TO LET

19 Thistle Street
Edinburgh EH2 1DF

AVAILABLE ON A FLOOR-BY-FLOOR BASIS

- Sought after City Centre location
- Open plan floors
- Available immediately
- 421 - 1,842 sq ft (39 - 171 sq m)



LOCATION

The subjects are situated on the north side of Thistle Street, in the heart of central Edinburgh. Thistle Street is surrounded by a range of amenities, with an excellent selection of bars, cafes, and shops in the immediate vicinity.

It has fantastic access to public transport being just a 2-minute walk from St Andrew Square tram stop, only 5 minutes' walk from Waverley Railway Station. Edinburgh Bus Station and a plethora of local bus routes are also a short walk from the property.

Nearby occupiers include **Aberdeen**, **Rathbones**, **Heineken**, **Arup** and **Energy Savings Trust**.

DESCRIPTION

This property comprises open plan floor plates over lower ground, mezzanine, first, second and third floors.

The subjects benefit from the following specification:

- Gas fired central heating
- Open plan floors
- CAT 5e cabling
- Mix of up suspended, wall mounted & feature lighting
- Kitchen facilities at 1st, 2nd & 3rd floors
- WCs on LG, 1st & 2nd floors
- Shower facilities

USE CLASS

The premises benefit from Class 4 Use under the Town & Country Planning (Use Classes) (Scotland) Order 1997.

LEASE

Our client is looking to let the premises on a new full repairing and insuring lease for a term to be agreed.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating = C.

ACCOMMODATION

Available to let on a floor-by-floor basis, the property extends to the following approximate net internal floor areas:

THIRD FLOOR	753 SQ FT	70 SQ M
SECOND FLOOR	421 SQ FT	39 SQ M
FIRST FLOOR	668 SQ FT	62 SQ M
MEZZANINE	LET TO SCRUBMARINE	
LOWER GROUND FLOOR	LET TO SCRUBMARINE	
TOTAL	1,842 SQ FT	171 SQ M

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2023 is **£33,400**. (Each new occupier has the right of appeal against this figure). Based on the basic property rate of 49.8p , this rateable value will result in an estimated rates liability in financial year 2024/25 of **£16,633**.

DATE OF ENTRY

The property is available for immediate occupation.

AML REGULATIONS

Under HMRC and RICS regulations and The Proceeds of Crime Act 2022, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers/tenants and vendors/landlords involved in a transaction. As such, personal and/or detailed financial and corporate information may be required before any transaction can conclude.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

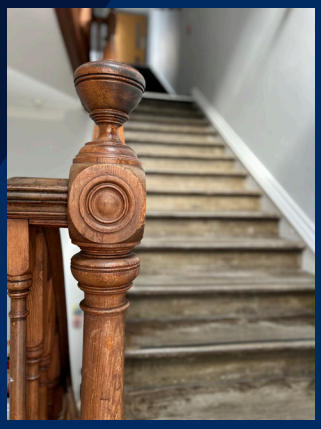
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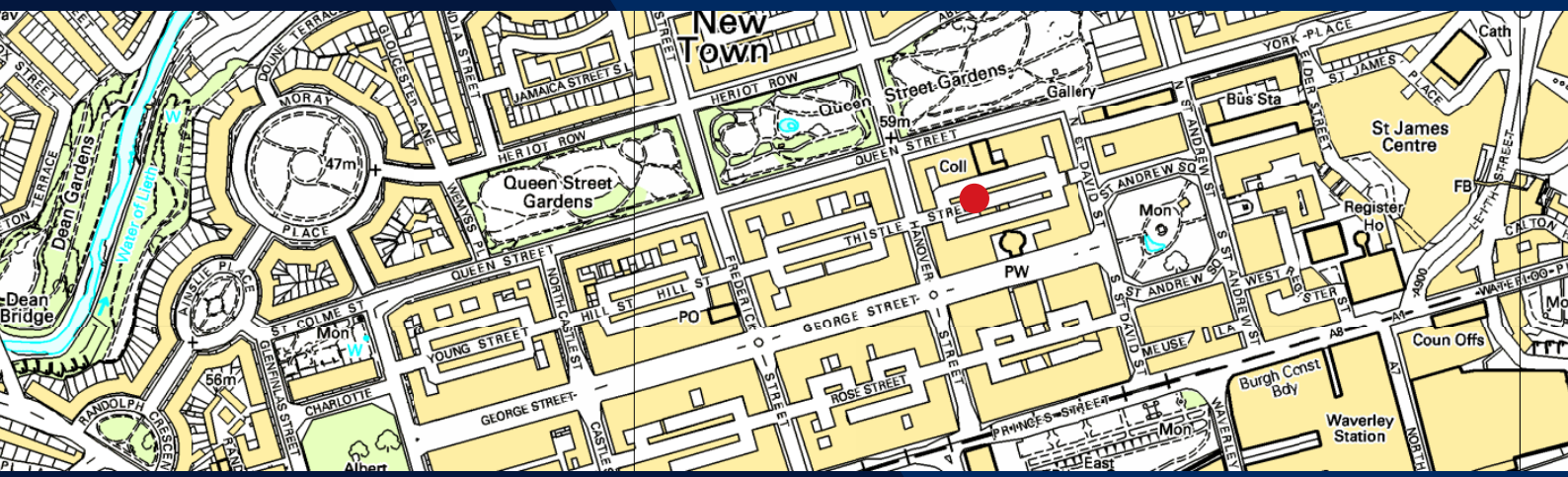












GET IN TOUCH

Viewings are strictly by prior arrangement with EYCO on 0131 226 2641.



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