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To Let

Prospect House, 5 Thistle Street, Edinburgh, EH2 1DF

3,318 sq ft

- Ready and available for immediate occupation
- Open plan, air conditioned, space
- On-site Cycle and Shower facilities
- Secure garaged car parking - up to 8 spaces available
- High quality common areas

Location

Prospect House is ideally located, directly adjacent to St Andrew Square and a short walk from the newly completed St James Quarter. The location also has a concentration of office occupiers, including Abrdn, Natwest, RBS, Virgin Money, Rathbones, ARUP, Computershare & FNZ Group. From a retail and leisure perspective, St Andrew Square is home to several exciting restaurants and bars to include – The Ivy, Bread Street Kitchen, Dishoom, Wahaca, Hawksmoor, Amarone, Wagmama and soon the Gleneagles Townhouse (opening in 2022).

Description

Prospect House offers refurbished open plan office accommodation in the heart of Edinburgh's central business district. The property comprises open plan office suites over four principal levels, all of which benefit from excellent natural daylight. The building also benefits from extensive undercroft car parking, secure bicycle storage and shower facilities.

Specification

The available space on the 2nd floor has been fully refurbished, with feature exposed services, and benefits from the following outline specification:

- Air conditioning
- Openable windows
- Raised access floor
- Male & female toilet facilities on every level
- Full lift access
- Modern LED lighting
- Up to 8 car spaces available

Terms

New flexible lease terms are available direct from the landlord.

Viewings

Viewing is highly recommended and available through the sole agents.

Accommodation

The accommodation comprises the following:

Name	Sq ft	Rent	Rates Payable	Service Charge	Availability
2nd - 2nd Floor West	3,318	Quoting	£7.72 /sq ft	£7.23 /sq ft	Available
Total	**3,318**				

EPC

This property has been graded as D (46).

Rent

Rent on Application

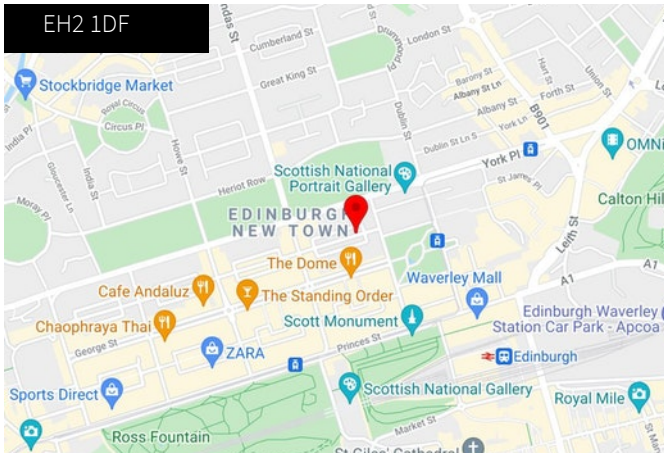
Business Rates

Rates payable: £7.72 per sq ft
(based upon Rateable Value: £52,300)

Under Fresh Start, businesses occupying these premises may be entitled to a 100% business rates discount for their first year in occupation. Further details on request.

Service Charge

£7.23 per sq ft Budget 2021/2022



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