



TO LET

- > **SELF-CONTAINED OFFICE**
- > **BRIGHT OPEN PLAN ACCOMMODATION**
- > **EXCELLENT CITY CENTRE LOCATION**
- > **EPC: E**
- > **1,500 SQ FT (139.4 SQ M)**

Location

6A Randolph Place is located in the heart of Edinburgh's West End, just off Queensferry Street, within the city's historic New Town.

The city centre and numerous transport links, including key bus routes and the 'West End' tram halt, are approximately a 6-minute walk from the property. Haymarket and Waverley railway stations are approximately 12 and 20 minutes' walk respectively.

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Description

6A Randolph Place comprises a self-contained lower ground floor office accessed via an attractive courtyard.

The subjects provide predominantly open plan accommodation including a large flexible area suitable for reception, meeting or office use, together with a substantial boardroom and a rear office capable of comfortably accommodating up to 16 desks.

Internally, the property benefits from generous storage accommodation, two WCs, a separate shower facility and tea prep area.

There is data cabling throughout, including floor boxes and ceiling-mounted data points suitable for WiFi networks, all running back to a generous comms cupboard.

To the rear, there is a private outdoor patio providing excellent staff amenity space.

Accommodation

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

SQ M	SQ FT
139.4	1,500

Lease Terms

The property is available on Full Repairing and Insuring lease terms.

Rent

£45,000 per annum exclusive.

Rateable Value

The subjects are currently entered in the Valuation Roll with a Rateable Value of £20,300.

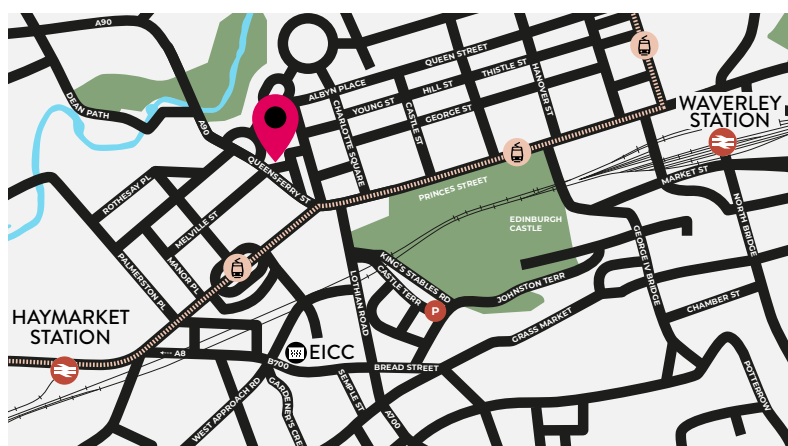
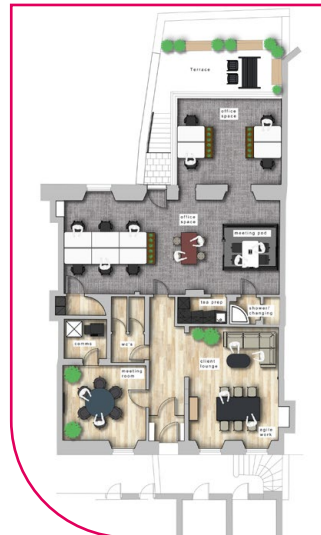
As such, an ingoing occupier is likely to incur an annual rates liability in the region of £10,100 per annum.

Legal Costs

Each party shall be responsible for their own legal costs incurred in connection with the transaction.

VAT

All prices, premiums and rents are quoted exclusive of VAT.



Viewing & Further Information

By contacting the sole agents:

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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. **June 2026.**

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