

TO LET

# THIRTY NINE

THISTLE STREET  
LANE SOUTH WEST

EDINBURGH | EH2 1EW

Ground, First, Second & Third floors  
totalling 1,720 sq ft



- Self-contained Mews office with dedicated entrance
- Cabled and ready for immediate occupation

- Bright, modern, refurbished accommodation
- Central and accessible location

- Open plan floors
- Shower

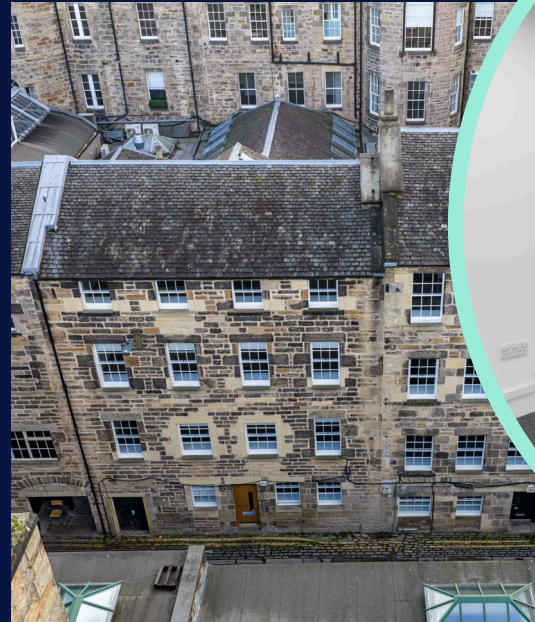
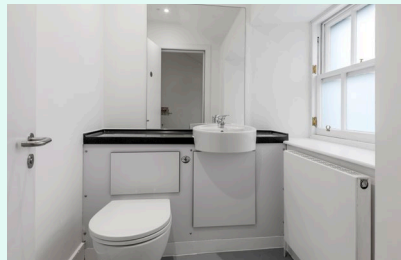
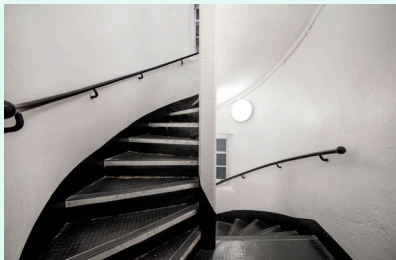
# DESCRIPTION

The property comprises a traditional, self-contained, B-listed mews building, which was comprehensively refurbished in 2007 to create bright, modern office accommodation over ground to third floors.

The building benefits from a dedicated entrance and offers a reception with meeting room and three floors of bright open plan space which have the following specification:

- Fully cabled (cat 5e) with patch panel
- Alarm system
- Entry phone system
- Shower
- Kitchenette
- WC facilities on ground, 1st and 3rd floors

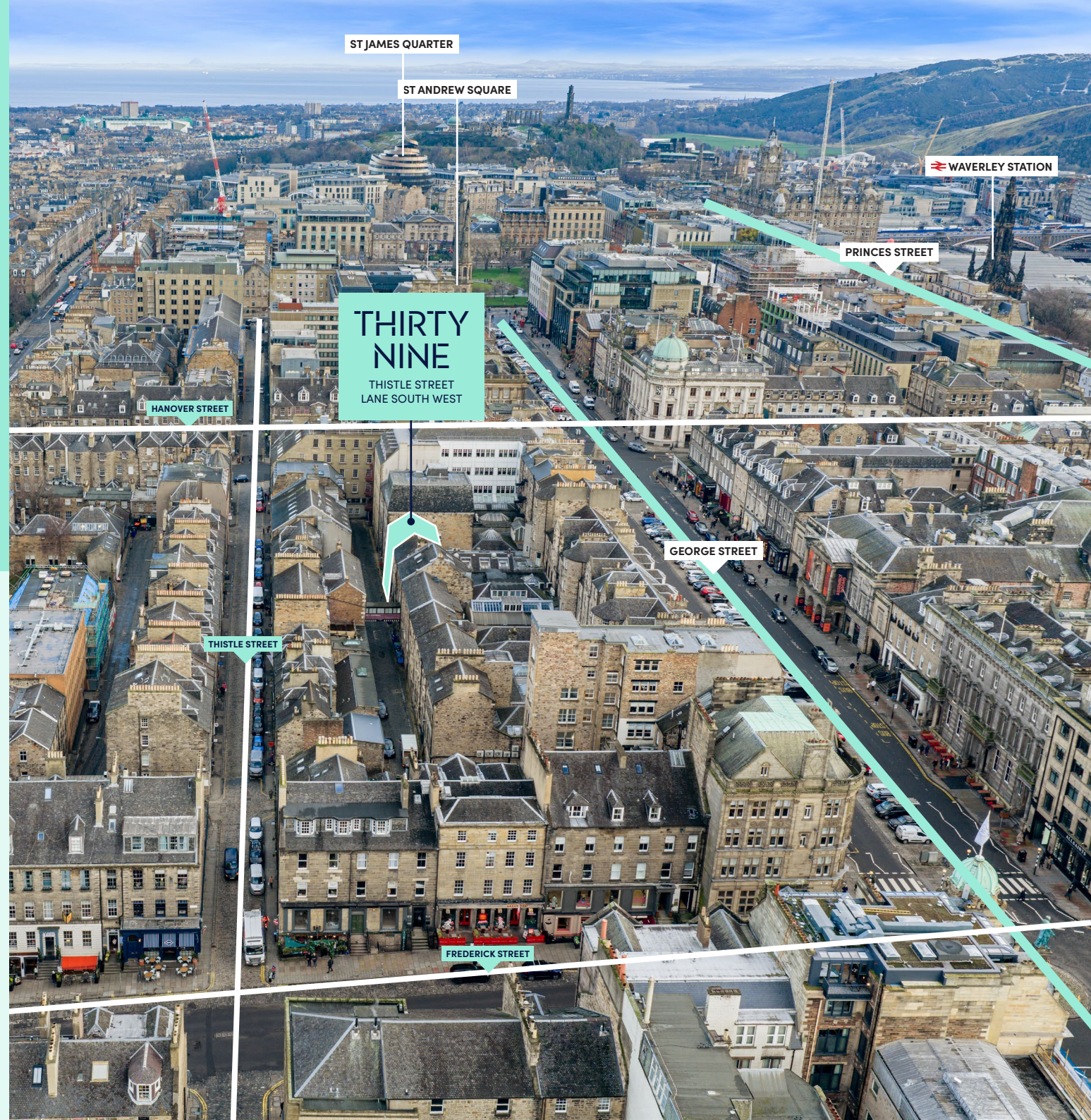
The space has recently been refurbished with new carpets throughout.



# LOCATION

Thistle Street Lane, South West is located in Edinburgh's city centre, just off Thistle Street, within the section bordered by Frederick Street and Hanover Street. The location gives a potential tenant the opportunity to occupy a self-contained Mews building in the heart of Edinburgh's golden rectangle, the city's established business district.

Edinburgh city centre boasts a wide range of occupiers from large corporates to small Scottish firms with National occupiers including Aberdeen, Rathbones, EY (Ernst & Young), Standard Life Investments, Virgin Money, and RBS to name but a few. George Street is well known for its high-end shops, hotels and restaurants, while Thistle Street offers a more boutique atmosphere with independent retailers, restaurants and smaller office occupiers.



ST JAMES QUARTER

ST ANDREW SQUARE

WAVERLEY STATION

PRINCES STREET

THIRTY NINE  
THISTLE STREET  
LANE SOUTH WEST

HANOVER STREET

GEORGE STREET

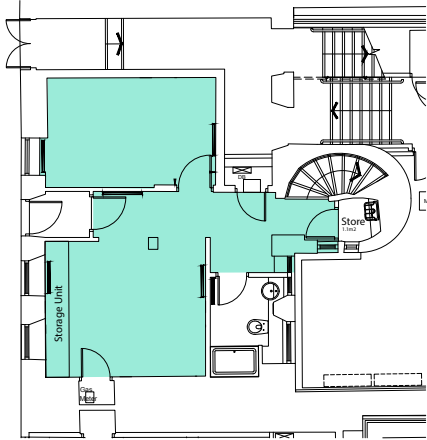
THISTLE STREET

FREDERICK STREET

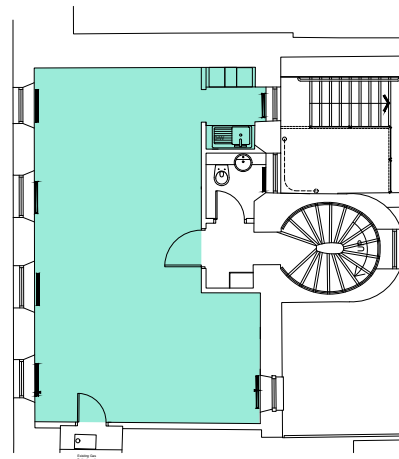
# ACCOMMODATION

The suite extends to the following net lettable area.

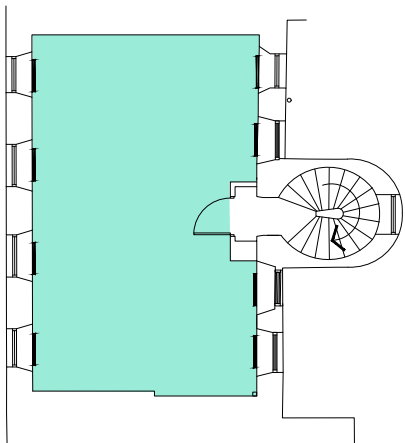
FLOOR	SQ FT
GROUND	262
FIRST	453
SECOND	522
THIRD	483
<b>TOTAL NIA</b>	<b>1,720</b>



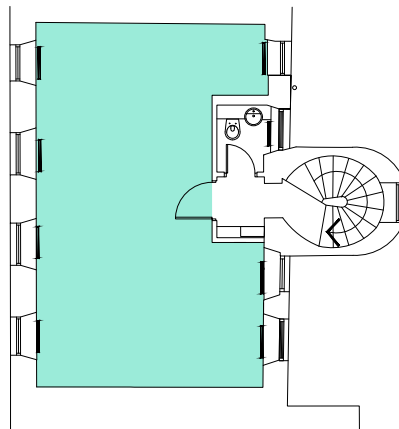
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

## VAT

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

## RATEABLE VALUE

The suites have been individually assessed, it is recommended that any enquiries should be made to the Lothian Valuation Joint Board.

## CONTACTS

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

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Particulars prepared: JANUARY 2026.

Produced by Designworks.

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## EPC

EPC Rating – B. A copy of the certificate is available from the agents by request.