



6 Waterloo Place, Edinburgh, EH1 3EG

Serviced Office Spaces TO LET

- City Centre Location
- High Speed Internet
- Coffee Areas
- Major Transport Links
- Meeting Rooms
- [///image.waving.relay](https://image.waving.relay)

Summary

Available Size	86 to 108 sq ft
Rent	£27.21 per sq ft
Business Rates	Upon Enquiry
EPC Rating	B

Description

Position your business at Edinburgh's thriving economy - ranked the UK's top location for business outside London. Located in the city's elegant New Town, 6 Waterloo Place offers flexible office space within beautifully restored Georgian building dating back to the 1800s.

Enjoy the perfect blend of period character and modern functionality. This bright, thoughtfully refurbished space features original details such as floor-to-ceiling sash windows and classic wood-panelled walls, paired with contemporary amenities to support today's professionals.

Join a dynamic community of innovators across diverse industries. With fully furnished offices, business-grade WiFi, and flexible layouts to suit teams of any size, Waterloo Place is designed to help your business thrive.

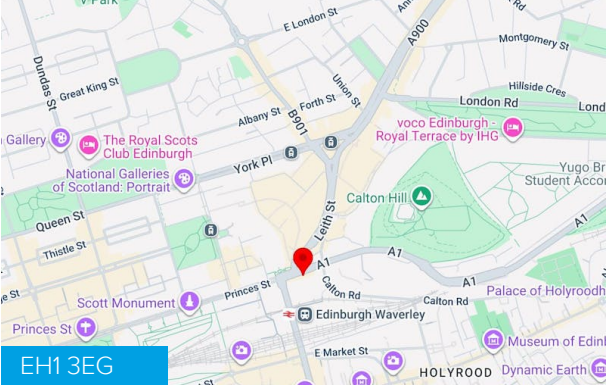
Location

Located on Princes Street in the heart of Edinburgh city centre, these offices offer an exceptional location with excellent transport links. The Waterloo Place bus stop is conveniently situated outside the front of the building, providing easy access across to local and regional routes. Edinburgh Waverley train station is a 2 minute walk away, offering fast connections in and across the city.

A wide range of shops and restaurants are all within walking distance, making this an ideal location for businesses seeking convenience, connectivity and vibrant surroundings.

The M8 is located approximately 4.9 miles southwest of the site, offering a direct connection to the M74 southbound. Additionally, the A1(M) lies around 5.4 miles to the southeast. Together, these strategic routes provide excellent access to major cities such as Glasgow, Newcastle and Manchester.

Additionally, Edinburgh Airport is 7.3 miles west from the building, offering convenient access to both domestic and international flights.



Viewing & Further Information



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