

TO LET

41 THISTLE STREET LANE SW
EDINBURGH
EH2 1EW

3,033 sq ft (282 sq m)

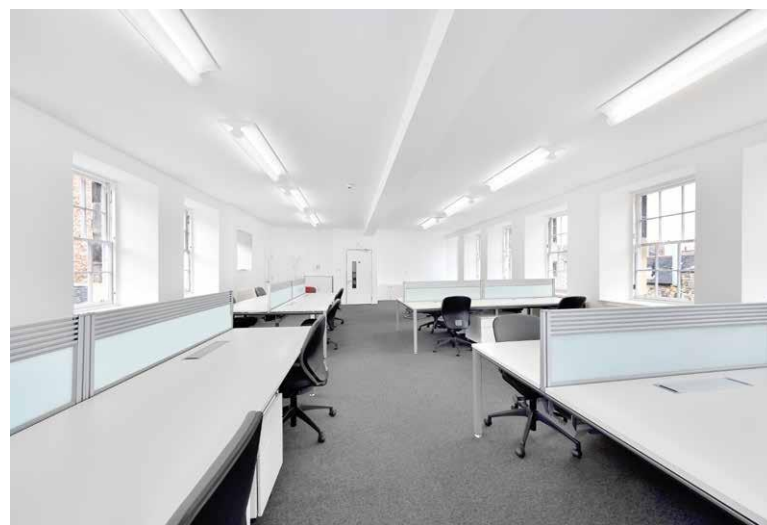
- Comprehensively Refurbished
- Self Contained
- Fully fitted inc. furniture
- Car parking
- Prime Location



EDINBURGH

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:

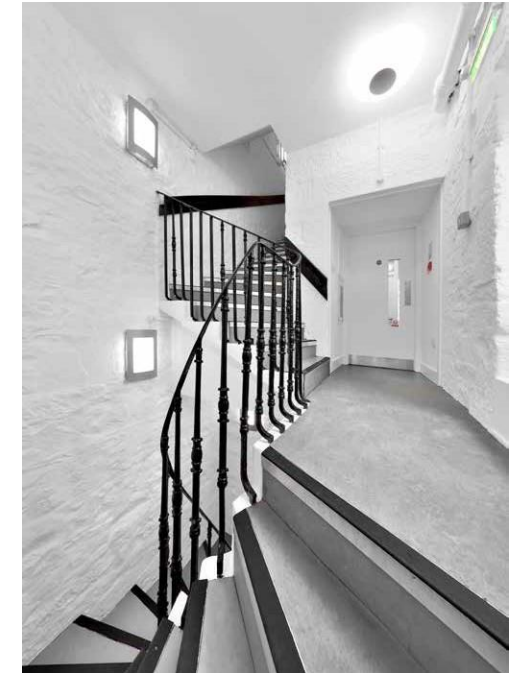
- Fully redecorated and refurbished throughout
- Open plan floors
- Excellent natural light
- Perimeter trunking
- Fully fitted with desks/chairs
- Board room
- Numerous informal meeting areas
- Kitchen/Tea Prep areas
- Male/Female WC's & shower facilities
- Car parking space within garage
- Bicycle racks

ACCOMMODATION

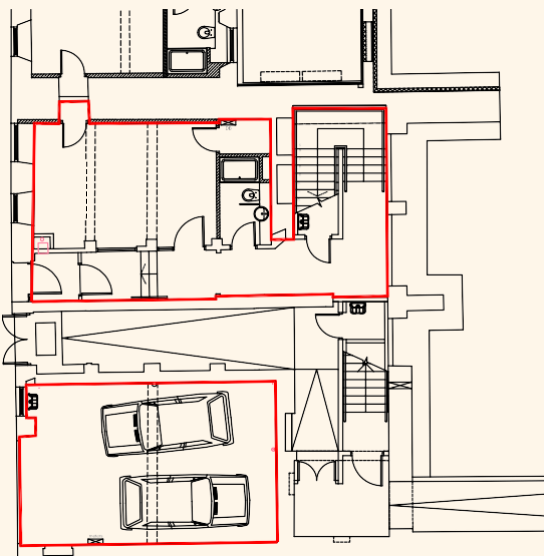
The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following net internal areas:

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

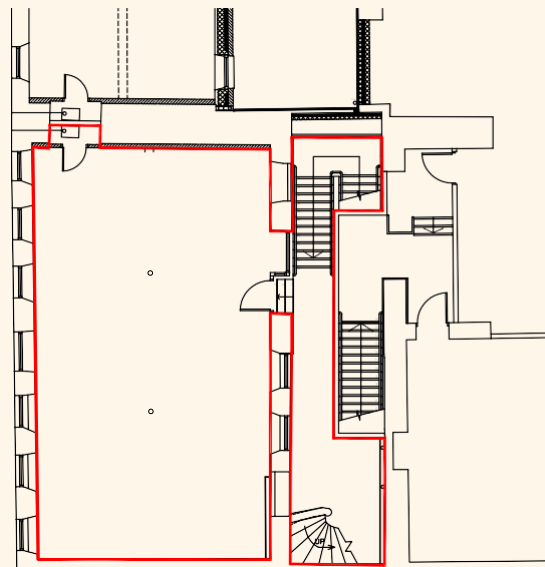
IPMS 3 available upon request.



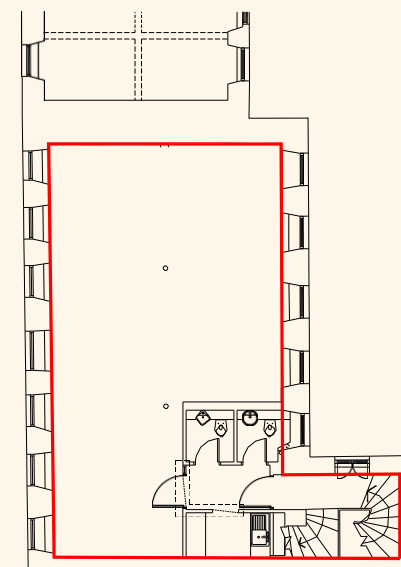
LOWER GROUND FLOOR



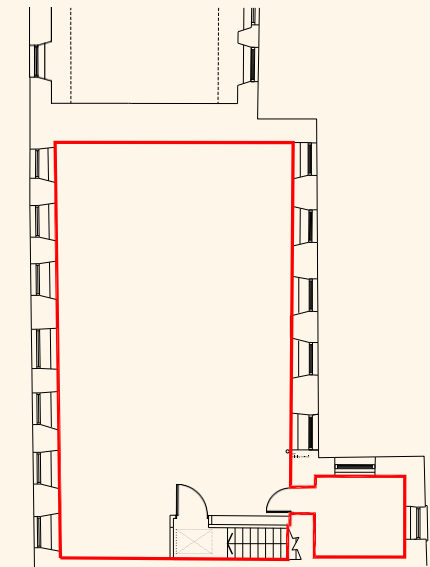
G FLOOR



FIRST FLOOR



SECOND FLOOR



RATES

We understand that the current rateable value for the entire property is £46,300.

TERMS

The property is available on Full Repairing and Insuring terms. Financial terms 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:



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0131 222 9621



The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants 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; (iii) no person in the employment of the Agents has any authority to make or give any representation or warranty whatever in relation to this property.

June 2025