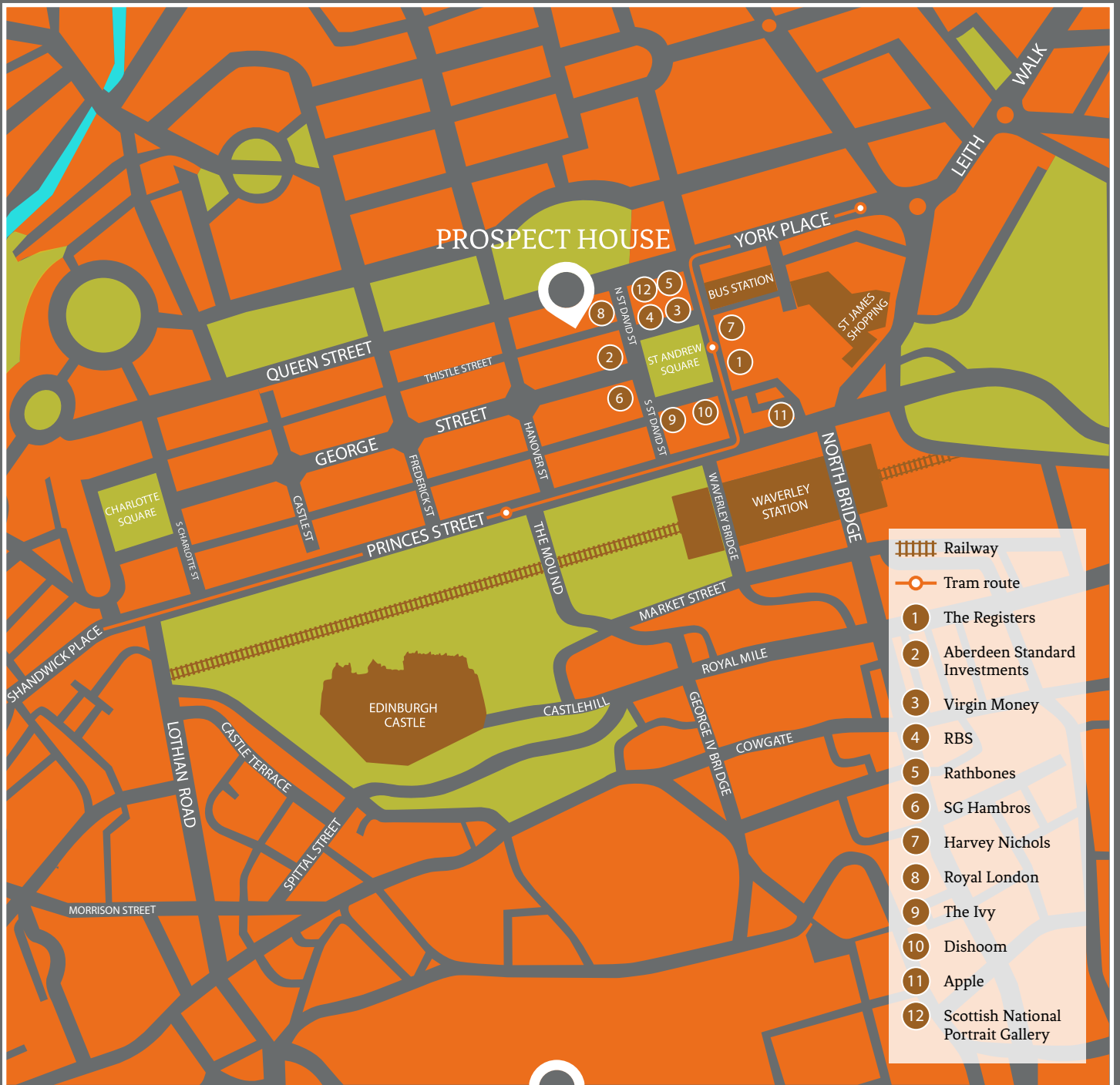


A multi-story building with a light-colored stone facade and numerous rectangular windows. The entrance is a dark grey archway with the name 'PROSPECT HOUSE' above it. Two circular signs with the number '5' are on either side of the entrance. A person in a red jacket is walking up the steps, and another person in a dark coat is walking down. The sky is blue with some clouds.

PROSPECT HOUSE
5 THISTLE STREET EDINBURGH

HIGH QUALITY REFURBISHED
OFFICE ACCOMMODATION



LOCATION

Prospect House is ideally located on Thistle Street just a minute's walk from St Andrew Square - home to Aberdeen Standard Investments, SG Hambros, RBS, Virgin Money, Rathbone Investment Management & Harvey Nichols. This area is arguably Edinburgh's premier business address with several key developments in the immediate area to include Chris Stewart Group's mixed use development The Registers and TH Real Estate's St James Quarter. The square is now home to several exciting new restaurants and bars to include – Gaucho, Vapiano, The Ivy, The Refinery, Dishoom and Wagamama.

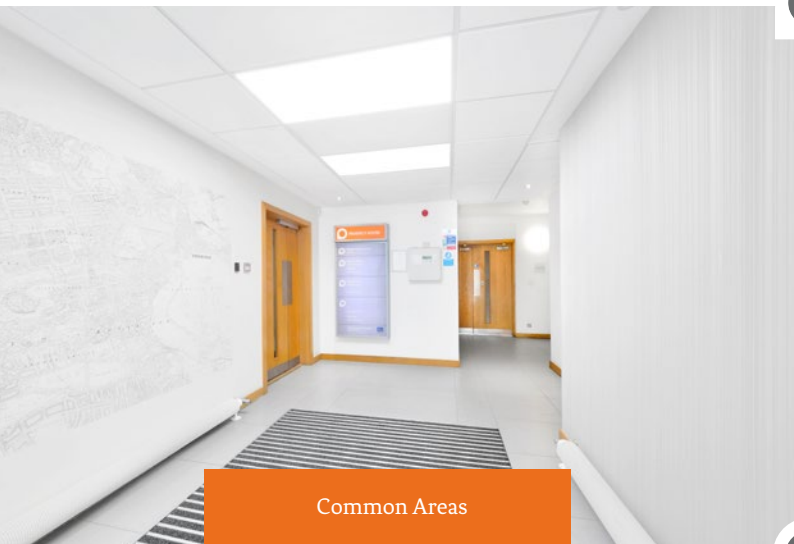
Location	Distance
St Andrew Square Tram Halt	3 minutes
George Street	2 minutes
Princes Street	3 minutes
Waverly Train Station	6 minutes



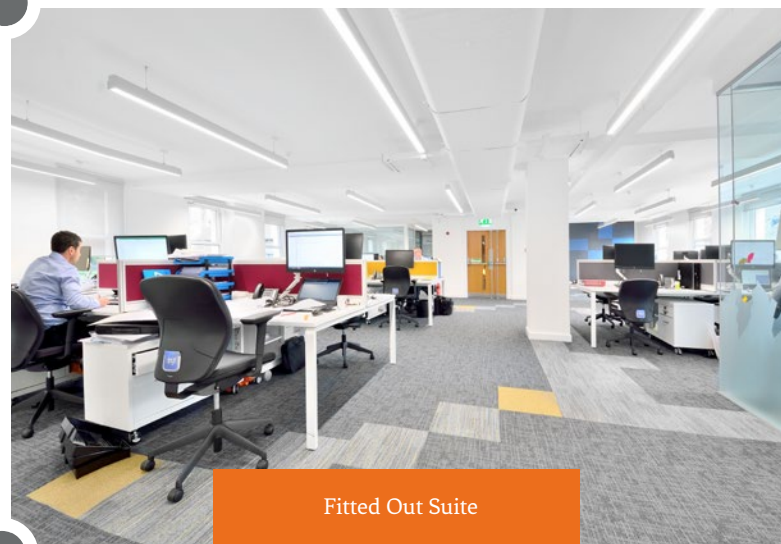
DESCRIPTION

Prospect House offers refurbished open plan office accommodation in the heart of Edinburgh's central business district. The property comprises suites over four floors, which have extensive glazing providing plenty of natural light. The property also benefits from extensive undercroft car parking, secure bicycle storage and shower facilities. Each suite provides an incoming occupier with a superb specification, to include perimeter air conditioning, raised floors, new pendant lighting and exposed services.

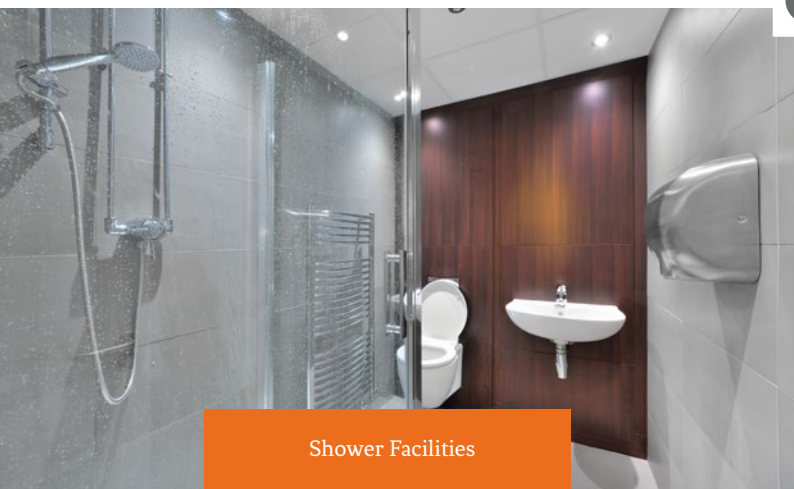
- Air conditioning
- Raised floors
- Shower facilities
- Car parking available
- High quality common areas



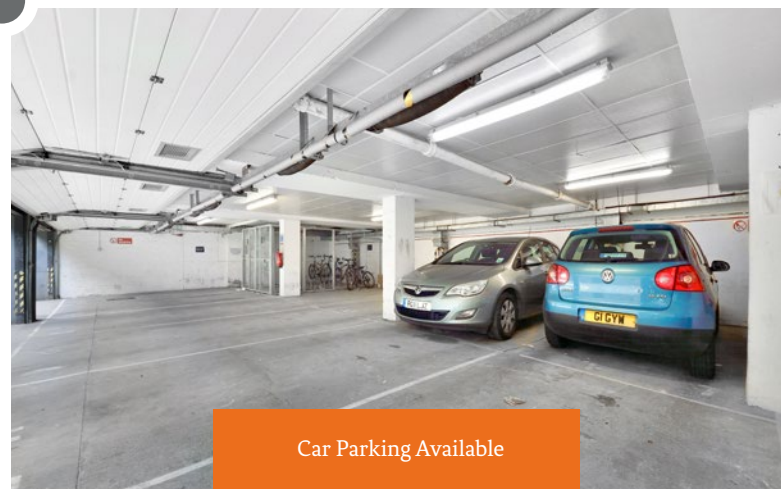
Common Areas



Fitted Out Suite



Shower Facilities



Car Parking Available



AVAILABILITY



Floor	Sq Ft	Sq M
Ground Floor West Suite	3,486	323.86
2nd Floor West Suite	3,318	308



LEASE TERMS

Suites are available to lease on standard Full Repairing and Insuring (FRI) terms for a period to be agreed. Further details are available from the sole letting agents.

VAT

All rents, premiums and service charges will be subject to VAT.

EPC RATING

The property has an EPC rating of D.

RATEABLE VALUE

Interested parties are advised to make their own enquiries as to their annual liabilities:

Lothian Valuation Joint Board

0131 344 2500

enquiries@lothian-vjb.gov.uk





PROSPECT HOUSE
5 THISTLE STREET EDINBURGH

FURTHER INFORMATION

For further information or to arrange a viewing please contact the sole letting agents:

Gavin G Scott
gavin@cuthbertwhite.com
M: 07982 716 633

Chris Cuthbert
chris@cuthbertwhite.com
M: 07989 395 165



Cuthbert
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0131 202 1880

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IMPORTANT NOTICE: CuthbertWhite Ltd for the landlord 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 landlord 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 landlord. 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 July 2016. Particulars prepared March 2018.