



To Let

49.7 sq m / 535 sq ft



**3rd Floor,
38 Thistle Street,
Edinburgh, EH2 1EN**

- Excellent city centre location
- Bright and highly presentable suite
- Great neighbours and staff amenity
- Shower facilities and full lift access

DEVELOPMENT | AGENCY | INVESTMENT | ACQUISITION | ASSET MANAGEMENT

LOCATION

38 Thistle Street is located in the heart of Edinburgh city centre, just off Hanover Street and within a minute's walk of George Street. Thistle Street is home to several bars, restaurants and boutique retailers. In addition there is a wide array of shops, bars and restaurants on George Street.

38 Thistle Street benefits from excellent transport links, it is a short walk to St Andrew Square tram halt, Waverley train station and numerous bus links on Princes Street. There is also on street metered parking on Thistle Street and the surrounds.

DESCRIPTION

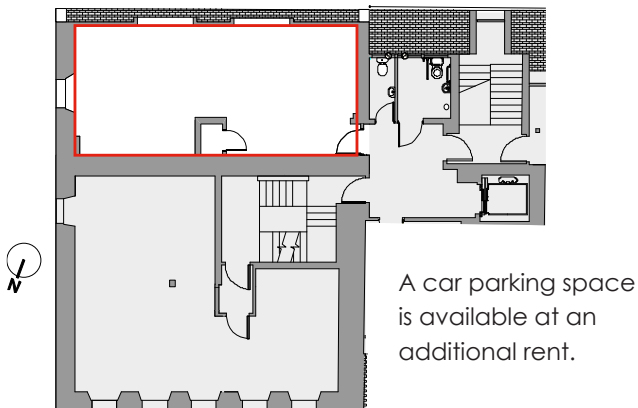
38 Thistle Street comprises of a variety of open plan offices over ground and three upper floors. There is a secure video door entry system at ground floor level and the building benefits from a lift. In addition to the high quality common areas, a shower is located for tenant's use on the ground floor.

The dual aspect office suite also benefits from:

- Exceptional natural light
- Sash and case windows and one large skylight
- Full refurbishment
- Tea prep unit with sink
- CAT5e cabling
- Patch panel

ACCOMMODATION

The office has a net internal area of 49.7 sq m / 535 sq ft.



LEASE TERMS

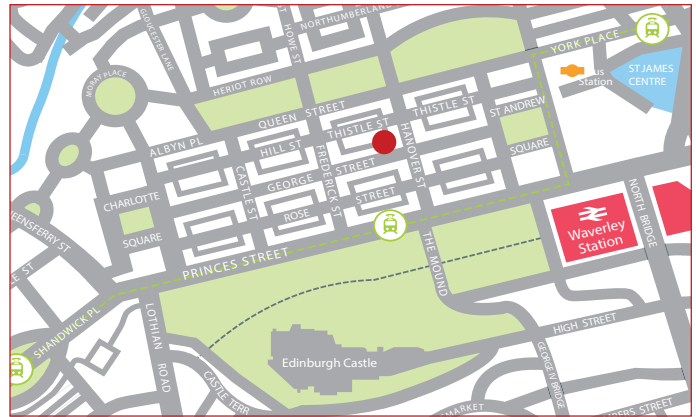
The property is available to lease on a Full Repairing and Insuring basis on lease terms to be agreed.

RENT

The quoting rent for the suite is £12,000 per annum.

SERVICE CHARGE

The current service charge runs at c. £6.53 per sq ft which includes utilities.



TENANT FIT OUT

The incoming occupier will need to submit their plans for fit out to the Landlord for approval purposes as well as securing all the relevant Local Authority Consents prior to undertaking the work.

VAT

VAT will be charged on rent and service charge at the prevailing rate.

RATES

This suite has a current rateable value of £7,800. Interested parties are advised to make their own enquiries as to their annual liabilities to the Lothian Valuation Joint Board, on 0131 344 2500 or enquiries@lothian-vjb.gov.uk.

Please note any incoming tenant may qualify for 100% business rates relief through the Small Business Bonus Scheme (SBBS).

ENTRY

Entry to the premises can be granted from May 2017.

LEGAL COSTS

Each party will be responsible for their own legal costs, with the incoming tenant responsible for the payment of registration dues and any stamp duty payable.

EPC

The property has an EPC rating of E+.

VIEWING & FURTHER INFORMATION

Strictly by appointment through the sole letting agents:

Gavin G Scott

E: gavin@cuthbertwhite.com

M: 07982 716 633

Chris Cuthbert

E: chris@cuthbertwhite.com

M: 07989 395 165

IMPORTANT NOTICE: CuthbertWhite Ltd for the Head Tenant of this property, whose agents they are, give notice that: 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants and do not constitute part of an offer or contract. Prospective tenants ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending tenant should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of CuthbertWhite Ltd has any authority to make or give any representations or warranty whatever in relation to this property nor enter into any contract on behalf of the Head Tenant. 4. No responsibility can be accepted for any expenses incurred by intending tenants in inspecting properties which have been sold, let or withdrawn. Photographs taken **March 2017**. Particulars prepared **April 2017**.

