

# To Let



Cuthbert  
White

**38 Thistle Street**  
**Edinburgh**  
**EH2 1EN**

EXCELLENT CITY CENTRE LOCATION | LIFT ACCESS



5 MINUTE WALK TO ST ANDREW SQUARE TRAM HALT | CAR PARKING AVAILABLE | SHOWER FACILITIES



Virtual Tour





## 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. The new St James Quarter development (completion expected in 2021) is also a short walk from the property.

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, there are shower facilities, bike storage and car parking spaces available.

The common areas have recently been refurbished to include, new flooring and lighting in the reception, fresh paintwork and refurbished WCs and shower facilities.

The office suites provide open plan accommodation with excellent levels of natural daylight and generous floor to ceiling height.



Dog friendly



Car parking



Shower



Bike storage



Lift access

## LEASE TERMS

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

## BUSINESS RATES

The available offices have rateable values ranging from £9,300 for the small suites to £35,300 for the larger suites.

Information regarding the rates can be found using the following link: [View rates information](#)

It is recommended that interested parties contact the Lothian Valuation Joint Board directly for rating information.

## 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

Available on request.

## VIEWING AND FURTHER INFORMATION

For more information please contact:

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