



# 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 1<sup>st</sup> & 3<sup>rd</sup> floor office suites
- Both suites are dual aspect, with dedicated tea-prep / kitchen space

## 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 sub-metered 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.



First Floor



Third Floor

## RATES

We understand that the suites have rateable values of £10,100 for the first floor and £6,500 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 LBT payable.

## EPC

The property has an EPC rating of E.

## VIEWING & FURTHER INFORMATION



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