

TO LET

41

**THISTLE STREET LANE SW
EDINBURGH | EH2 1EW**

3,033 sq ft (282 sq m)



**Comprehensively
Refurbished**



Self Contained



**Fully fitted inc.
furniture**



Car parking

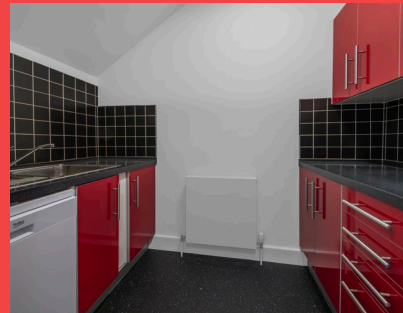


**Core City Centre
location**

EDINBURGH

The property is a self contained traditional mews building in the heart of Edinburgh's city centre.

The immediate area has a wide range of shops, restaurants and bars. Transport links are excellent with trains, trams and buses all within a short 5 minute walk.



DESCRIPTION

The building is a traditional stone fronted mews with bright and light temporary offices within.

The building specification includes:

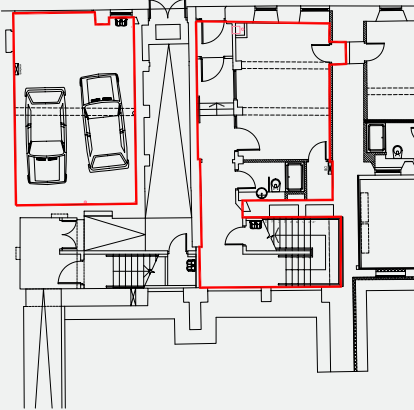
- > Fully redecorated and refurbished throughout
- > Open plan floors
- > Excellent natural light
- > Perimeter trunking
- > Fully fitted with desks/chairs
- > Board room
- > Numerous informal meeting areas
- > Kitchen/Tea Prep areas
- > Male/Female WC's & shower facilities
- > Car parking
- > Bicycle racks

ACCOMMODATION

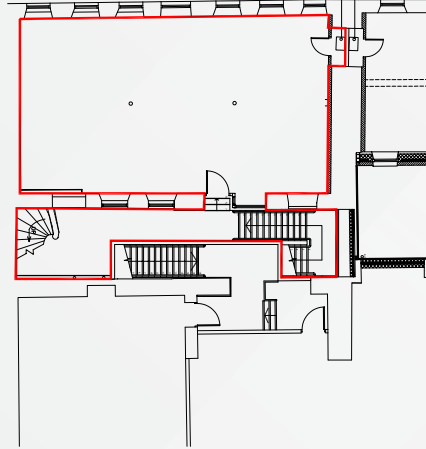
The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following net internal areas:

FLOOR	SQ M	SQ FT
Ground	20.89	225
First	90.38	973
Second	77.74	837
Third	92.79	999
TOTAL NIA	281.80	3,033

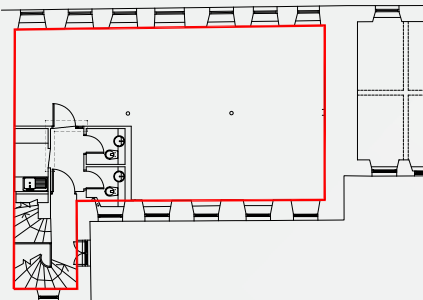
GROUND FLOOR



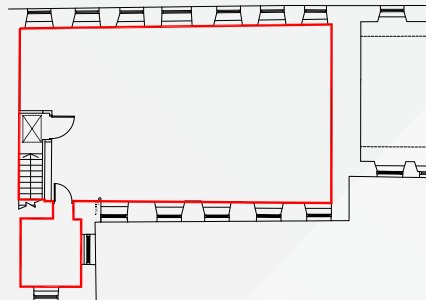
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR





41

THISTLE STREET LANE SW

RATES

We understand that the current rateable value for the entire property is £44,000. Should the floors be leased separately the rateable value would need reassessment.

EPC

The building has an EPC rating of "D".

VAT

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

TERMS

The property is available on Full Repairing and Insuring terms. Financial terms are available on request.

VIEWING & FURTHER INFORMATION

Viewing of the property and any further information can be provided by the joint letting agents:

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The Agents for themselves and for the vendors are lessors of this property whose agents they are, give notice that: (1) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of a contract. Intentioned purchasers or tenants must satisfy themselves independently as to the accuracy of all matters on which they intend to rely. (2) No person in the employment of The Agents has any authority to make or give any representation warranty whatsoever in relation to this property. (3) The images, floorplans, dimensions and floor areas in the brochure are indicative only.

Particulars prepared: JANUARY 2026.

Produced by Designworks.