

SELF CONTAINED OFFICE SUITES

B&S
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34B THISTLE STREET LANE NORTH WEST EDINBURGH

1st Floor 78.74 sq m (847 sq ft), 2nd Floor 79.56 SQ M (856 SQ FT)



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Location

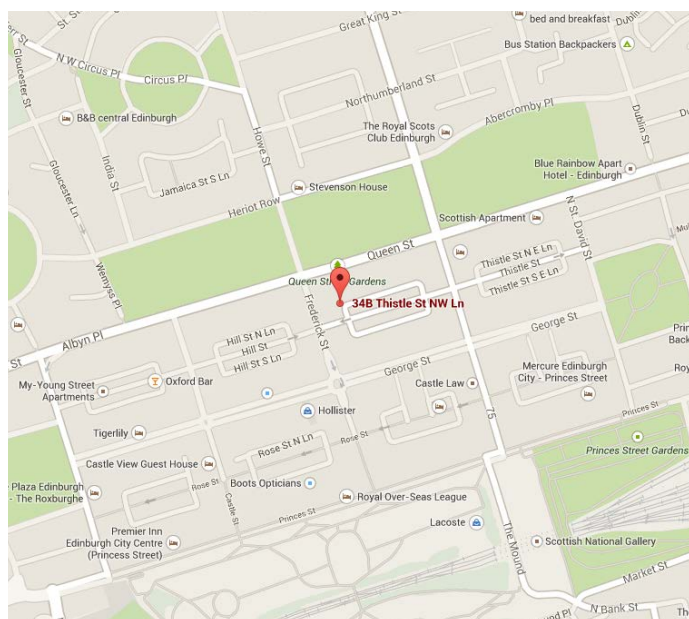
Edinburgh, with a resident population of approximately 490,000 is both the capital city and Scotland's administrative and judicial centre.

The subjects are located in the heart of Edinburgh City Centre on Thistle Street Lane North West close to the junction of Thistle Street and Frederick Street. The property is served by Edinburgh's public transport network with Edinburgh Bus Station, Waverley Train Station, the Tram and a large number of the City's bus routes within a few minutes walk. The surrounding area provides a wide variety of quality shops, restaurants and bars.

Description

The premises comprise the first and second floors of a four storey tenement building. Internally the suites, which have recently been refurbished, provides open plan office accommodation over two distinct levels and benefits from a specification including:-

- Perimeter Trunking.
- Cat 5e Cabling.
- Entry Phone System
- WC Facilities.
- Tea-prep.
- Off Peak Electric Storage Heaters.
- Surface Mounted Defused Fluorescent Lighting.



Energy Performance Certificate

The Energy Performance Indicator (EPC) for the subjects is band F+.

Accommodation

FLOOR	SQ M	SQ FT
1st	78.74	847
2nd	79.56	856

Rateable Value

The Scottish Assessors Association Portal shows the premises entered in the Valuation Roll as follows:-

FLOOR	DESCRIPTION	RATEABLE VALUE
1st	Office	£13,100
2nd	Office	£10,700

All rates must be paid by the Tenant. Potential tenant's maybe eligible for rates relief under the Small Business Bonus Scheme and interested parties are advised to make their own enquiries with the City of Edinburgh Council Revenues and Benefits Department.

VAT

VAT will be payable on all rent, service charge etc arising under the lease.

Lease Terms

The suites are available to let separately or jointly on new full repairing and insuring terms. For further information on quoting rent and lease term, please contact the sole agent.

Viewing and Further Information

To arrange a viewing or for further information please contact either:-

Niall Burns: D/L: 0131 315 0029
E-mail: niall@burnsandshaw.co.uk

Adam Shaw: D/L: 0131 315 0382
E-mail: adam@burnsandshaw.co.uk