

TO LET

Office space in
Edinburgh's prime
office destination

3,553 SQ FT
(330 SQ M)

The Capital Building



2nd Floor • The Capital Building • 12/13 St Andrew Square • Edinburgh

Location & Situation

The available accommodation comprises the entire second floor of The Capital Building, prominently located on the west side of St Andrew Square at its junction with George Street.

St Andrew Square is widely regarded as Edinburgh's premier destination for office and leisure. The area benefits from an exceptional range of city centre amenities, including high-quality restaurants, bars, retail outlets, and a variety of hotel options – from budget to luxury.

Within a 5 minute walk lies the acclaimed St James Quarter, a landmark 1.7 million sq ft mixed-use development featuring retail, leisure, hospitality, dining, cinema and residential offerings.

The location is exceptionally well-connected. Edinburgh Bus Station is situated just across the square, while a regular tram service to Edinburgh Airport operates directly from St Andrew Square. Waverley Station, the city's principal railway hub, is only a short walk away.



THE NEIGHBOURING OCCUPIERS

- | | | | |
|----|---|----|--|
| 01 | Amazon / Microsoft / Handelsbanken / Royal London | 08 | Multrees Investors / Red Rock Power / Cubo / Cadence / Canaccord Genuity |
| 02 | National Records of Scotland | 09 | Heineken / Glenmorangie / Dickson Minto |
| 03 | NatWest | 10 | Addleshaw Goddard |
| 04 | Dialog Semiconductor / Brown Shipley | 11 | Stewart Investors |
| 05 | Computershare | 12 | Kleinwort Hambros / MacKenzie / Santander |
| 06 | Nationwide / FNZ | 13 | Aberdeen Group PLC |
| 07 | UBS / KPVB LAB | 14 | Arup / Rathbones / NMC / Mott MacDonald |

Description

This fully fitted Class 4 office suite occupies the entire second floor and is accessible via two passenger lifts or a central staircase.

The space is thoughtfully configured to support modern working styles, featuring:



Dedicated meeting rooms



A spacious communal breakout area and kitchen



Open-plan office layout



Fully cabled for immediate IT connectivity



SPECIFICATION HIGHLIGHTS

This suite offers a practical and well-equipped workspace in one of Edinburgh's most prestigious business addresses – perfect for companies seeking a central, connected, and professional environment.



Male, female, and accessible WCs



On-site shower facility



Suspended mineral fibre tile ceilings with recessed lighting



Openable windows providing natural ventilation

The Space

FLOOR 2

3, 553 SQ FT (330 SQ M)

EXISTING LAYOUT

27 work stations



3 meeting rooms



1 boardroom



1 comms room



1 kitchen area



The Capital Building



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EPC

An EPC certificate is available upon request.

RATEABLE VALUE

The current rateable value is **£75,300**.
Based on the tax rate for 2025/2026
equates to a payable value of **£41,71.20**.

For more information please contact Lothian
Valuation Joint Board on 0131 344 2500 or
by email: enquiries@lothian-vjb.gov.uk

SERVICE CHARGE

A service charge will be applicable for the
maintenance, upkeep and running of the
common parts of the property. Further
details are available on application.

LEASEHOLD

The accommodation is available by the
way of sub-lease or assignation. The
suite is currently let until October 2033
with a break option in October 2028.
The passing rent is **£32.00 per sq ft**.

VAT

The rent and all other outgoings will be
subject to VAT at the prevailing rate.

CONTACTS

For further information please contact:

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