

TO LET

—

thirty eight thistle street

EH2 1EN



PLAY
VIDEO



EXCELLENT
CITY CENTRE
LOCATION



CAR PARKING
AVAILABLE



SHOWER
FACILITIES



BIKE
STORAGE



10-MINUTE
WALK TO
EDINBURGH
WAVERLEY

Location

38 Thistle Street is located in the heart of Edinburgh city centre, just off Hanover Street and within a minute's walk of George Street.

Thistle Street is home to several bars, restaurants and boutique retailers. In addition there is a wide array of shops, bars and restaurants on George Street.

38 Thistle Street benefits from excellent transport links, it is within a five minute walk of St Andrew Square tram halt, Waverley train station and numerous bus links on Princes Street. There is also on street metered parking on Thistle Street and the surrounds.



Description

38 Thistle Street comprises two interconnected townhouses providing office accommodation over ground and three upper floors.

There is a secure video door entry system at ground floor level and the building benefits from a lift. In addition to the high-quality common areas, the building benefits from secure garage car parking and bike storage.

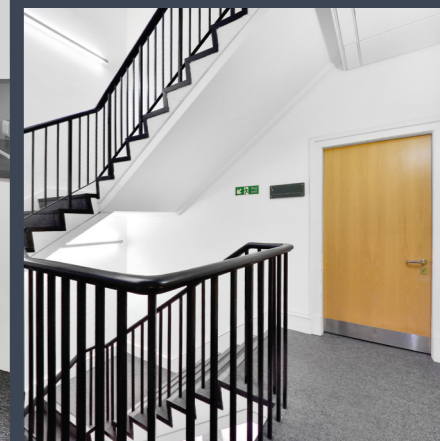
The dual aspect office suites offer excellent levels of natural daylight and both suites have tea prep areas in situ.



1st Floor East

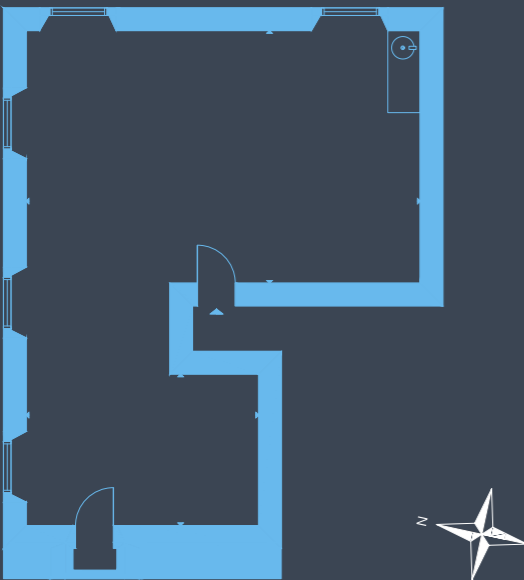


1st Floor Rear

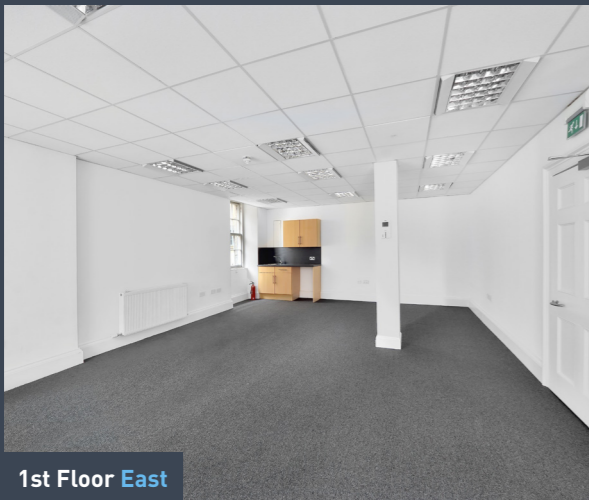
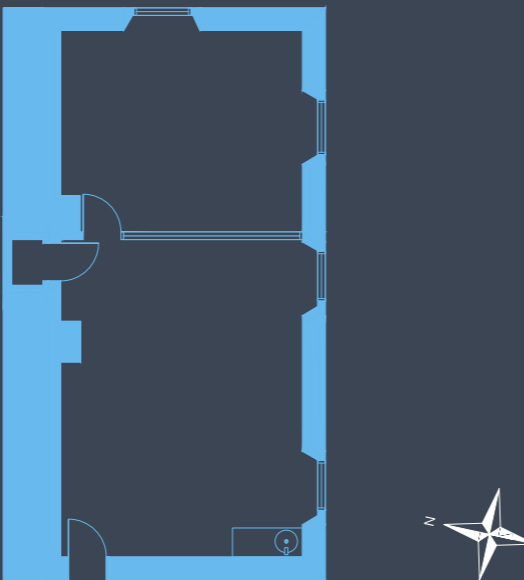


Accommodation

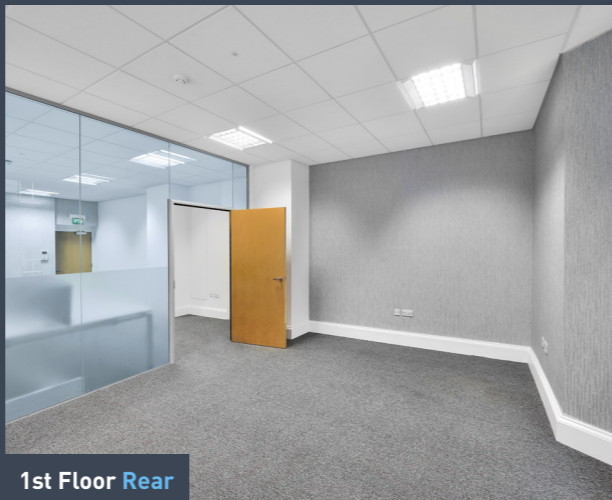
1st Floor East 641 sq ft / 59.6 sq m



1st Floor Rear 547 sq ft / 50.82 sq m



1st Floor East



1st Floor Rear

Lease Terms

The property is available to lease on a Full Repairing and Insuring basis on lease terms to be agreed.

Availability

Availability is immediate and will be granted upon conclusion of formal legal missives.

Rent

The quoting rent is £23.00 per sq ft.

Service Charge

The current service charge runs at c. £6.73 per sq ft.

EPC

The property has an EPC rating of D.

VAT

The building is elected for VAT. VAT will be payable on all outgoings related to the occupation of the building.

Rates

Business rates will differ depending on the suite of interest, more information is available on request.

Legal Costs

Each party will be responsible for their own legal costs, with the ingoing tenant responsible for the payment of registration dues and any stamp duty payable.

Viewing & Additional Information

James Metcalfe
E james@cuthbertwhite.com
T 07786 623 282

Chris Cuthbert
E chris@cuthbertwhite.com
T 07989 395 165



IMPORTANT NOTICE: CuthbertWhite Ltd for the landlord of this property, whose agents they are, give notice that: 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants and do not constitute part of an offer or contract. Prospective tenants ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending landlord 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. 3. No person in the employment of CuthbertWhite Ltd has any authority to make or give any representations or warranty whatever in relation to this property nor enter into any contract on behalf of the landlord. 4. No responsibility can be accepted for any expenses incurred by intending tenants in inspecting properties which have been sold, let or withdrawn. Photographs taken December 2022. Particulars prepared November 2022. Produced by Designworks.