



To Let

39 Thistle Street Lane, South West, EH2 1EW

Ground, First, Second & Third floors totalling 1,720 sq ft

Key points

- Self-contained Mews office with dedicated entrance
- Cabled and ready for immediate occupation
- Bright, modern, refurbished accommodation
- Central and accessible location
- Open plan floors
- Opportunity to name property
- Shower
- 1,720 sq ft (160 sq m)

Description

The property comprises a traditional, self-contained, B-listed mews building, which was comprehensively refurbished in 2007 to create bright, modern office accommodation over ground to third floors.

The building benefits from a dedicated entrance and offers a reception with meeting room and three floors of bright open plan space which have the following specification:

- Fully cabled (cat 5e) with patch panel
- Alarm system
- Entry phone system
- Shower
- Kitchenette
- WC facilities on ground, 1st and 3rd floors

The space has recently been refurbished with new carpets throughout.

Location

Thistle Street Lane, South West is located in Edinburgh's city centre, just off Thistle Street, within the section bordered by Frederick Street and Hanover Street. The location gives a potential tenant the opportunity to occupy a self-contained Mews building in the heart of Edinburgh's golden rectangle, the city's established business district.

Edinburgh city centre boasts a wide range of occupiers from large corporates to small Scottish firms with National occupiers including ABRDN, Rathbones, F & C REIT, Ernst & Young, Standard Life Investments, Virgin Money, and RBS to name but a few. George Street is well known for its high-end shops, hotels and restaurants, while Thistle Street offers a more cosmopolitan atmosphere with boutique shops, restaurants and smaller office occupiers.





Images for indicative purposes only

Accommodation

The suite extends to the following net lettable area:

Floor	Sq ft	Sq m
Ground	262	24
1 st	453	42
2 nd	522	49
3 rd	483	45
Total	1,720	160

Lease Terms

The accommodation is available on a new full repairing and insuring lease. Full details of the quoting rental and lease terms are available on request.

Legal Costs

Each party will be responsible for their own legal costs incurred with the ingoing tenants responsible for Stamp Duty Land Tax and Registration dues etc.

VAT

All figures are quoted exclusive of VAT which will be payable at the prevailing rate.

Rateable Value

The suites have been individually assessed, it is recommended that any enquiries should be made to the Lothian and Borders Joint Board.

Knight Frank have estimated that rates payable are £7.40 psf per annum.

Energy Performance Rating

EPC Rating – D. A copy of the certificate is available from the agents by request.

Key Contacts

For further information, or to arrange a viewing, please contact the sole letting agents Knight Frank.

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