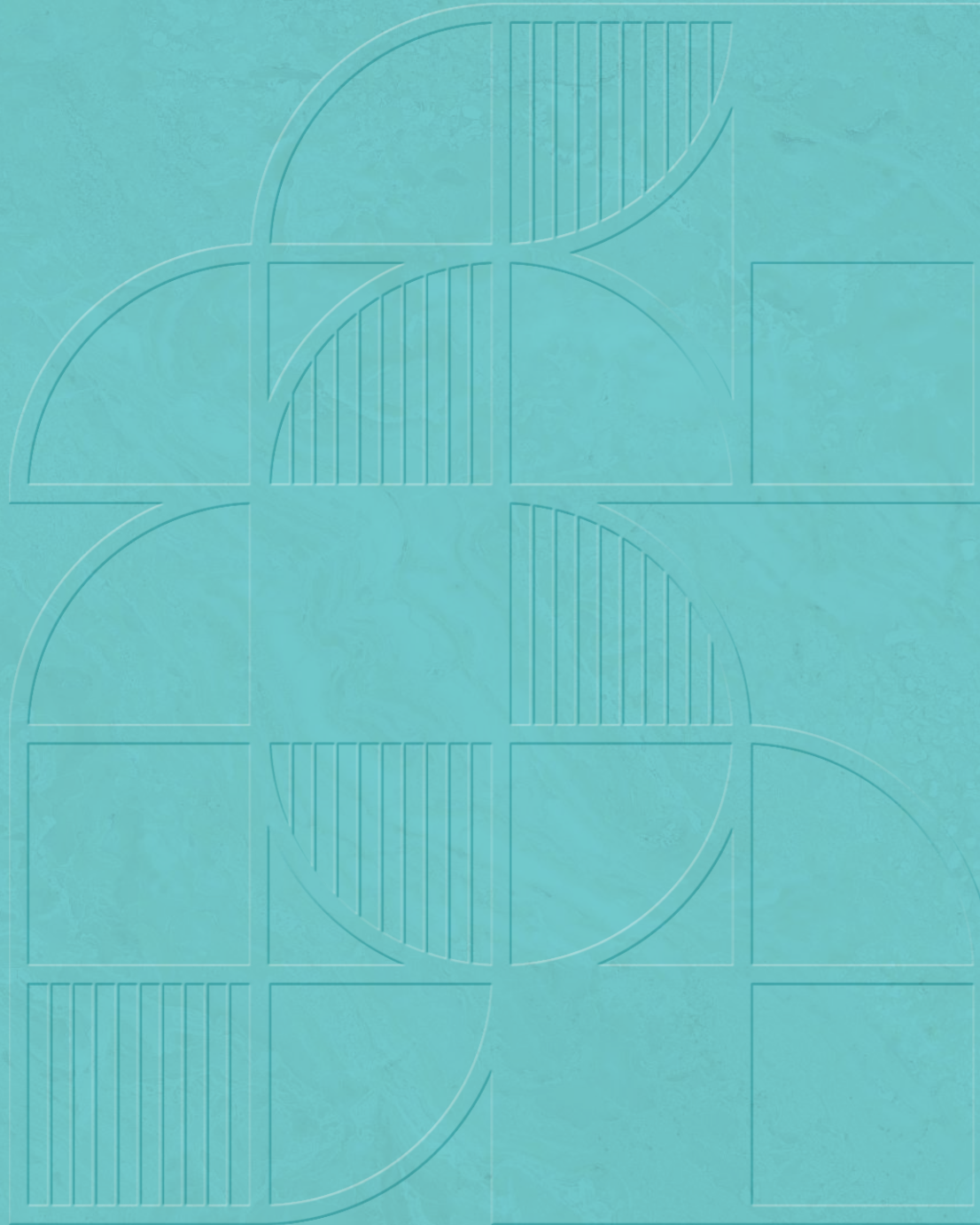


# Prime Office

6,803 SQ FT (636 SQ M)

Office space in  
Edinburgh's most  
desirable location



Part 3<sup>rd</sup> Floor  
6 St Andrew Square  
Edinburgh | EH2 2BD

# To Let

6 St Andrew Square is a mixed-use building at the heart of Edinburgh.



EPC 'A'



BREEAM  
'EXCELLENT'



DESIGNED TO  
SUPPORT 100%  
RECYCLING

# 6 St Andrew Square

A building of cutting edge design providing modern Grade A offices over second to sixth floors.

The office accommodation is accessed from ground floor through a grand, double-height entrance that extends into the reception area, with a view through to the central seven storey atrium base and double-height lift lobby beyond.

Part 3<sup>rd</sup> Floor  
6 St Andrew Square  
Edinburgh | EH2 2BD





St Andrew Square is Edinburgh's most desirable office and leisure location, offering excellent connectivity throughout the city and beyond.



Tram every 7 minutes from St Andrew Square tram stop



35 minutes from St Andrew Square to Edinburgh Airport



JOURNEY TIMES FROM WAVERLEY STATION

Glasgow Queen Street	>	52 mins
Newcastle	>	1 hour 26 mins
Aberdeen	>	2 hours 34 mins
Manchester Piccadilly	>	3 hours 14 mins
London King's Cross	>	4 hours 20 mins
Birmingham New Street	>	4 hours 14 mins

# First Class Location

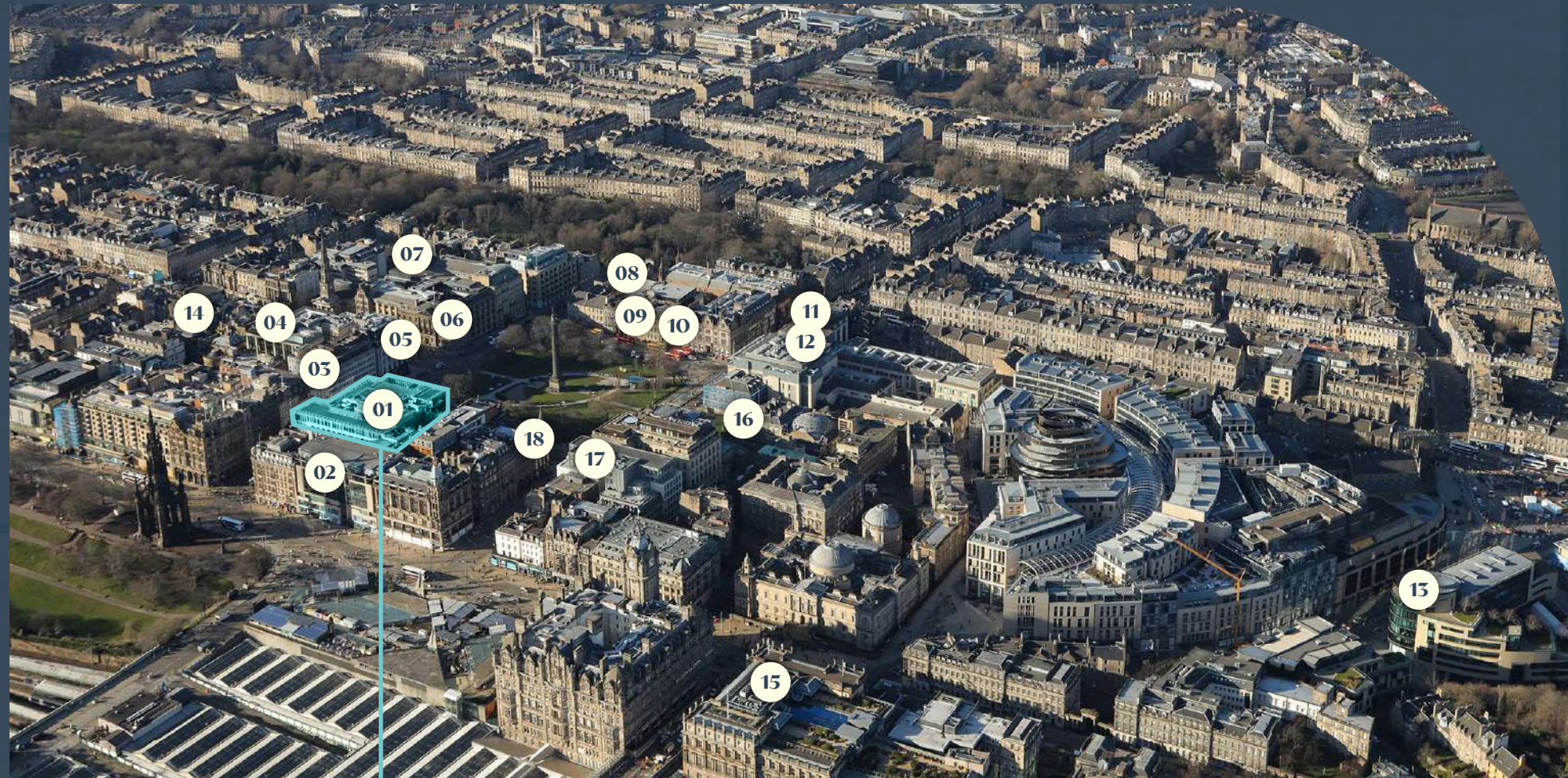
Part 3<sup>rd</sup> Floor  
6 St Andrew Square  
Edinburgh | EH2 2BD



# The Neighbours

## NEIGHBOURING OCCUPIERS

1. Glenmorangie, Heineken, Dickson Minto
2. Cubo, Cadence, Multrees Investors
3. Regus
4. ARUP, Rathbones, Mott MacDonald, Nursing & Midwifery Council, Artisanal Spirits Company, Copenhagen Offshore Partners
5. Punter Southall
6. abrdn HQ
7. Charlotte Street Partners, Thomson Gray, BayWa, PA Consulting, Save the Children
8. Office Space Scotland
9. First Sentier Investors
10. Kaplan International
11. Computershare
12. Charles Stanley, Dialog Semiconductors, Brown Shipley, Aberdeen Considine, Nuveen
13. Baillie Gifford
14. Ridland Wealth Management, IOTech Systems, Alexander Steele Recruitment, Cumming Group
15. Amazon, Scottish Government, Microsoft, Handelsbanken, Scottish National Investment Bank, Royal London
16. RBS
17. FNZ
18. Ediston, Places for People, UBS

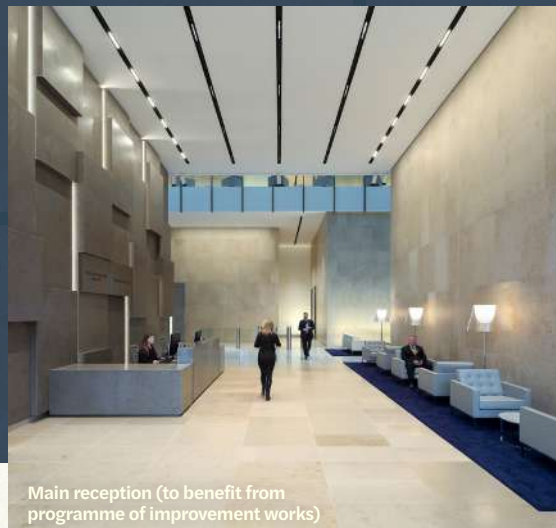


Part 3<sup>rd</sup> Floor  
6 St Andrew Square  
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# Description

6 St Andrew Square is a mixed use building at the heart of Edinburgh. The building is home to Dickson Minto, Heineken and Glenmorangie.

The building is arranged over five floors with a double height reception and an impressive seven storey atrium. The available accommodation is located on the 3<sup>rd</sup> floor, offering office accommodation in the heart of the city centre.



Main reception (to benefit from programme of improvement works)



Indicative image showing the floor with furniture (not included)



Indicative image showing outlook towards Princes Street

Part 3<sup>rd</sup> Floor  
6 St Andrew Square  
Edinburgh | EH2 2BD



## TECHNICAL

- Fully automated Building Management System
- Clear floor-to-ceiling height of 2.75m
- Suspended acoustic metal ceiling tiles
- Fully accessible metal raised access floors
- Boardroom, meeting room and tea prep facilities available in the suite



## ENVIRONMENTAL

- EPC rating of 'A'
- BREEAM 'Excellent'
- Highly efficient VRF system for heating and cooling
- Highly efficient Intelligent LED lighting linked to daylight and occupancy – minimizing energy demand
- Rainwater from the 'brown roof' is captured and recycled to serve the WCs



## AMENITY & WELLNESS

- Male, female and accessible WCs on each floor
- Showers and changing facilities
- Lockers and drying rooms
- 100 secure indoor bike racks

# Specification

# Accommodation

The accommodation will require joint measurement upon completion of the sub-dividing wall; however, it is understood the suite will extend to the following approximate Net Internal Area:

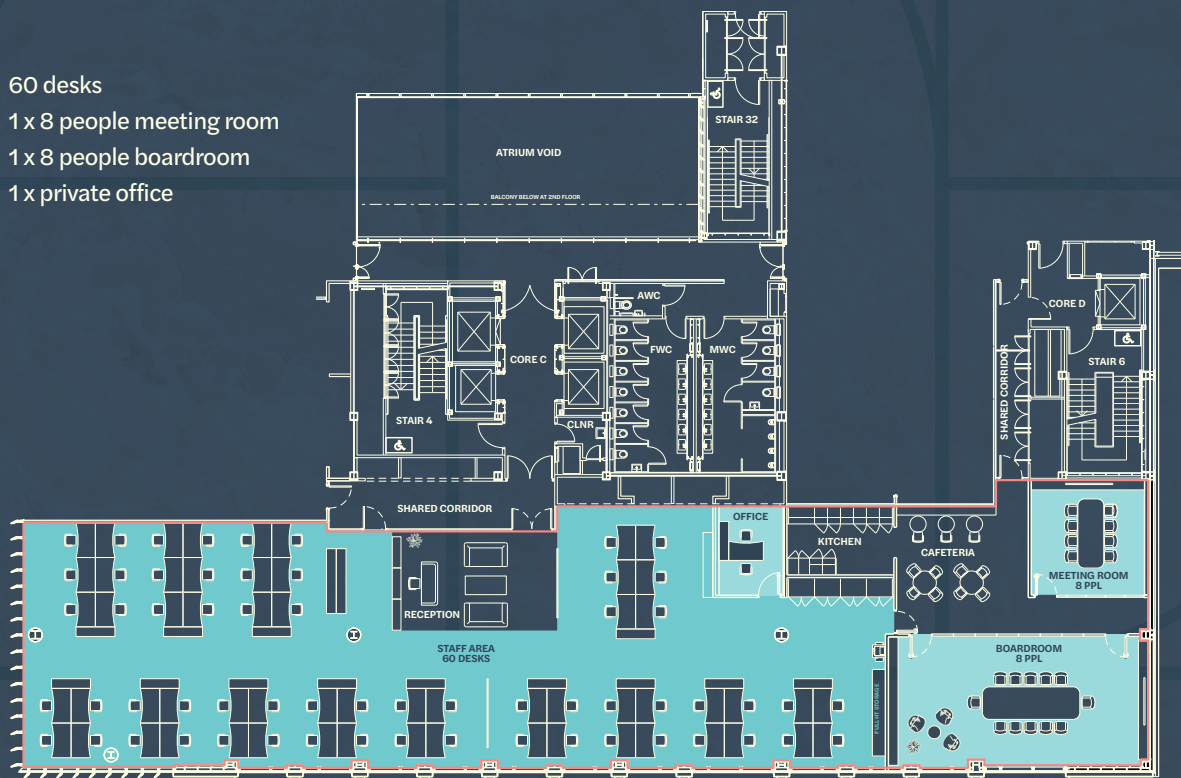
**6,803 SQ FT (632 SQ M)**

Part 3<sup>rd</sup> Floor  
6 St Andrew Square  
Edinburgh | EH2 2BD



## ST ANDREW SQUARE

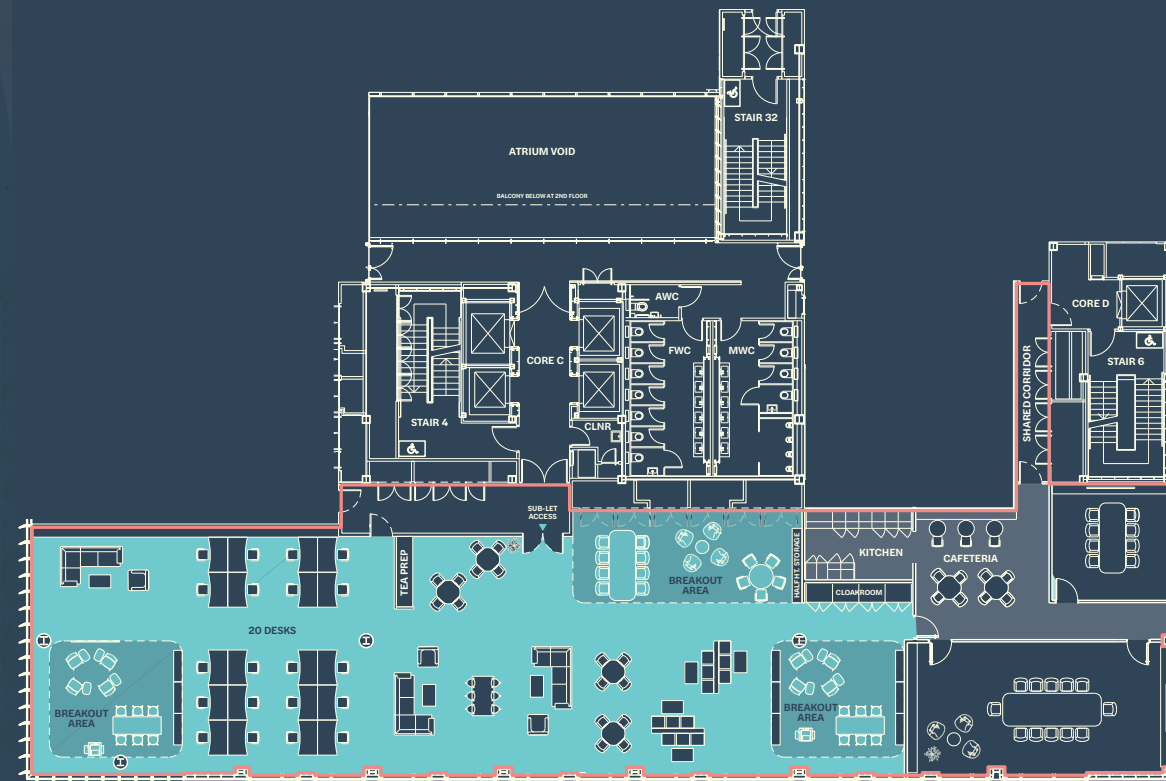
- 60 desks
- 1 x 8 people meeting room
- 1 x 8 people boardroom
- 1 x private office



## MEUSE LANE

Part 3<sup>rd</sup> Floor  
 6 St Andrew Square  
 Edinburgh | EH2 2BD

## ST ANDREW SQUARE



## MEUSE LANE

# Space Plans

Part 3<sup>rd</sup> Floor  
6 St Andrew Square  
Edinburgh | EH2 2BD



## LEASING TERMS

The accommodation is available by the way of a sub-lease. For further information, please contact the sole letting agents.

## 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.

## BUSINESS RATES

The premises will require reassessment by the Lothian Valuation Joint Board.

## VAT

VAT will be applicable.

## LEGAL COSTS

Each party will be responsible for their own legal costs associated with this transaction. The tenant will be responsible for LBTT and registration dues.

## FURTHER INFORMATION

For additional information please contact the sole letting agents:



**Mike Irvine**  
mike.irvine@savills.com  
07919 918 664

**Kate Jack**  
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07815 032 092



**Chris Cuthbert**  
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07786 623 282

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