

TO LET

thirty eight
thistle street

EH2 1EN



PLAY
VIDEO



EXCELLENT
CITY CENTRE
LOCATION



FULLY FITTED
SUITE



CAR PARKING
AVAILABLE



BIKE
STORAGE



10-MINUTE
WALK TO
EDINBURGH
WAVERLEY



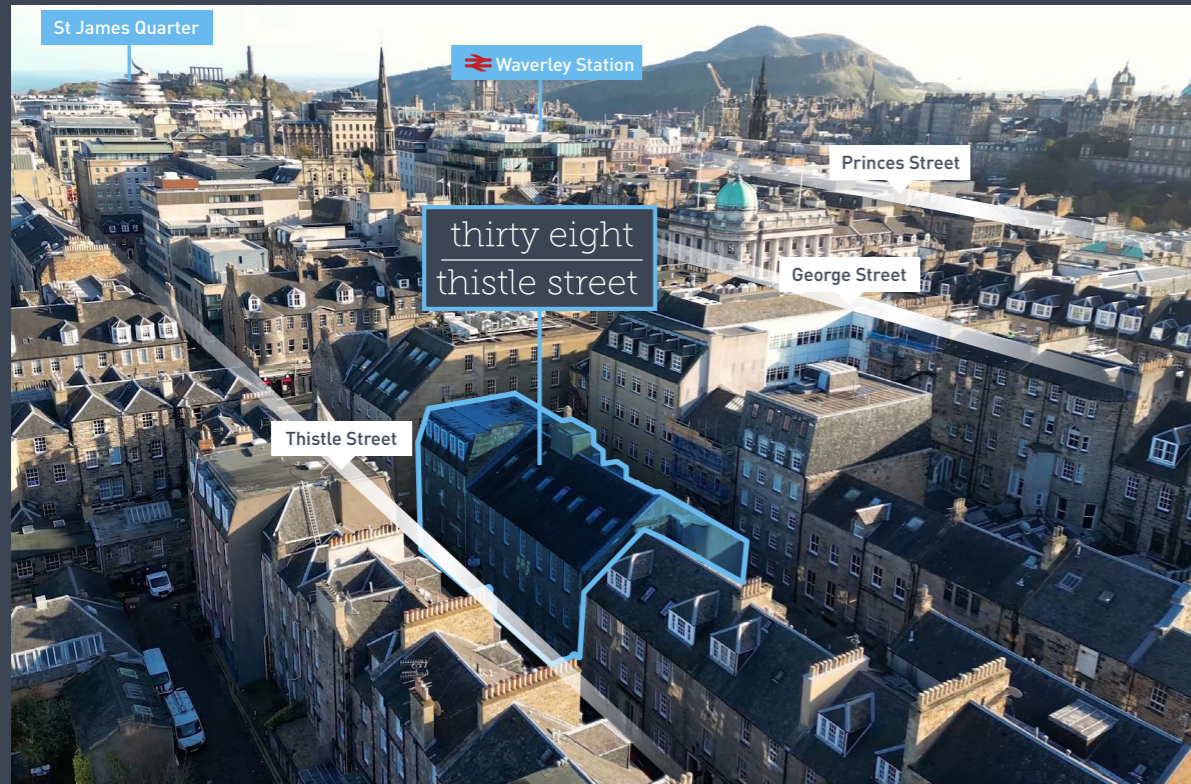
SHOWER
FACILITIES

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.

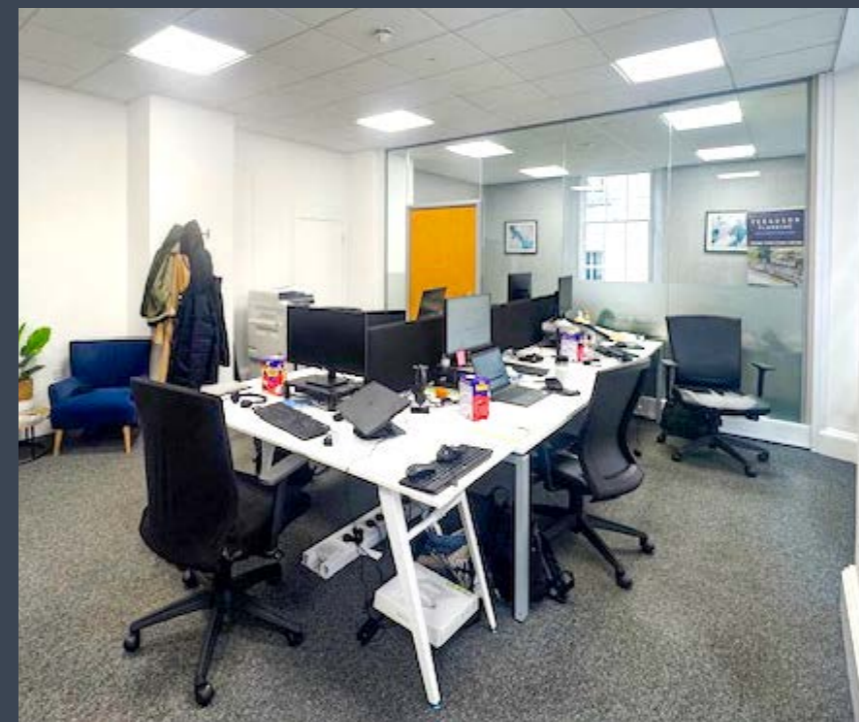


Description

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

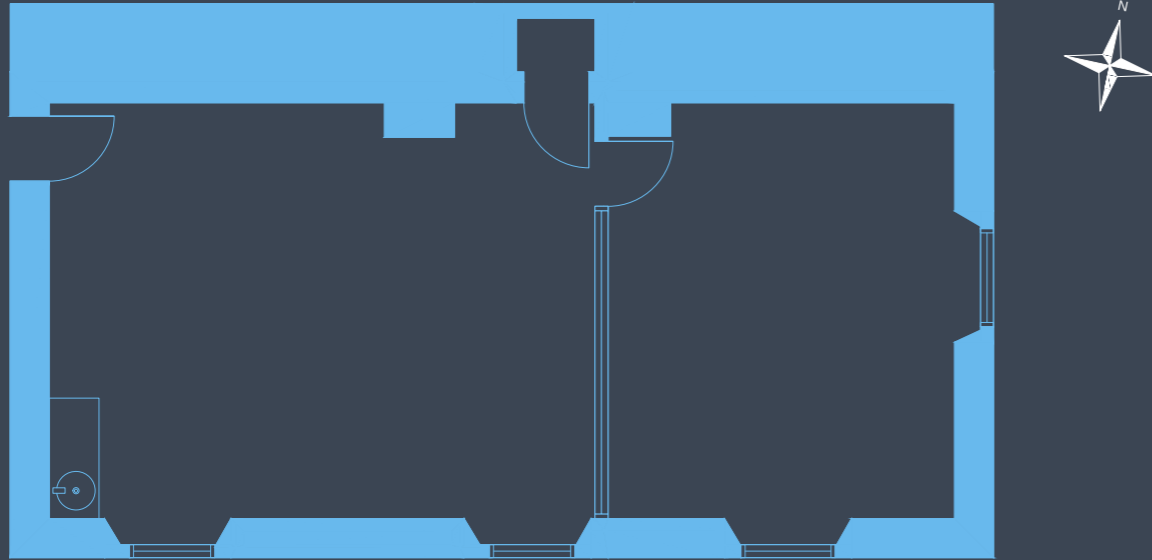
There is a secure video door entry system at ground floor level and the building benefits from a lift. In addition to the high-quality common areas, the building benefits from secure garage car parking and bike storage.

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



Accommodation

1st Floor Rear 567 sq. ft



Lease Terms

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

VAT

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

Availability

Available from August 2026.

Rent

Rent on application, please get in touch with CuthbertWhite, contact details below.

Rates

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

Service Charge

The current service charge runs at c. £15.20 per sq ft excluding utilities.

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.

EPC

The property has an EPC rating of C.

Viewing & Additional Information

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