



RANDOLPH
HOUSE

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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 3rd floor space offers 2,197 sqft 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.

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Randolph House has been completely refurbished to suit a spectrum of occupiers from young design agencies and technology companies to well established businesses looking for a city centre address.

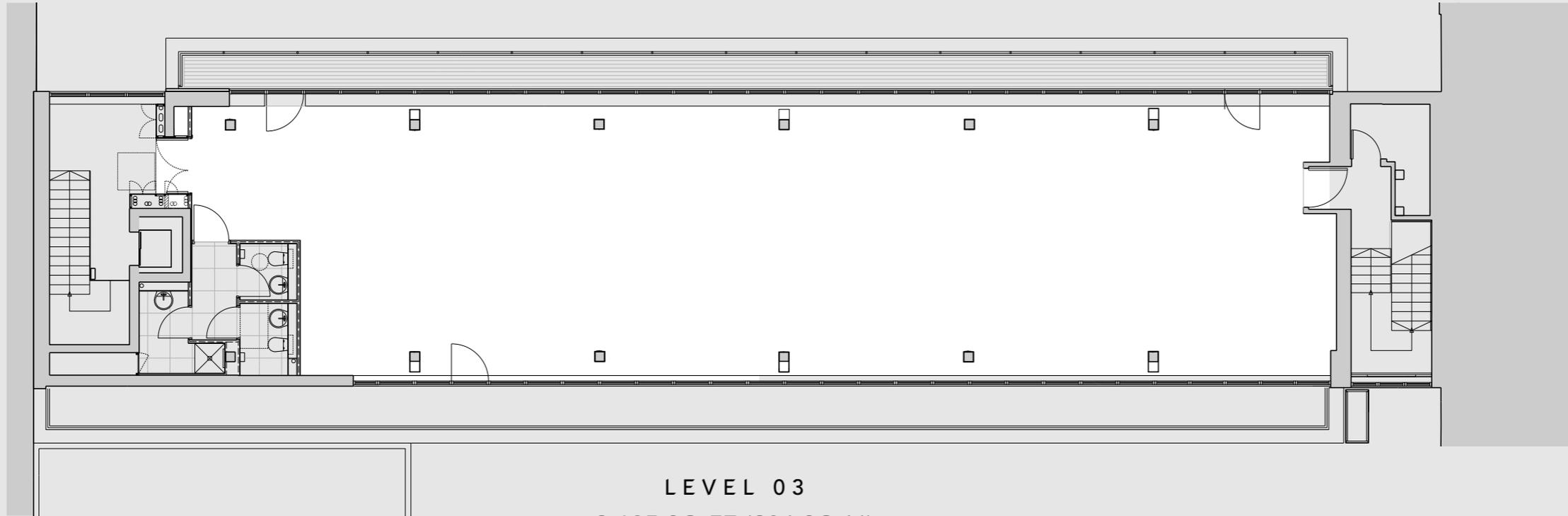
Its modern style captures the vibrancy of the area, which is known for its lively shops, cafés and restaurants. The Waldorf Astoria Caledonian is a near neighbour. Edinburgh's new tram route passes close by and Haymarket train station is just a short walk away.





SPECIFICATION

- Dark grey render to external façade
- Double glazed aluminium framed windows
- Prominent 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
- The 3rd floor office benefits from a private external terrace
- Tea preparation area
- Comms room and cabling
- Self-contained shower, male, female and disabled toilets on each office floor
- LTHW heating system
- Secure cycle storage



LEVEL 03
2,197 SQ FT (204 SQ M)



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