

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

EDINBURGH
EH2 1EW



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
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Edinburgh
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0131 240 6960

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