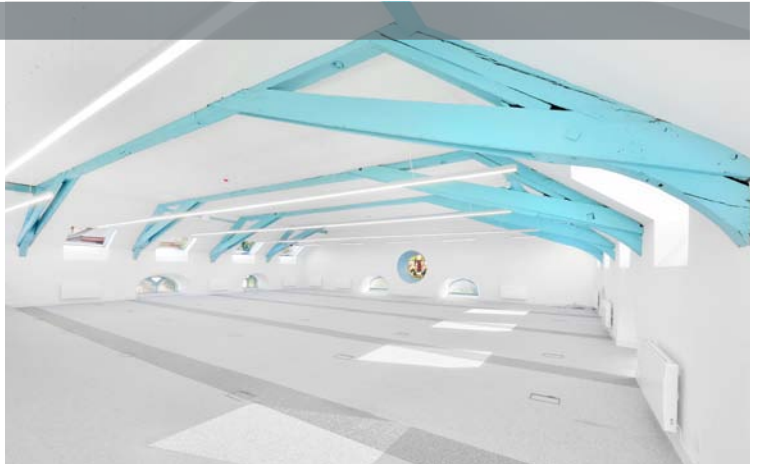


JOHN'S HOUSE

- EDINBURGH -



TO LET

71 CONSTITUTION STREET
EDINBURGH | EH6 7AF

3,022 - 9,420 SQFT
(281 - 875 SQM)




JOHN'S HOUSE

- EDINBURGH -

ACCOMMODATION

The subjects provide the following approximate net internal areas:

FLOOR	SQ FT	SQ M
GROUND FLOOR	3,270	303.81
FIRST FLOOR	3,022	280.75
SECOND FLOOR	3,128	290.61
TOTAL	9,420	875.17

LOCATION

John's House is located on Constitution Street, the main thoroughfare through Leith down to The Shore, close to the junction of Bernard Street and Baltic Street.

Leith has become a popular office destination as it is one of Edinburgh's most stylish and dynamic areas. The area has attracted a wide range of business and commercial occupiers from all parts of the city and provides a good mix of local amenities. These include a number of stylish restaurants, café bars, the Malmaison Hotel and Ocean Terminal Shopping & Leisure Complex together with several new residential developments which are very popular among young professionals.

Leith has traditionally been regarded as an IT and media hub, however, significant development in the area over recent years has seen its appeal extend to many other occupiers including Cisco Systems, Ipsos MORI, VisitScotland and The Scottish Government.



DESCRIPTION

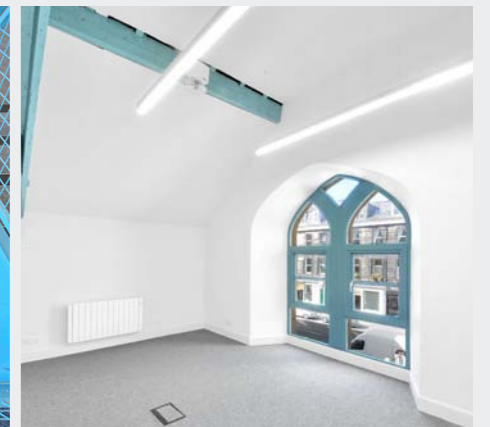
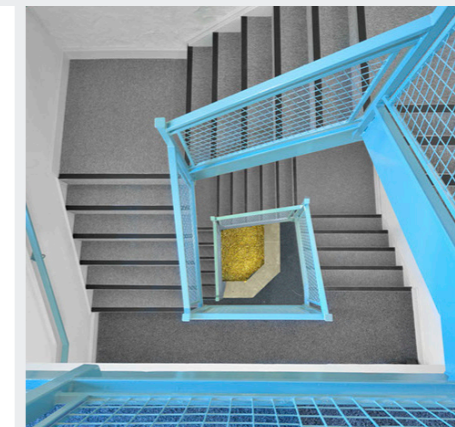
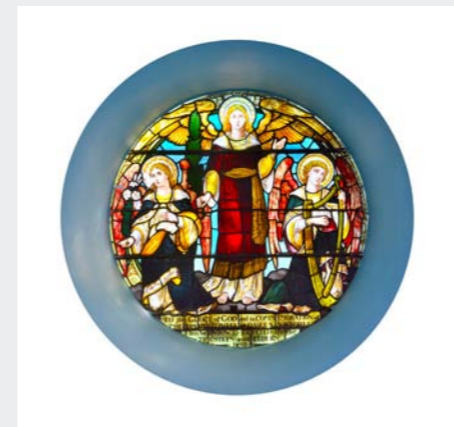
The subjects were originally part of St John's Church which was constructed in the late 18th century, with its iconic stone tower added in the mid 19th century. This landmark building was redeveloped for office use in the early 1990s and provides open plan office accommodation over Ground, 1st & 2nd Floors.

The building has now undergone a comprehensive refurbishment and can easily be let to a single occupier or multi-let on a floor by floor basis. The building benefits from the following specification:

- Substantial car parking available
- Ground floor can be entirely self contained
- 2nd Floor benefits from a striking pitched ceiling with exposed timber beams
- Newly carpeted and redecorated throughout
- LED lighting
- Under floor trunking with small power
- CAT 5E cabling has been installed throughout
- Efficient XR12 electric heating system
- Lift access
- Dedicated male and female toilets on each floor
- Dedicated tea-preparation areas on each floor
- Disabled toilets
- Shower facility
- Secure outdoor area

There are 28 car spaces available with the property.

Leith has become a popular office destination and is one of Edinburgh's most stylish and dynamic areas.





VIEWING

Strictly by prior arrangement with the joint letting agents:

Eric Young & Co
Neil McConnachie
T 0131 558 5104
E nmconnachie@eyco.co.uk

CKD Galbraith
Katie Gibson
T 0131 240 6981
E katie.gibson@ckdgalbraith.co.uk

ENERGY PERFORMANCE CERTIFICATE

EPC Rating "E".

RATING

Please contact Lothian Valuation Board on 0131 469 5986 or alternatively the letting agents can provide some advice on this.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in this transaction, although the ingoing tenant shall be responsible for Land and Buildings Transaction Tax, registration dues and any VAT applicable.

DATE OF ENTRY

Immediate entry is available on conclusion of legal missives.



A development by:



THISTLE PROPERTY GROUP

The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. September 2015