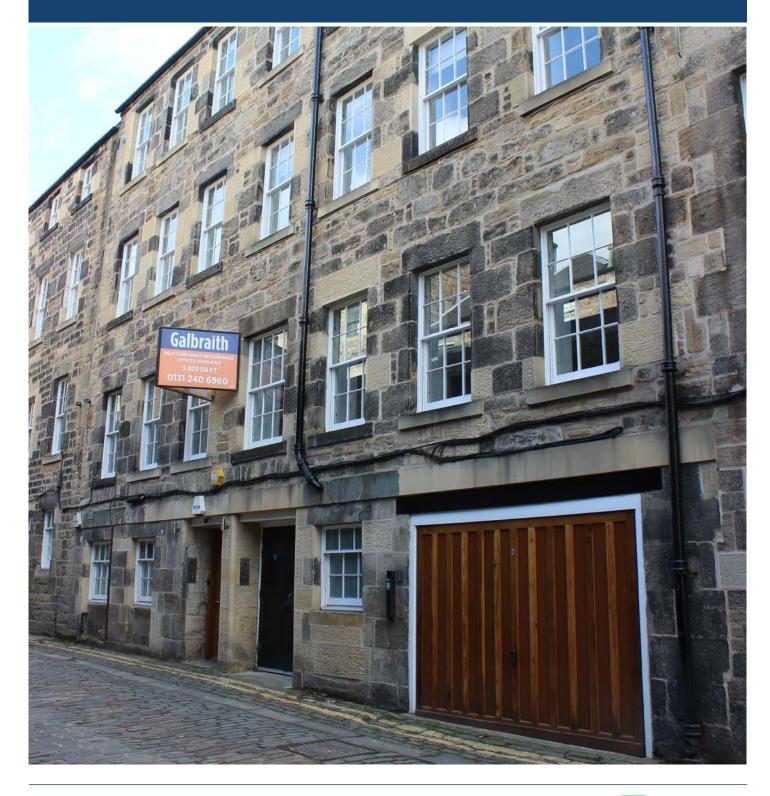
## TO LET

- Comprehensively Refurbished
- Self Contained
- Fully fitted inc. furniture
- Car parking
- Prime Location

### 3,033 sq ft (282 sq m)

# **Galbraith** 41 THISTLE STREET LANE SW

EH2 1EW



galbraithgroup.com

#### Location

The property is a self contained traditional mews building in the heart of Edinburgh's city centre.

The immediate area has a wide range of shops, restaurants and bars. Transport links are excellent with trains, trams and buses all within a short 5 minute walk.

#### Description

The building is a traditional stone fronted mews with bright and light temporary offices within.

The building specification includes:

- Fully redecorated and refurbished throughout
- Open plan floors
- Excellent natural light
- Perimeter trunking
- Fully fitted with desks/chairs
- Board room
- Numerous informal meeting areas
- Kitchen/Tea Prep areas
- Male/Female WC's & shower facilities
- Car parking
- Bicycle racks

#### Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following net internal areas:

Floor	sq m	sq ft
Ground	20.89	225
First	90.38	973
Second	77.74	837
Third	92.79	999
TOTAL NIA	281.80	3,033

IPMS 3 available upon request.

#### Rates

We understand that the current rateable value for the entire property is £40,000. Should the floors be leased separately the rateable value would need reassessment.

#### Terms

The property is available on Full Repairing and Insuring terms. Details on rental are available on request.





Energy Performance Certificate The building has an EPC rating of "D".

#### VAT

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

#### Viewing and further information

Please contact the sole letting agents: Galbraith 59 George Street Edinburgh EH2 2JG 0131 240 6960

Harry Trotter 0131 240 2288 harry.trotter@galbraithgroup.com

Jamie Addison-Scott 0131 240 2287 jamie.addison-scott@galbraithgroup.com

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