





To Let

First & Third Floor Office Suites 531 – 1,162 sq ft

Thistle House

21-23 Thistle Street Edinburgh EH2 1DF

- Superb city centre location
- Bright and highly presentable 1st & 3rd floor office suites
- Both suites are dual aspect, with dedicated tea-prep / kitchen space

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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 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 first and third floor office suites also benefit from:

- Exceptional natural daylight
- Sash and case windows
- Self-contained kitchen and large meeting room on the first floor
- The third floor is open plan with self-contained tea-prep
- Shower facilities

ACCOMMODATION

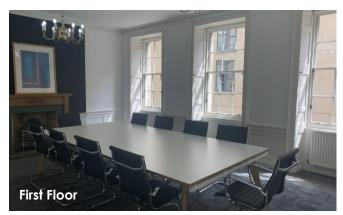
Floor	Size (sqft)	Rent (pa)	Service Charge (pa)
First	631	£12,500	£4,000
Third	531	£10,400	£3,300

SERVICE CHARGE

The annual service charge figures shown in the table above are inclusive of gas. Electricity is submetered for both suites.

LEASE TERMS

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





RATES

We understand that the suites have rateable values of $\pounds10,100$ for the first floor and $\pounds6,500$ for the third floor. Interested parties are advised to make their own enquiries to the Lothian Valuation Joint Board.

VAT

VAT will be charged on rent and service charge at the prevailing rate.

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 & FURTHER INFORMATION



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