

SIX

HOPE STREET

EDINBURGH | EH2 4DB



FOR LEASE

AN ATTRACTIVE, FULLY REFURBISHED 2,472 SQ FT
GEORGIAN PART TOWNHOUSE IN EDINBURGH CITY CENTRE.



**REFURBISHED CATEGORY
A-LISTED PART TOWNHOUSE
IN EDINBURGH'S UNESCO
WORLD HERITAGE SITE.**

**SPANNING 2,472 SQ FT
ACROSS LOWER GROUND,
GROUND AND FIRST FLOOR.**



FIRST FLOOR MEETING ROOM OVERLOOKING HOPE STREET



PROPERTY OVERVIEW



A prime location in Edinburgh's West End



A stunning part townhouse office across 3 floors



Period Georgian features throughout



Excellent nearby local amenities and transport connections



Fully furnished office



Available immediately



REFURBISHED TO A HIGH STANDARD, THE OFFICE OFFERS A MIX OF OPEN-PLAN AND CELLULAR ACCOMMODATION.



LOCATION



6 HOPE STREET SITS IN A PRIME LOCATION IN EDINBURGH'S SOUGHT-AFTER WEST END OFFERING A PRESTIGIOUS FRONT DOOR ADDRESS.

KEY HIGHLIGHTS INCLUDE:

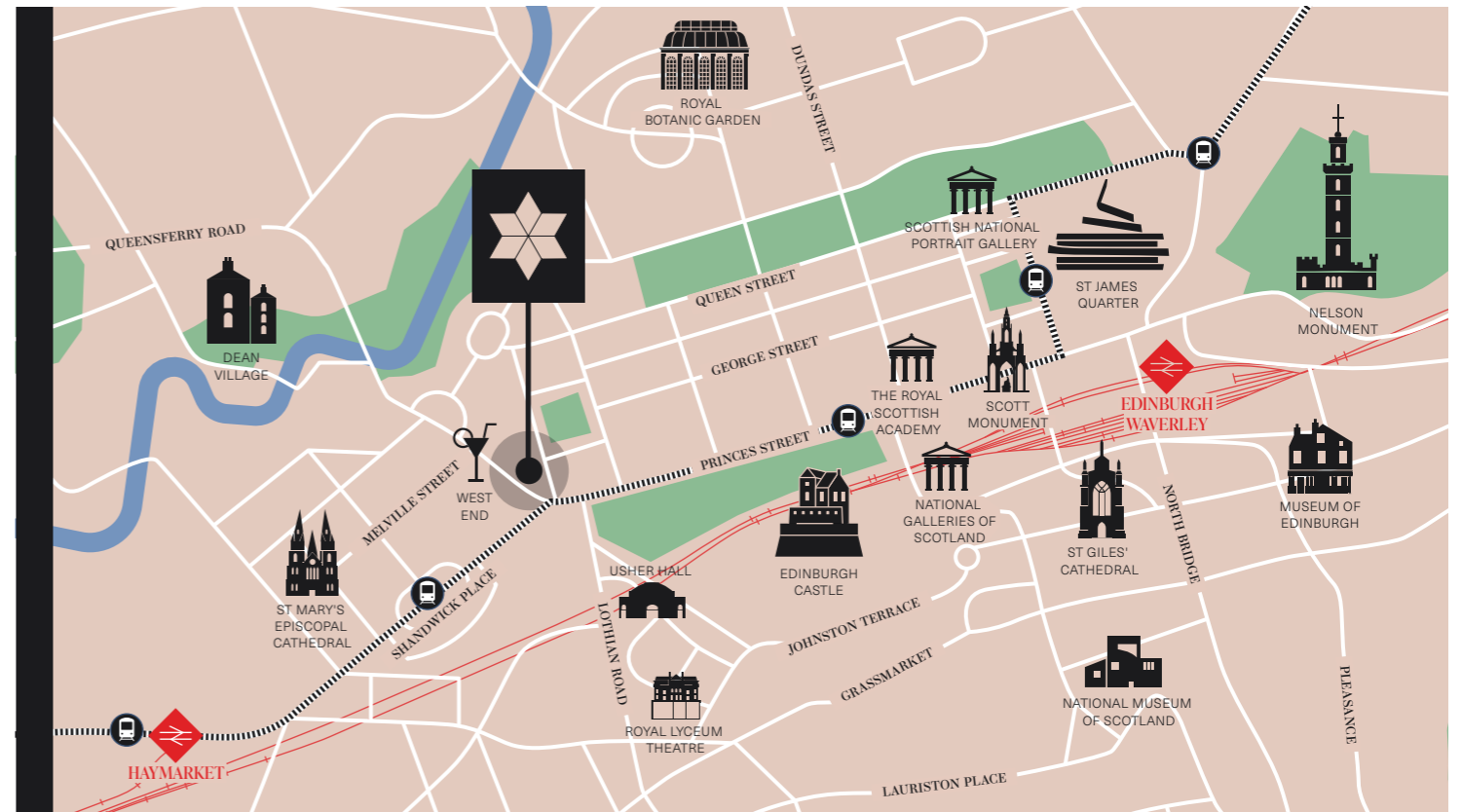
- ✧ Proximity to Charlotte Square, Princes Street and Shandwick Place.
- ✧ Excellent transport links, with proximity to the West End tram stop.
- ✧ Well-situated with easy access to the nearby bus network, within walking distance of Waverley (15 minutes) and Haymarket (10 minutes) railway stations.
- ✧ Located within the 'UNESCO' World Heritage Site.

Some notable occupiers in the local area include People's Postcode Lottery, Baxters, Hampden & Co, Ember, Cazenove and Davidson Chalmers.

AMENITIES NEARBY

The area boasts numerous amenities and tourist attractions within walking distance. These include Princes Street Gardens, Edinburgh Castle and the Scottish National Gallery. For dining and entertainment, nearby options include Whighams Bar, The Johnnie Walker Experience, Indigo Yard, West End Brasserie and Kyloe. Shopping needs are well-served by conveniently located Sainsbury's and Tesco stores, as well as national retail occupiers along Princes Street and George Street.

The property's proximity to Fountainbridge and Haymarket, Edinburgh's business and financial district, adds to its appeal. This area hosts major companies such as Burness Paul, PwC, EY, Anderson Strathern and Morton Fraser MacRoberts, making it an ideal location for businesses seeking a prestigious address with excellent connectivity.



DESCRIPTION



6 HOPE STREET HAS BEEN EXTENSIVELY REFURBISHED TO A HIGH-QUALITY STANDARD, OFFERING CONTEMPORARY AND PERIOD FEATURES THROUGHOUT.



This self-contained office is spread across lower ground, ground and first floors of a 5-storey mid-terrace building. It boasts a striking sandstone facade with large windows and high floor to ceiling heights across the ground and first floors, offering an abundance of natural light throughout.

The property features two main entrances from Hope Street: one at lower ground level and another via steps from street level. Its exterior showcases quality stonework, while the interior artfully blends contemporary and period design elements.

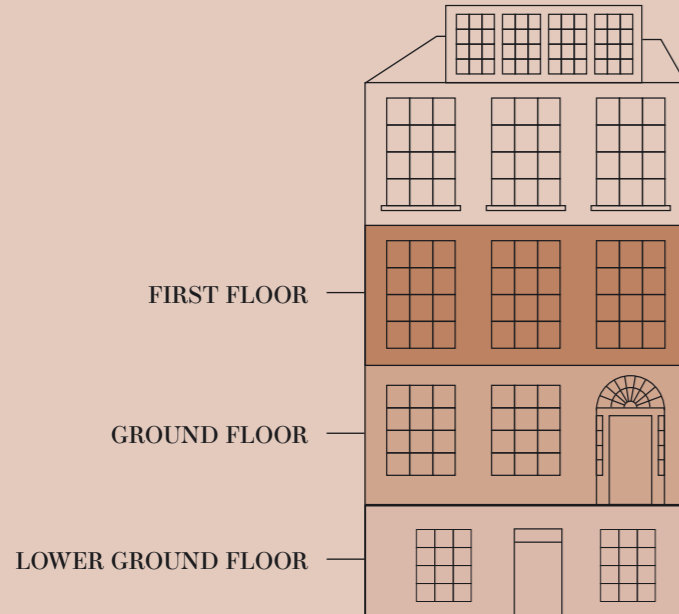
Recently refurbished to a high standard, the office offers a mix of open-plan and cellular accommodation.



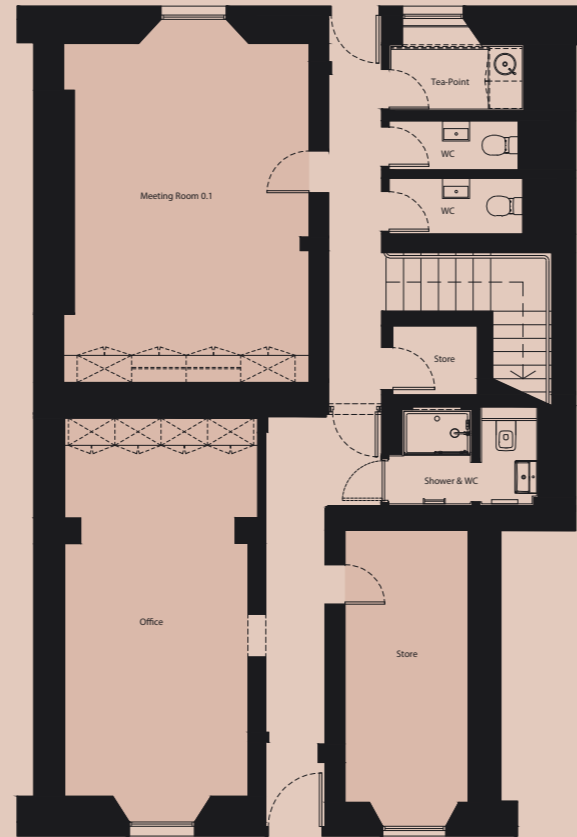
ACCOMMODATION

The Net Internal Area (as measured in accordance with the RICS Code of Measuring Practice) of the property extends as follows:

| | SQ FT | SQ M |
|--------------------|--------------|---------------|
| FIRST FLOOR | 945 | 87.79 |
| GROUND FLOOR | 792 | 73.58 |
| LOWER GROUND FLOOR | 735 | 68.28 |
| TOTAL | 2,472 | 229.66 |



○ NIA space

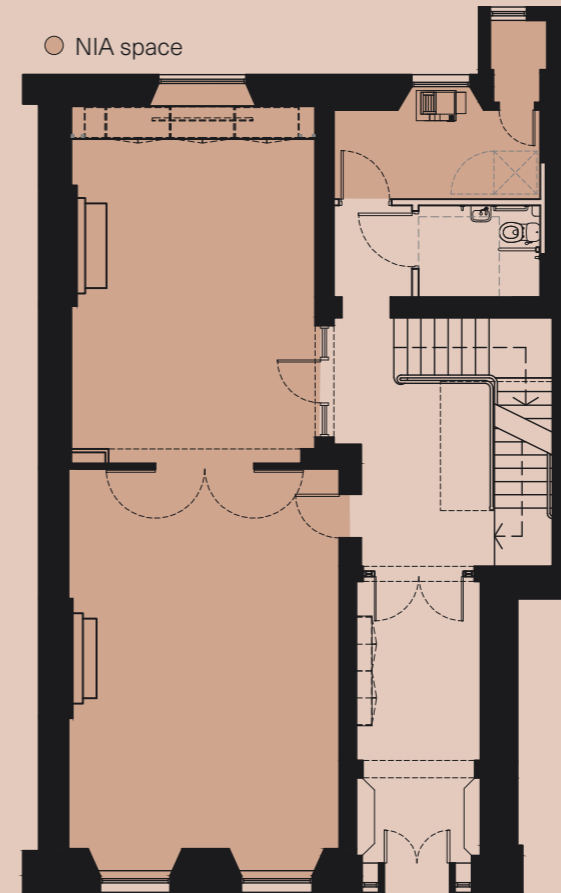


LOWER GROUND FLOOR

Three spacious offices, a small kitchen, two toilets and storage rooms.

[VIEW RENDER](#)

○ NIA space

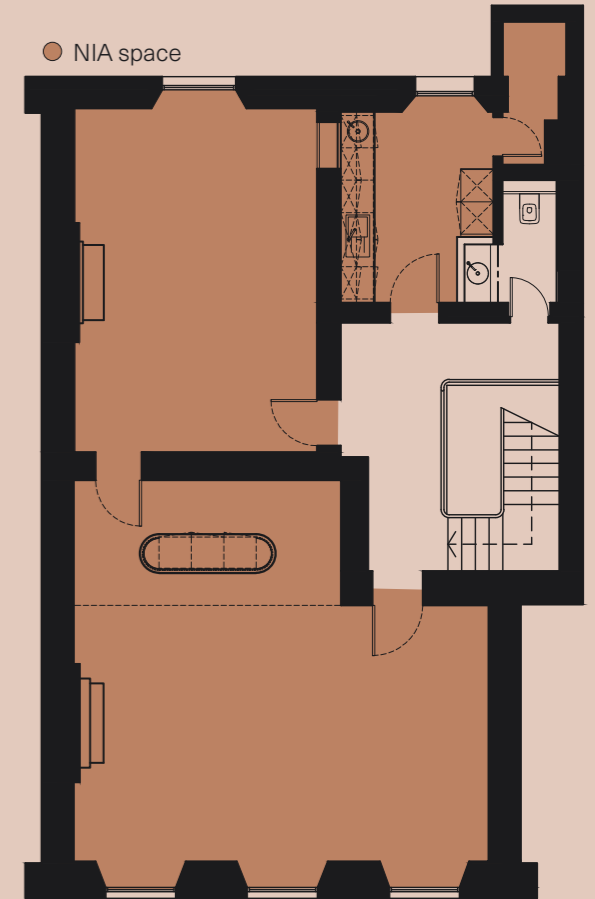


GROUND FLOOR

Two spacious offices, large entrance hallway, server room and accessible toilet.

[VIEW RENDER](#)

○ NIA space



FIRST FLOOR

A large room with three windows facing Hope Street, one additional office, a large kitchen and a toilet.

[VIEW RENDER](#)



SPECIFICATION



Refurbished and redecorated



New LED lighting



Period features retained including fireplaces and corning



Modern kitchen facilities on lower ground and first floor



Fully cabled throughout for power and data



Secure door entry system



Refurbished male and female WCs on each floor



All electric



Upgraded mechanical and electrical systems



Cycle Storage



Fully furnished office



New shower facility on lower ground Floor

LOWER GROUND MEETING ROOM





A STUNNING PART TOWNHOUSE OFFICE ACROSS 3 FLOORS IN A PRIME LOCATION IN EDINBURGH'S WEST END.

LEASE TERMS

The subjects are available on full repairing and insuring terms for a period to be agreed. Further information is available from the joint letting agents.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the tenant liable for any registration dues, LBTT and VAT incurred.

EPC

The property has an EPC rating of B. A copy of the certificate is available upon request.

RATEABLE VALUE

The property is listed as offices and premises with a rateable value of £44,000 effective from 1 April 2023. Interested parties should make their own enquiries to the Lothian Valuation Joint Board.

VAT

The building is elected for VAT, therefore VAT will be payable on the rent.

GROUND FLOOR MEETING ROOM



VIEWINGS & FURTHER INFORMATION

Viewing strictly by appointment, please contact:

James Metcalfe

T: +44 (0)7786 623 282
E: james@cuthbertwhite.com

Nick White

T: +44 (0)7786 171 266
E: nick@cuthbertwhite.com



Neil McConnachie

T: +44 (0)7818 062 736
E: nmconnachie@eyco.co.uk

Amy Matteo

T: +44 (0)7873 116 816
E: amatteo@eyco.co.uk



SIX

HOPE STREET



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 or otherwise as to the correctness of each of them; (iii) no person in the employment of The Agents has any authority to make or give any representation or warranty whatever in relation to this property. August 2025. Design by fifthhouse.agency.