



TO LET

- > **LOWER GROUND FLOOR OFFICE**
- > **SELF CONTAINED**
- > **EXCELLENT CITY CENTRE LOCATION**
- > **EPC: D**
- > **SHOWER FACILITY**
- > **1,229 SQ FT**

Location

6 Randolph Crescent is located in the heart of the West End, just off Queensferry Road, within Edinburgh's historic New Town.

The city centre and numerous transport links, to include key bus stops and the 'West End' tram halt, are c.6 minutes walk. Haymarket and Waverley train stations are approximately 13 and 20 minutes walk respectively from the property.

Description

6A Randolph Crescent comprises the lower ground floor of a mid-terraced, self-contained, Grade A-listed. Accessed via a generous entrance courtyard.

At present there is a bar area in one of the rooms which can be removed or left for the benefit of an in going occupier. There is a large kitchen, excellent WC provision and a separate shower.

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**Stylish lower ground floor
with courtyard access
and excellent facilities**

Accommodation

The subjects have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and extends to approximately:

	SQ M	SQ FT
Lower Ground Floor	114.17	1,229

Lease Terms

Available on flexible terms.

Rent

Available on request.



Rateable Value

The subjects currently are split with 2 Rateable Values for different parts of the LG Floor, being as follows:

- 6A/1: £3,800
- 6A/2: £7,100

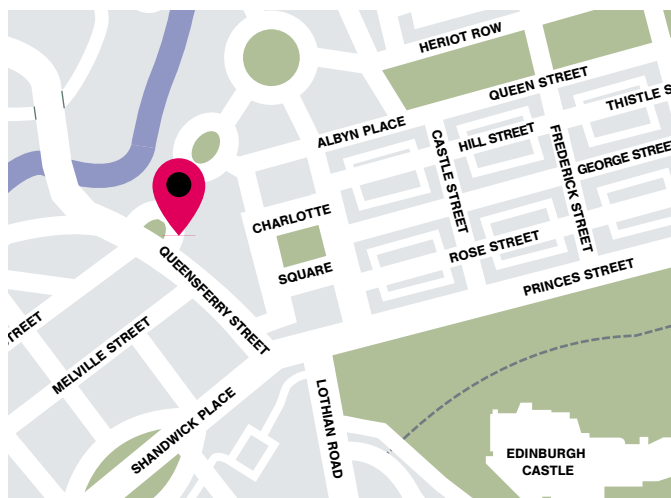
As such an in going occupier may be eligible (subject to status), to benefit from up to 100% Small Business Rates Relief.

Legal Costs

Each party shall be responsible for their own reasonable incurred costs.

VAT

All prices premiums etc are quoted exclusive of VAT.



Viewing & Further Information

By contacting the sole agents:

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 Edinburgh
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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 intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references 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 purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection employment of The Agents has any authority to make or give any representation or warranty whatever in relation to this property. **October 2025**

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