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# Tower Street

Tower Street, Leith, Edinburgh, EH6 7BN



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.

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## To Let

The development comprises manufacturing and business units from approximately 100sqm (1070sqft) to approximately 135sqm (1450sqft)

## Location

Tower Street is ideally situated at the foot of Constitution Street in the vibrant dock area of Leith with easy access to central Edinburgh. The dock area is benefiting from ongoing major redevelopment. The site is well 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 3.05x2.45m (10ft x 9ft) 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.

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All letting enquires for Tower 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](mailto:leasing@jsmart.co.uk)  
[www.jsmart.co.uk](http://www.jsmart.co.uk)



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## Site Layout



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