting enquires for Jane Street should be directed to:-

J. Smart & Co (Contractors) PLC

28 Cramond Road South, Edinburgh, EH4 6AB

Tel. 0131 336 2181 – Fax. 0131 336 4037 – e-mail. leasing@jsmart.co.uk

www.jsmart.co.uk



Jane Street

Jane Street, Leith, Edinburgh, EH6 5HD / HE / HG

Site Layout



Misrepresentation Act:
 J Smart & Co (Contractors) plc for themselves, and where applicable their agent(s), and for the vendors or lessors of this property whose agents they are give notice that: (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them; (ii) no person in the employment of J Smart & Co (Contractors) plc, and where applicable their agent(s) has any authority to make or give any representation or warranty in relation to this property.

All letting enquires for Jane Street should be directed to:-

J. Smart & Co (Contractors) PLC

28 Cramond Road South, Edinburgh, EH4 6AB

Tel. 0131 336 2181 – Fax. 0131 336 4037 – e-mail. leasing@jsmart.co.uk

www.jsmart.co.uk

