



RANDOLPH HOUSE

Randolph House offers a rare opportunity to occupy modern office space in Edinburgh's city centre. Situated in the heart of the West End, and immediately behind the iconic Charlotte Square, Randolph House extends over three floors and the available second floor space offers 3,194 sq ft of open, bright and energising business accommodation.

Owned and managed as part of the Charlotte Square Collection, Randolph House has the advantage of being part of an estate of office properties with a reputation for high quality specification, exceptional levels of service and distinct sense of community.

RANDOLPH HOUSE

Randolph House is a modern office, refurbished to suit a spectrum of occupiers from young design agencies and technology companies to well established businesses looking for a city centre address.

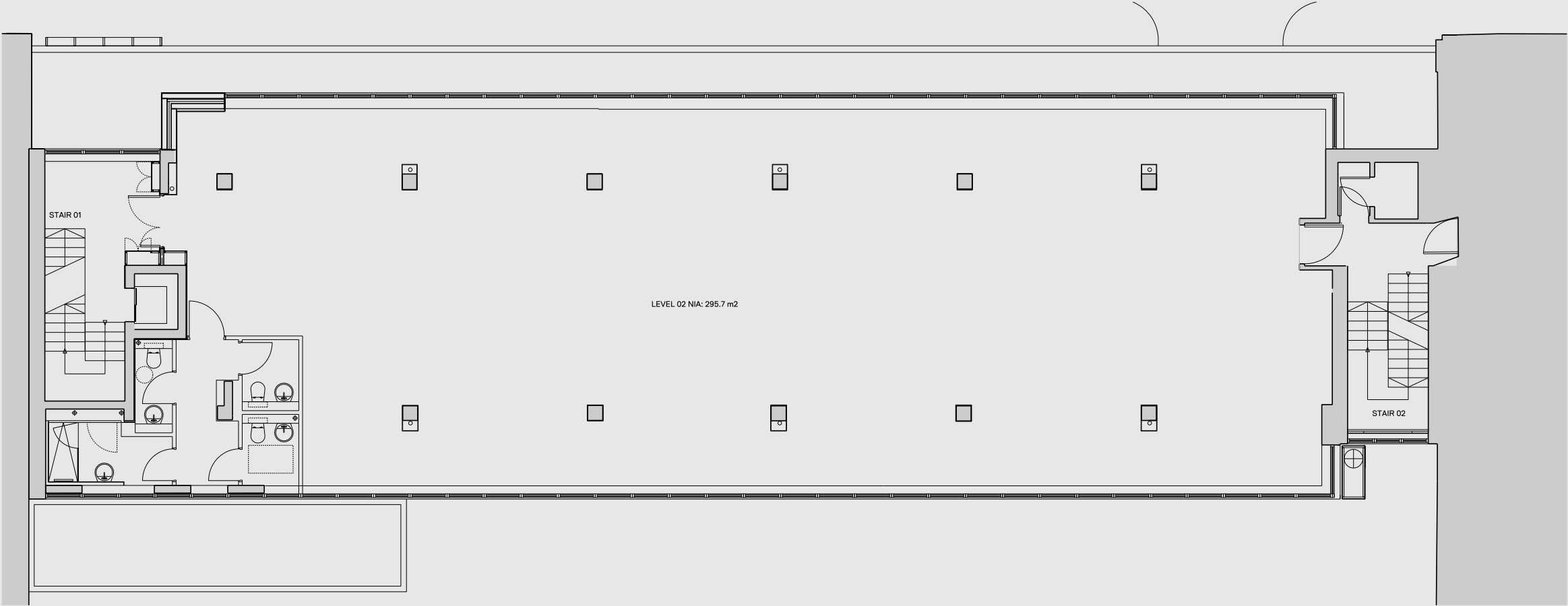
Its modern style captures the vibrancy of the area, which is known for its lively shops, cafés and restaurants. The Caledonian hotel is a near neighbour. Edinburgh's tram route passes close by and Haymarket train station is just a short walk away.





SPECIFICATION

- Dark grey render to external façade
- Double glazed aluminium framed windows
- Prominant office entrance with bronze canopy feature and access control system
- CCTV
- Passenger lift
- High quality finishes to all common parts
- Efficient, open plan office floorplates
- EPC B+
- Comms room and cabling
- Self-contained shower, male, female and disabled toilets on each office floor
- LTHW heating system
- Secure cycle storage



SECOND FLOOR
3,194 sq ft



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