




To Let

Edinburgh City Centre Office Suite
531 sq ft (49.33 sq m)



Thistle House

21-23 Thistle Street
Edinburgh, EH2 1DF

-  SUPERB CITY CENTRE LOCATION
-  BRIGHT AND HIGHLY PRESENTABLE THIRD FLOOR OFFICE SUITE
-  OPEN PLAN OFFICE WITH SELF-CONTAINED TEA PREP

DEVELOPMENT | AGENCY | INVESTMENT | ACQUISITION | ASSET MANAGEMENT

www.cuthbertwhite.com

38 Thistle Street, Edinburgh, EH2 1EN

LOCATION

Thistle House is located in the heart of Edinburgh city centre, adjacent to Hanover Street and within a minute's walk of George Street, where there is an array of high end shops, bars and restaurants. Thistle Street also has a variety of occupiers to include Bon Vivant, Dusit Thai, Biscuit, Fishers and Jane Davidson.

Thistle House benefits from excellent transport links, it is a short walk to St Andrew Square tram halt, Waverley train station and numerous bus links – including the bus station.

There is also on street metered parking on Thistle Street and the surrounds.

DESCRIPTION

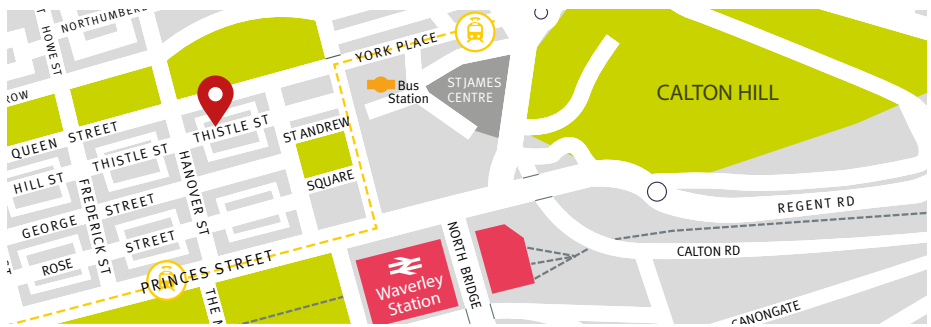
Thistle House comprises of a variety of offices over ground and three upper floors. There is a secure video door entry system at ground floor level leading into the smart common entrance.

The dual aspect office suite also benefits from:

- Exceptional natural daylight
- Sash and case windows
- Self-contained tea-prep
- Shower facilities

ACCOMMODATION

The third floor suite provides 531 sq ft (49.33 sq m), measured on a Net Internal basis.



LEASE TERMS

Occupation of the space will be by way of a simple 'Licence to Occupy' for a minimum term of 1 year.

SERVICE CHARGE

A service charge is applicable and details are available on request.

VAT

VAT is payable on all outgoings related to the occupation of the building

RATES

The incoming occupier will be responsible for the payment of Local Authority Rates. We understand the premises currently has a rateable value of £6,500. It is recommended that interested parties contact Lothian Valuation Joint Board directly for rating information.

ENTRY

The suite is available immediately.



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 LBTT payable.

EPC

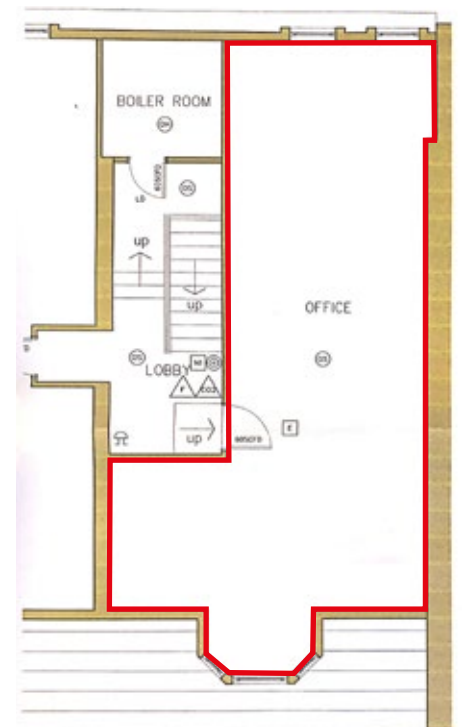
The property has an EPC rating of E.

VIEWING AND FURTHER INFORMATION

For more information please contact:

Sara Dudgeon
T: 0131 202 6785
E: sara@cuthbertwhite.com

Chris Cuthbert
T: 0131 202 6780
E: chris@cuthbertwhite.com



IMPORTANT NOTICE: CuthbertWhite Ltd for the Tenant 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 tenant 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 Tenant. 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 February 2019. Particulars prepared April 2019.



**Cuthbert
White**