PROSPECT HOUSE

5 THISTLE STREET EDINBURGH

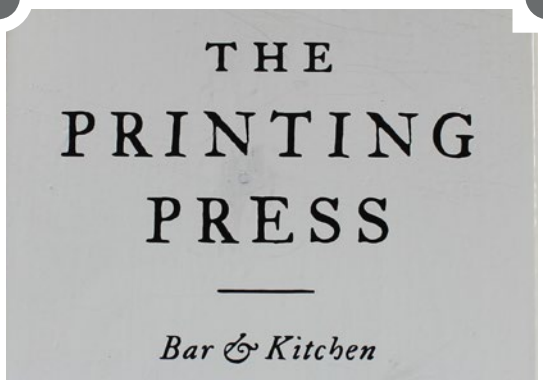
PLAY VIDEO

HIGH QUALITY REFURBISHED
OFFICE ACCOMMODATION

LOCATION

Prospect House is ideally located on Thistle Street just a minute's walk from St Andrew Square - home to Aberdeen Standard Investments, SG Hambros, RBS, Virgin Money, Rathbone Investment Management & Harvey Nichols. This area is arguably Edinburgh's premier business address with several key developments in the immediate area to include Chris Stewart Group's mixed use development The Registers and TH Real Estate's St James Quarter. The square is now home to several exciting new restaurants and bars to include – Gaucho, Vapiano, The Ivy, The Refinery, Dishoom and Wagamama.

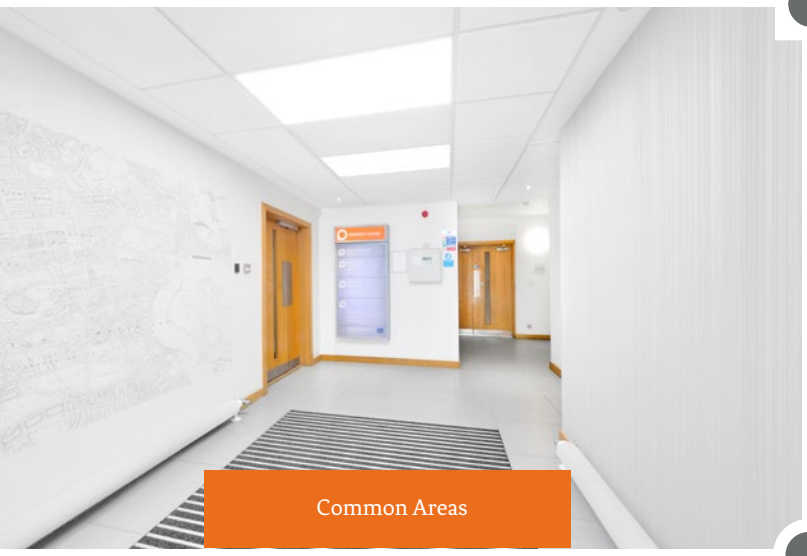
Location	Distance
St Andrew Square Tram Halt	3 minutes
George Street	2 minutes
Princes Street	3 minutes
Waverly Train Station	6 minutes



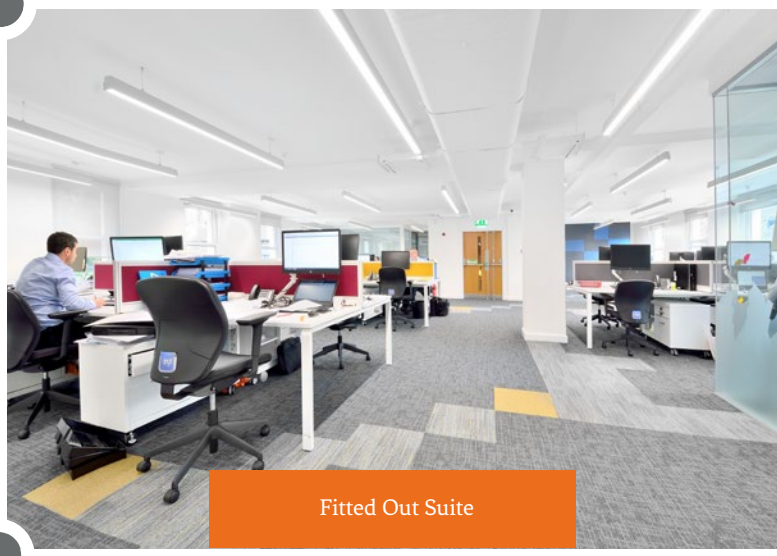
DESCRIPTION

Prospect House offers refurbished open plan office accommodation in the heart of Edinburgh's central business district. The property comprises suites over four floors, which have extensive glazing providing plenty of natural light.
The property also benefits from extensive under croft car parking, secure bicycle storage and shower facilities. Each suite provides an incoming occupier with a superb specification, to include perimeter air conditioning, raised floors, new pendant lighting and exposed services.

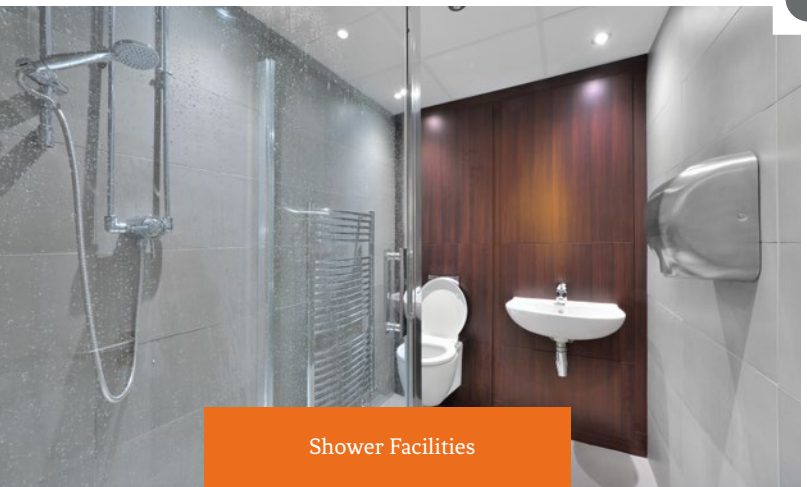
- Air conditioning
- Raised floors
- Shower facilities
- Car parking available
- High quality common areas



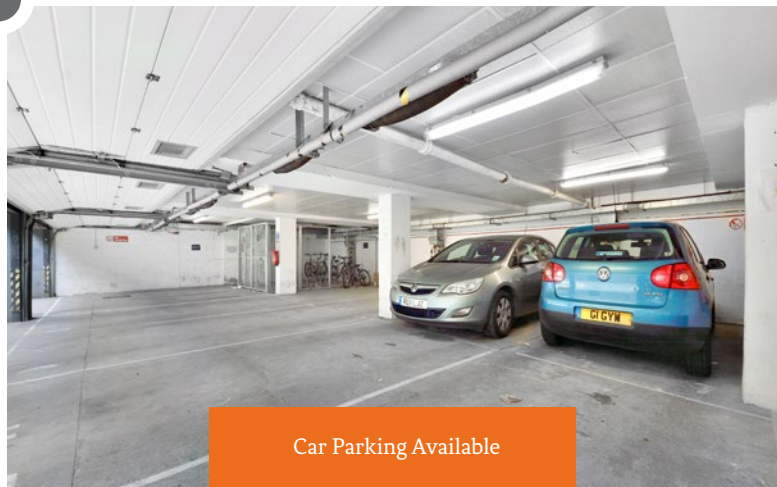
Common Areas



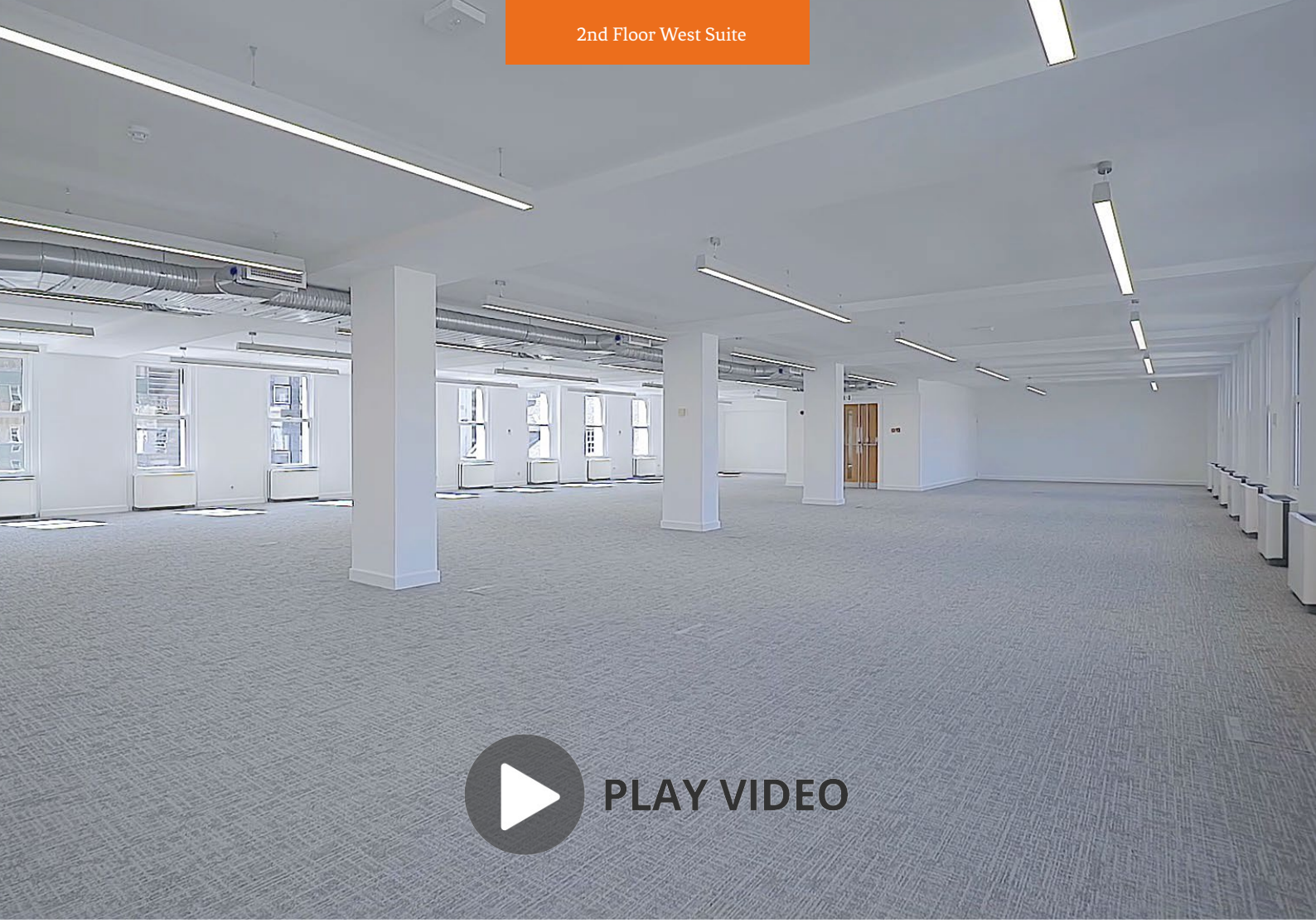
Fitted Out Suite



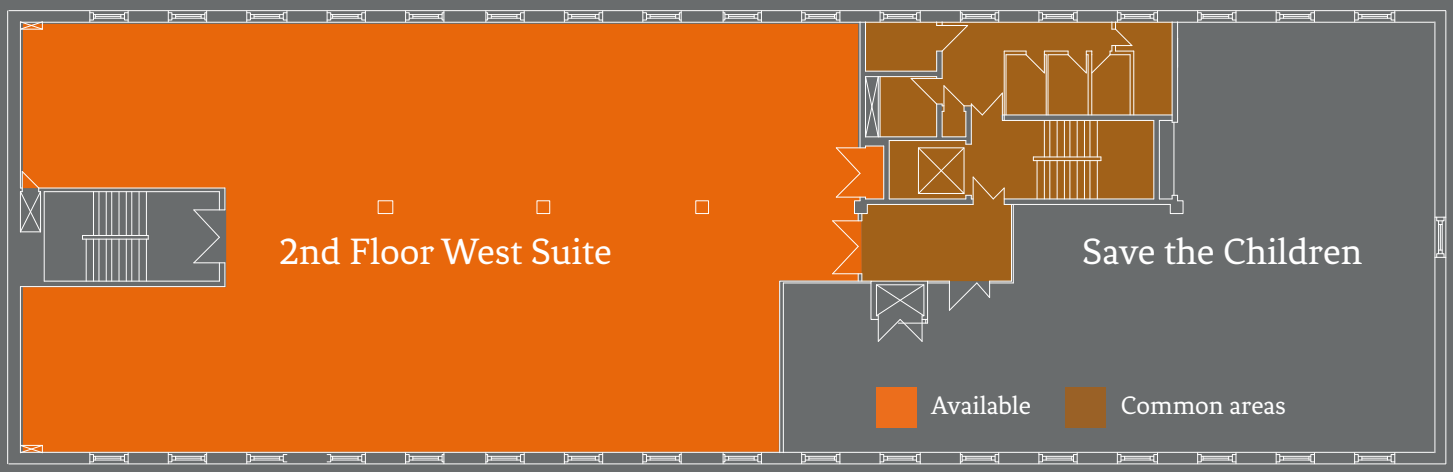
Shower Facilities



Car Parking Available



AVAILABILITY



Floor	Sq Ft	Sq M
2nd Floor West Suite	3,318	308

IMPS 3 measurements available on request.

LEASE TERMS

Suites are available to lease on standard Full Repairing and Insuring (FRI) terms for a period to be agreed. Further details are available from the sole letting agents.

VAT

All rents, premiums and service charges will be subject to VAT.

EPC RATING

The property has an EPC rating of D.

RATEABLE VALUE

Interested parties are advised to make their own enquiries as to their annual liabilities:
Lothian Valuation Joint Board
0131 344 2500
enquiries@lothian-vjb.gov.uk

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FURTHER INFORMATION

For further information or to arrange a viewing please contact the sole letting agents:

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Cuthbert White

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