

TO LET

1st Floor
Thistle House
21-23 Thistle Street
Edinburgh EH2 3HT

- ▶ 618 sq ft (57.6 sq m)
- ▶ 2 large interconnecting rooms
- ▶ Potential to be fully furnished
- ▶ Refurbished common parts



LOCATION

Thistle Street is located in Edinburgh city centre running parallel to George Street and Queen Street. The subjects are located at the east end of Thistle Street between Hanover Street and St Andrew Square and are surrounded by a number of excellent facilities and amenities. The prime retail pitches of George Street, Multrees Walk at St James Quarter together with a variety of bars, restaurants and hotels are all located within the immediate vicinity.

The location also benefits from excellent public transport links with numerous bus routes servicing the area and both Waverley railway station and St Andrew Square bus station and tram stop are within a 2 minute walk.

Nearby occupiers include **Pertemps, Abrdn, Trust Pilot, Rathbones** and **Santander**.

DESCRIPTION

The subjects form part of a 4 storey mid terraced townhouse situated on the north side of Thistle Street and benefit from a traditional facade and internally provide modern office accommodation.

The 1st floor suite benefits from the following specification:

- Gas fired central heating
- Parameter trunking with Cat 5e cabling
- Tea preparation area
- Strip lighting
- Secure door entry phone system
- Dedicated male and female showers
- WCs on ground, 1st and 2nd floors.

In addition to the above specification consideration may be given to furnishing the office suite to provide plug and play space for prospective tenants.

ACCOMMODATION

The suite extends to the following approximate net internal area:

FIRST FLOOR	618 SQ FT	57.6 SQ M
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LEASE

The subjects are available on the basis of a new full repairing and insuring lease.

Quoting terms are available on request from the sole letting agent.

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2023 is **£10,700**. (Each new occupier has the right of appeal against this figure).

Based on the basic property rate of 49.8p, this rateable value will result in an estimated rates liability in financial year 2024/25 of **£5,329**.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating = D.

DATE OF ENTRY

By arrangement.

LEGAL COSTS

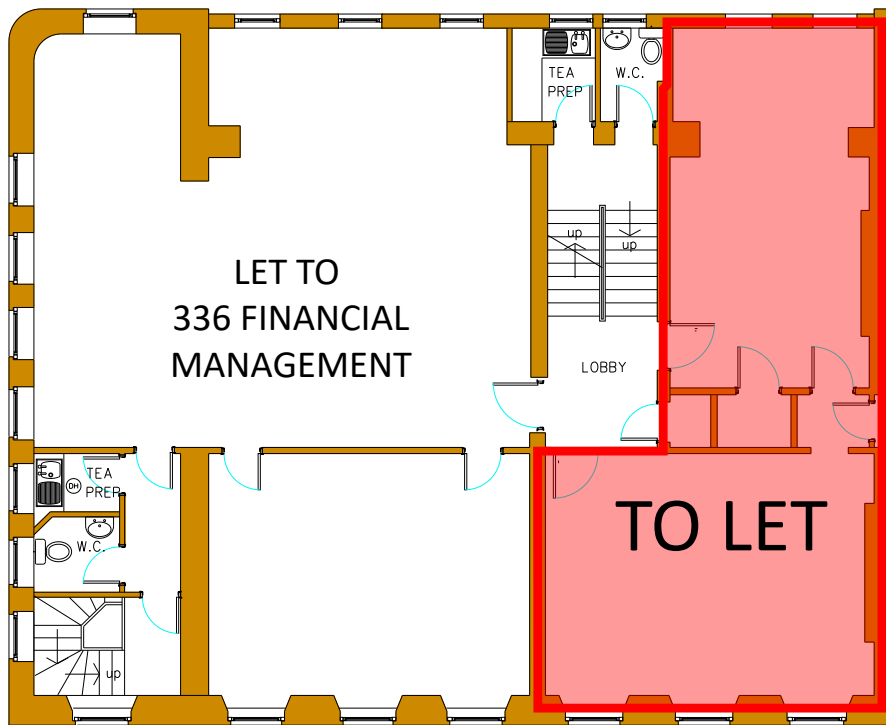
Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

VIEWING

Viewings are strictly by prior arrangement with EYCO on 0131 226 2641.

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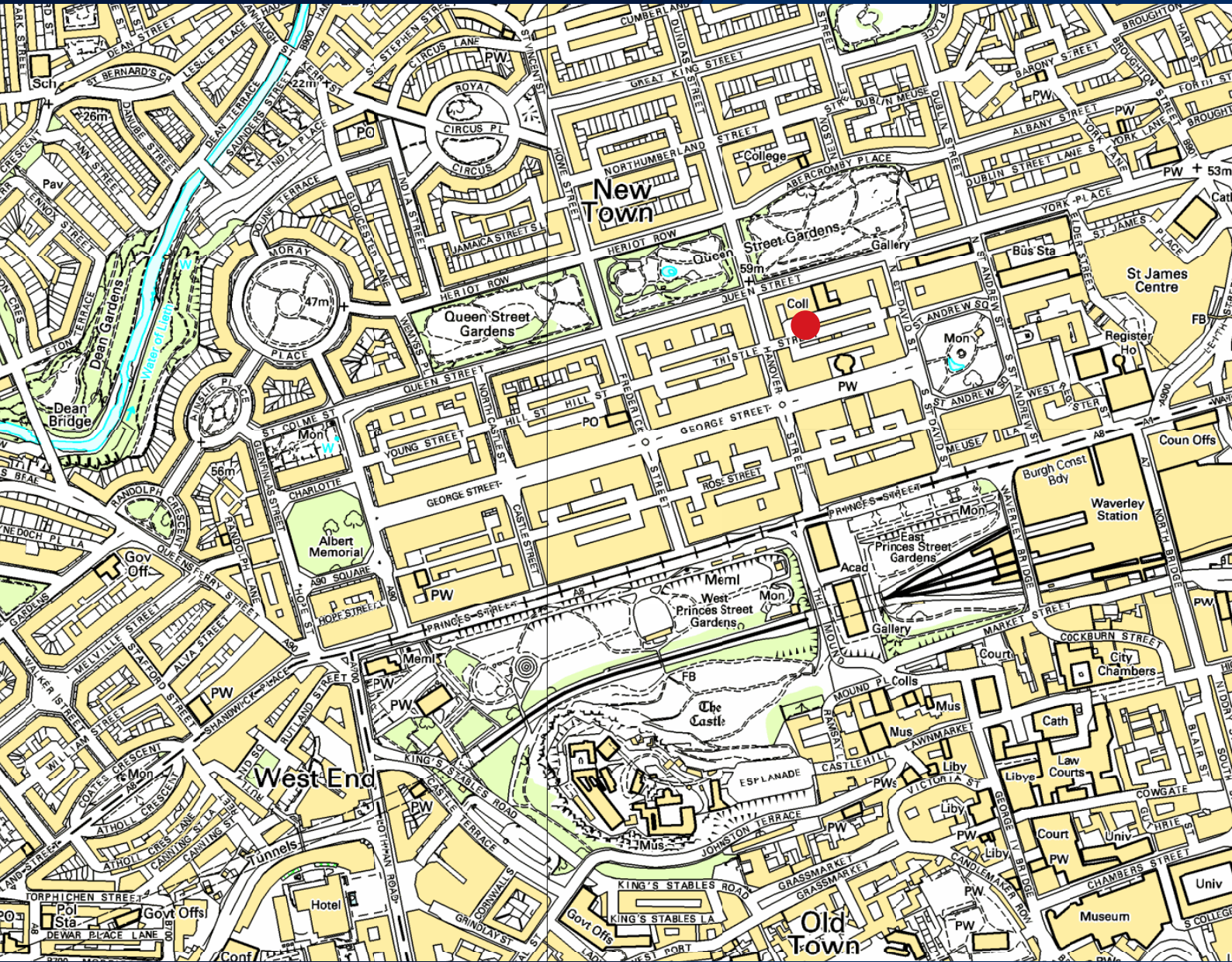


FIRST FLOOR PLAN



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NM/DOC/ED2673 - Date of publication: 24 June 2024

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