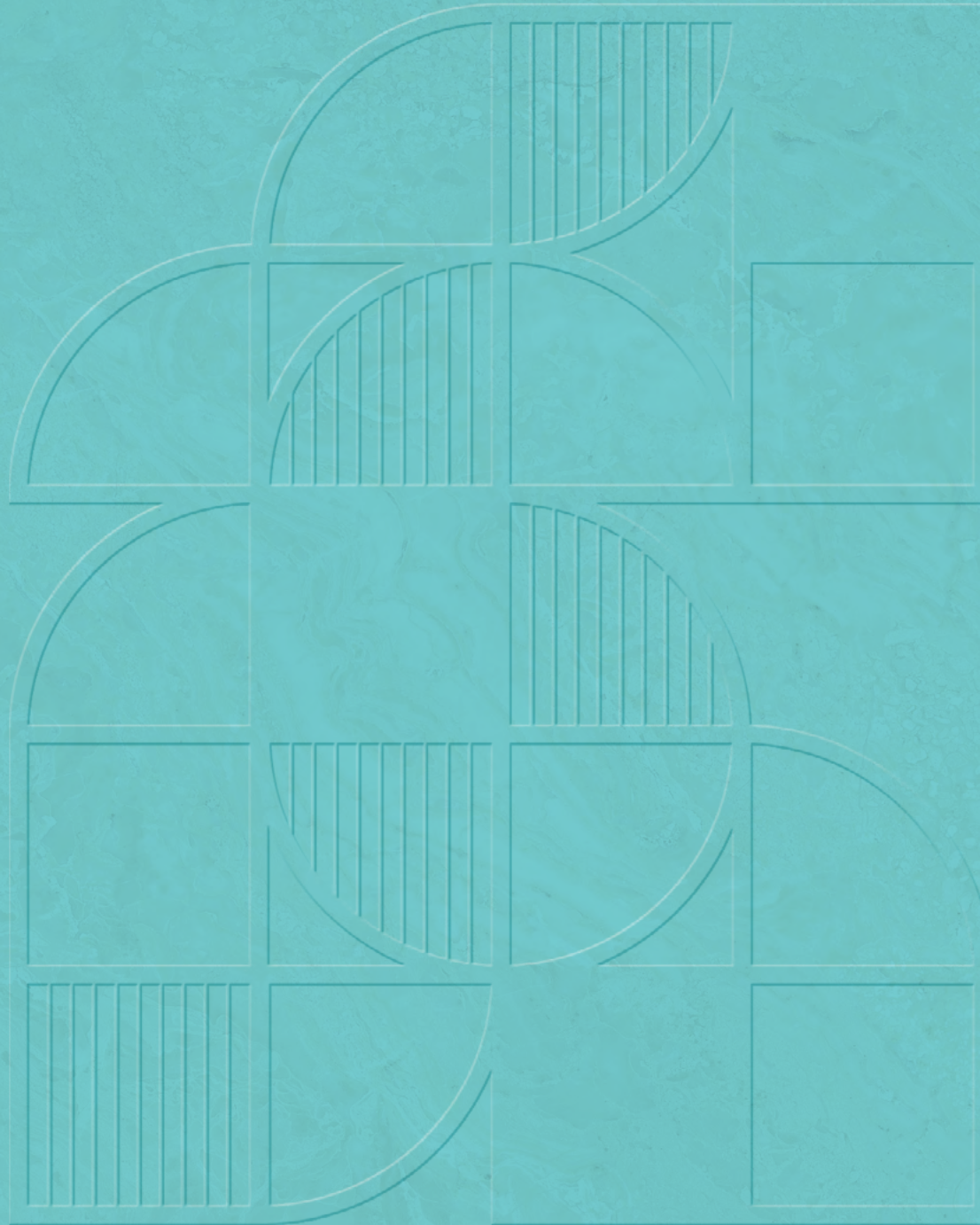


# Prime Office

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 |



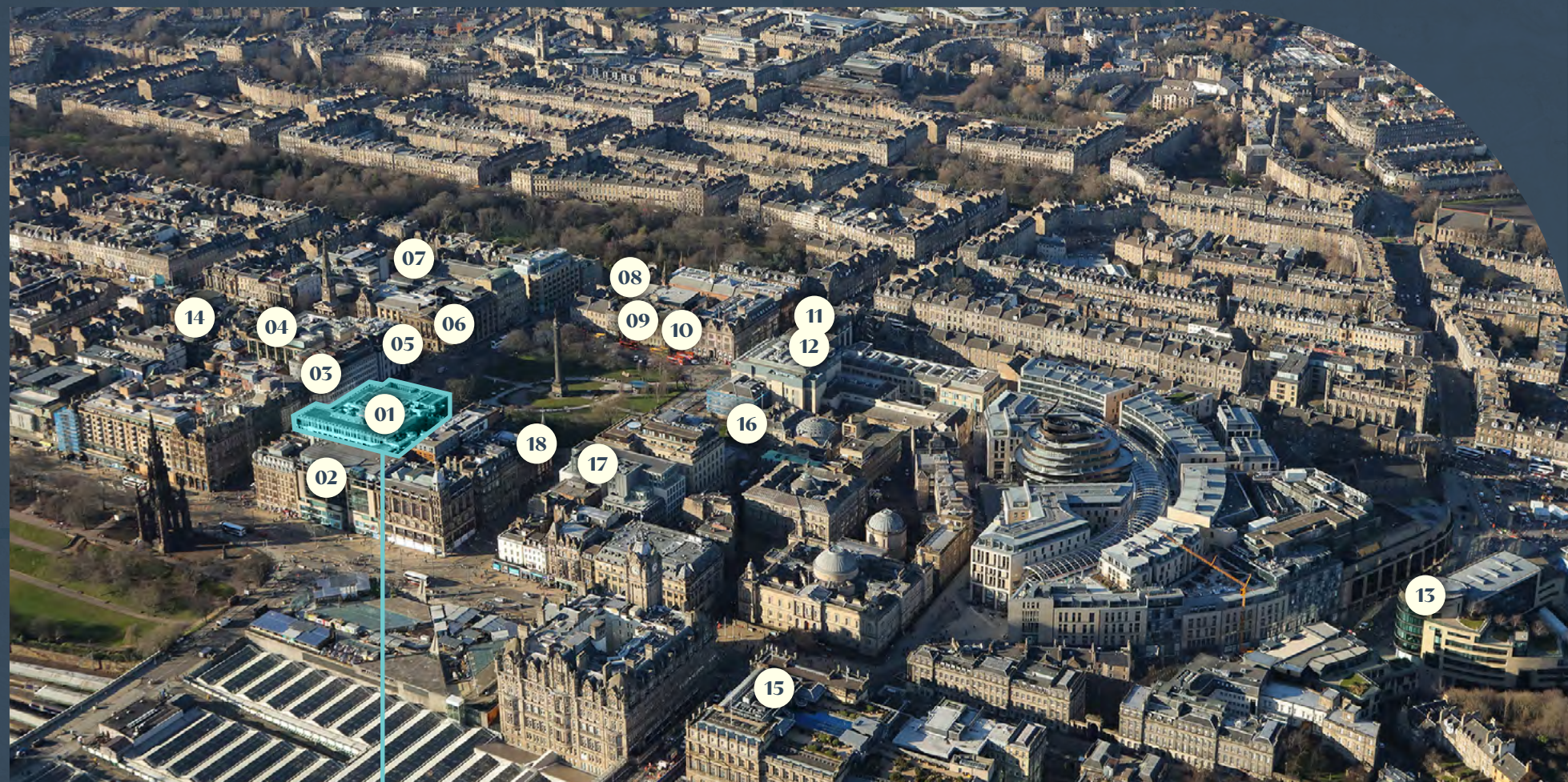
# First Class Location

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

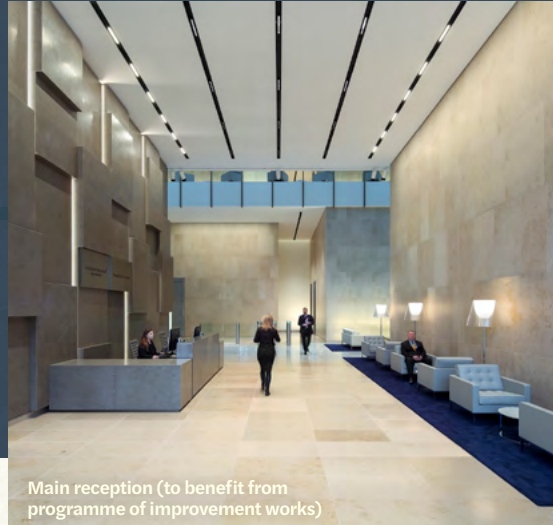


Part 3<sup>rd</sup> Floor  
6 St Andrew Square  
Edinburgh | EH2 2BD

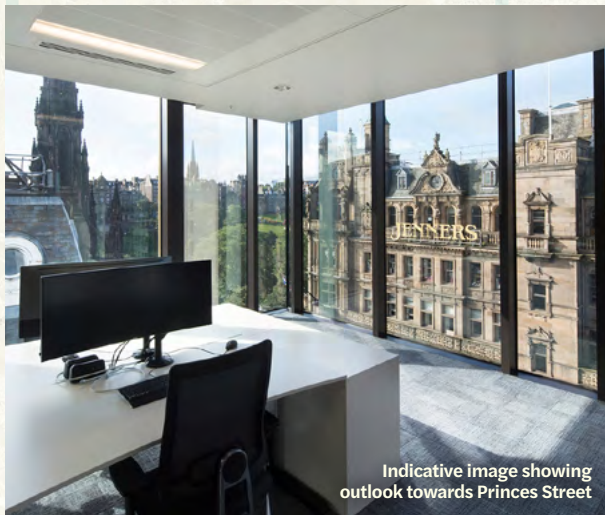
# Description

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 outlook towards Princes Street

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



Indicative image showing the floor with furniture (not included)



## 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)**

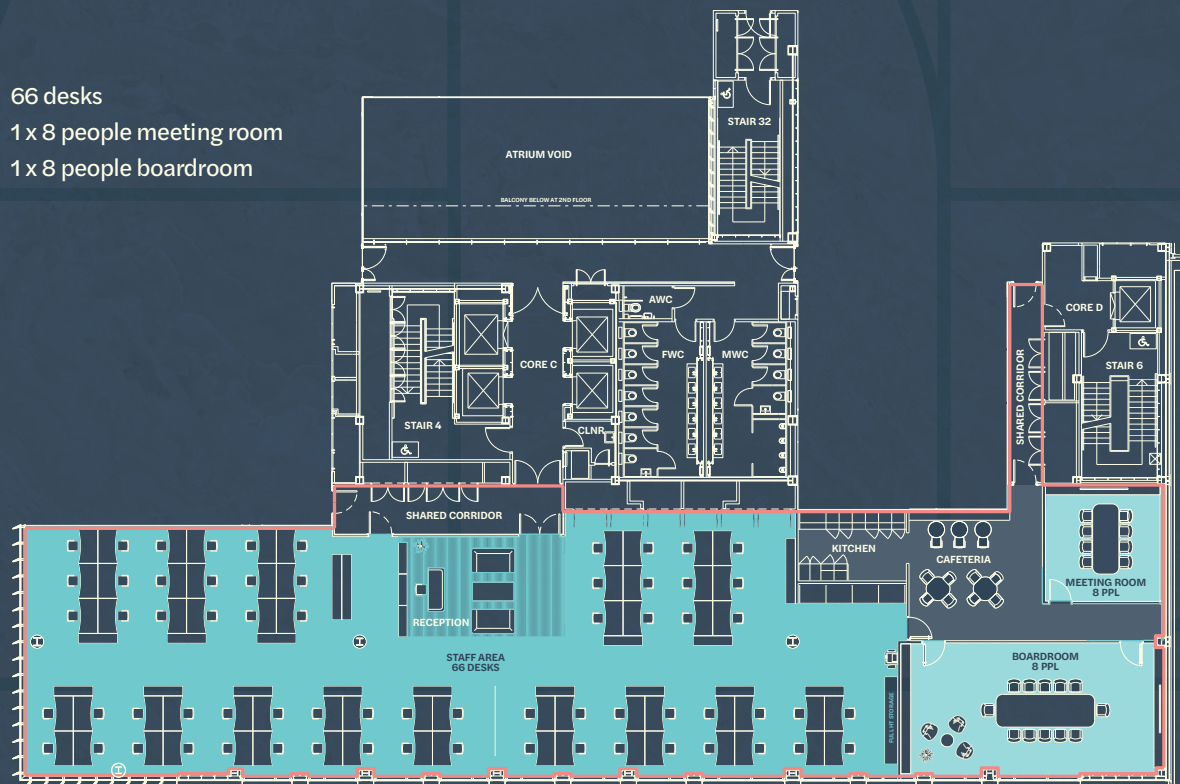
Part 3<sup>rd</sup> Floor  
6 St Andrew Square  
Edinburgh | EH2 2BD



01

## ST ANDREW SQUARE

66 desks  
1 x 8 people meeting room  
1 x 8 people boardroom



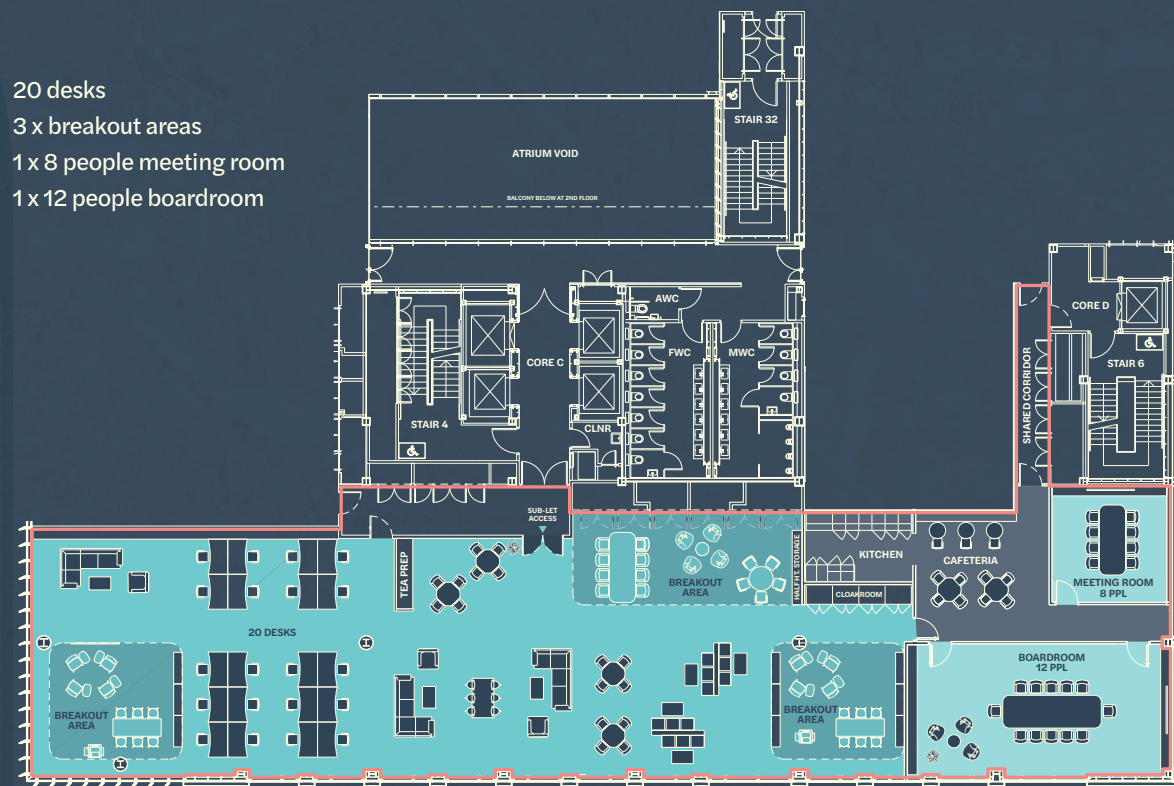
MEUSE LANE

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

02

## ST ANDREW SQUARE

20 desks  
3 x breakout areas  
1 x 8 people meeting room  
1 x 12 people boardroom



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**  
kate.jack@savills.com  
07815 032 092



Disclaimer. Savills, and their clients give notice that: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and that Savills has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. February 2025