

LAST REMAINING FLOOR TO LET
SELF CONTAINED OFFICE SUITE

B&S
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1ST FLOOR
34B THISTLE STREET LANE NORTH WEST
EDINBURGH

78.74 sq m (847 sq ft)



SELF CONTAINED OFFICE SUITE

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Location

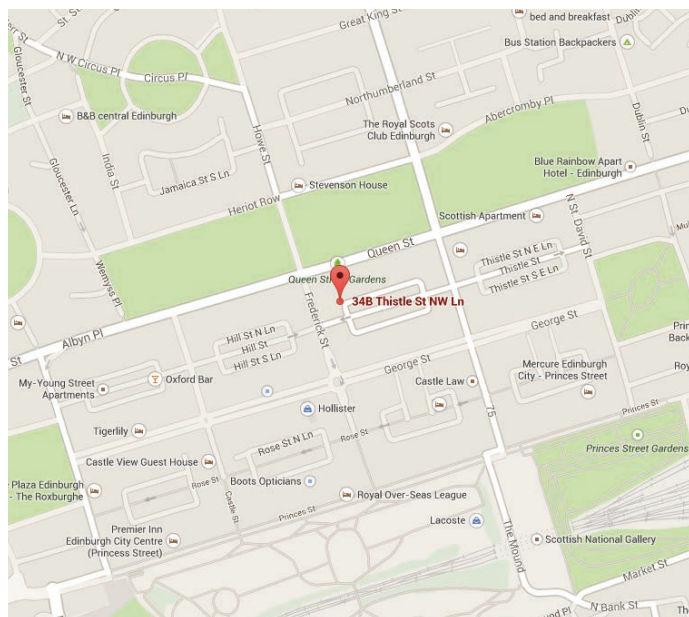
Edinburgh, with a resident population of approximately 490,000 is both the capital city and Scotland's administrative and judicial centre.

The subjects are located in the heart of Edinburgh City Centre on Thistle Street Lane North West close to the junction of Thistle Street and Frederick Street. The property is served by Edinburgh's public transport network with Edinburgh Bus Station, Waverley Train Station, the Tram and a large number of the City's bus routes within a few minutes walk. The surrounding area provides a wide variety of quality shops, restaurants and bars.

Description

The premises comprise the first floor of a four storey tenement building. Internally the suite, which has recently been refurbished, provides open plan office accommodation over two distinct levels and benefits from a specification including:-

- Perimeter Trunking.
- Cat 5e Cabling.
- Entry Phone System
- WC Facilities.
- Tea-prep.
- Off Peak Electric Storage Heaters.
- Surface Mounted Defused Fluorescent Lighting.



Energy Performance Certificate

The Energy Performance Indicator (EPC) for the subjects is band F+.

Accommodation

The premises extend to a net internal area of 78.74 sq m (847 sq ft).

Rateable Value

The Scottish Assessors Association Portal shows the premises entered in the Valuation Roll as follows:-

Description	Office
Rateable Value	£13,100

VAT

VAT will be payable on all rent, service charge etc arising under the lease.

Lease Terms

The suite is available to let on new full repairing and insuring terms. For further information on quoting rent and lease term, please contact the sole agent.

Viewing and Further Information

To arrange a viewing or for further information please contact either:-

Niall Burns: D/L: 0131 315 0029
E-mail: niall@burnsandshaw.co.uk

Adam Shaw: D/L: 0131 315 0382
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