

**TWENTY FOUR**  
ST ANDREW SQUARE  
EDINBURGH

**60% LET**

# OFFICES FOR ALL

With 18,967 sq ft of space remaining, 24 St Andrew Square provides prime office accommodation within a prestigious Edinburgh setting. Providing one of the city's most desirable business addresses, the building delivers attractive, efficient and highly sustainable offices with exceptional amenities. At the heart of Edinburgh's prime commercial core, it is a building designed to delight all tastes.



Fully electric building



EPC 'A'



BREEAM 'Excellent'



New M&E throughout



Spacious reception & lobby area



Dedicated wellness & new WCs

# THE CLASSICIST

Twenty Four St Andrew Square

03



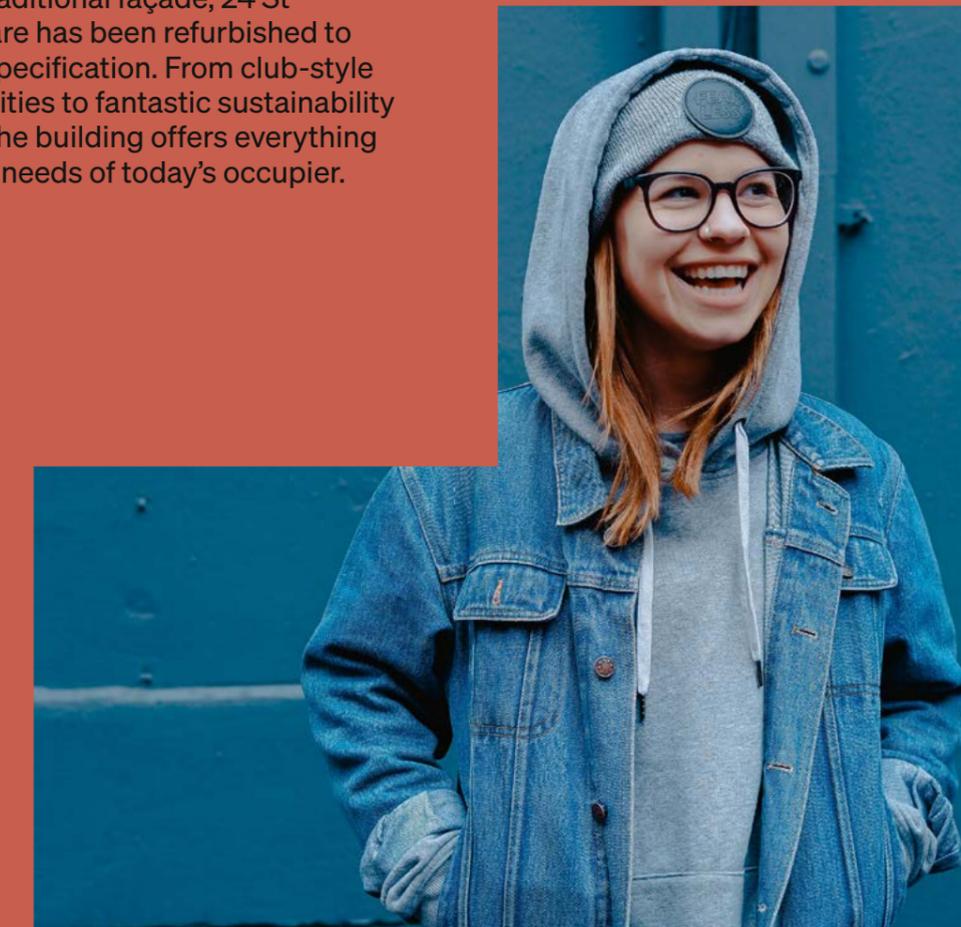
The building's classical exterior blends perfectly with the Georgian splendour of St Andrew Square. Overlooking gardens which have witnessed 200 years of Edinburgh's history, it is still the city's foremost business location.



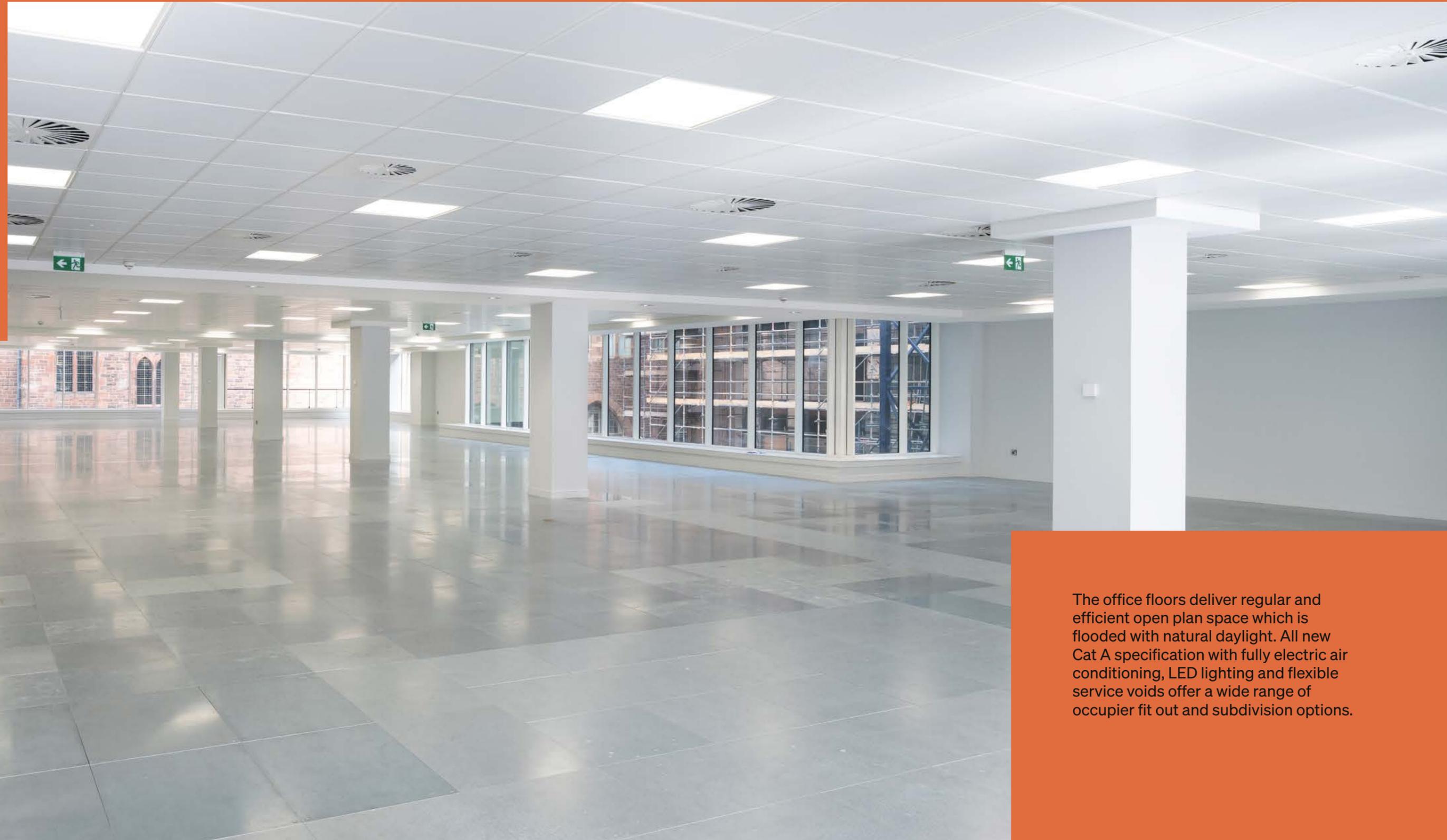


# THE MODERNIST

Behind the traditional façade, 24 St Andrew Square has been refurbished to the highest specification. From club-style wellness facilities to fantastic sustainability credentials, the building offers everything to satisfy the needs of today's occupier.



# THE OPEN-MINDED



The office floors deliver regular and efficient open plan space which is flooded with natural daylight. All new Cat A specification with fully electric air conditioning, LED lighting and flexible service voids offer a wide range of occupier fit out and subdivision options.

# THE DRAMATIST

The remaining Ground and Lower Ground floors are available separately or could be connected via an internal stair to create a single suite over two floors.



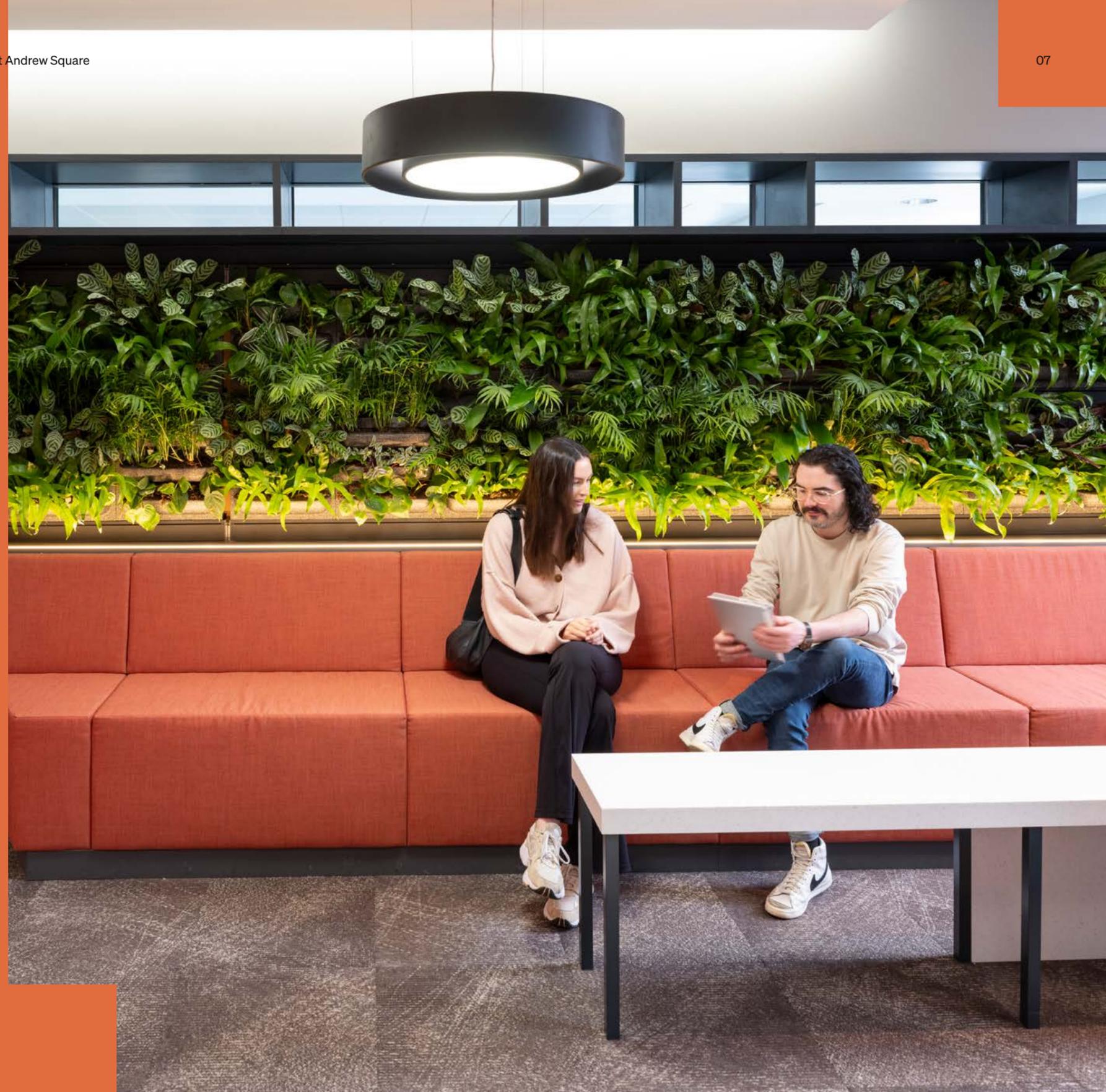
Architect's images showing interconnecting stair similar to that used to connect the Third and Fourth floors of the building.





# THE VISIONARY

Behind an impressive Georgian facade the building offers entirely modern open plan space. The space is fully serviced, offering unique opportunities to work, entertain and relax.





Designated drying room



EV parking



60 cycle racks



Changing facilities



Accessible showers and WCs



3 individual showers per male and female.



Storage lockers



Bike repair stand

# THE ENERGETIC

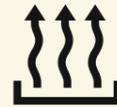
Edinburgh is a compact city, perfect for commuting by bike or on foot, and an attractive backdrop for exercise at any time. The club standard amenities at 24 St Andrew Square are designed to fully embrace these opportunities.

# THE ENVIRONMENTALIST



24 St Andrew Square is designed to meet exacting environmental standards. Fully electric and 'non combustion' in operation, the retention of the building shell in the refurbishment has achieved a significant lifecycle carbon saving compared to new build construction.

## FOSSIL-FREE



Fully electric building

## BREEAM



'Excellent'

## EMBODIED CARBON



Over 5,000 tonnes saved

## EV CHARGING



3 spaces enabled, with upgrade potential to 100% with EV charging

## EPC

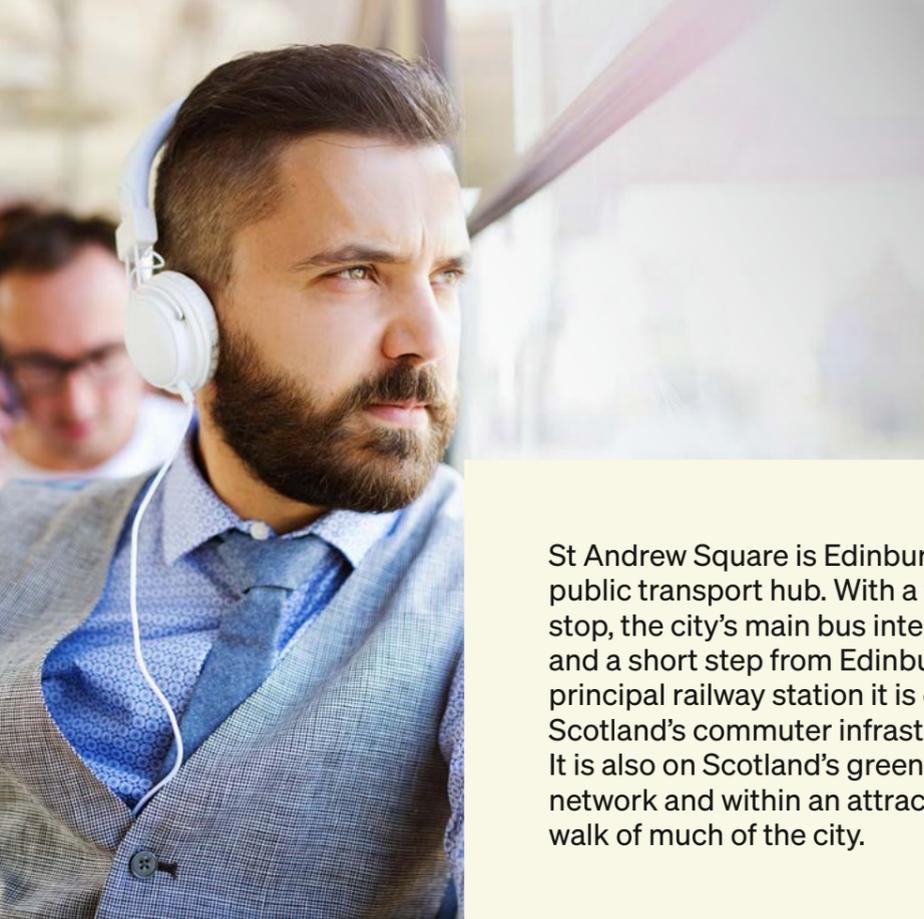


'A' rating

## WHOLE LIFE CARBON



Achieves RIBA 2030 whole life carbon built target



St Andrew Square is Edinburgh's public transport hub. With a tram stop, the city's main bus interchange and a short step from Edinburgh's principal railway station it is central to Scotland's commuter infrastructure. It is also on Scotland's green cycle network and within an attractive walk of much of the city.



# THE COMMUTER



Edinburgh's main bus station providing over 50 services daily throughout the city



Trams every 7 minutes from St Andrew Square



35 minutes from St Andrew Square Tram Stop to Edinburgh Airport



Journey Times from Waverley Station:

Glasgow Queen Street Station  
52 minutes

London Kings Cross Station  
4 hours 42 minutes

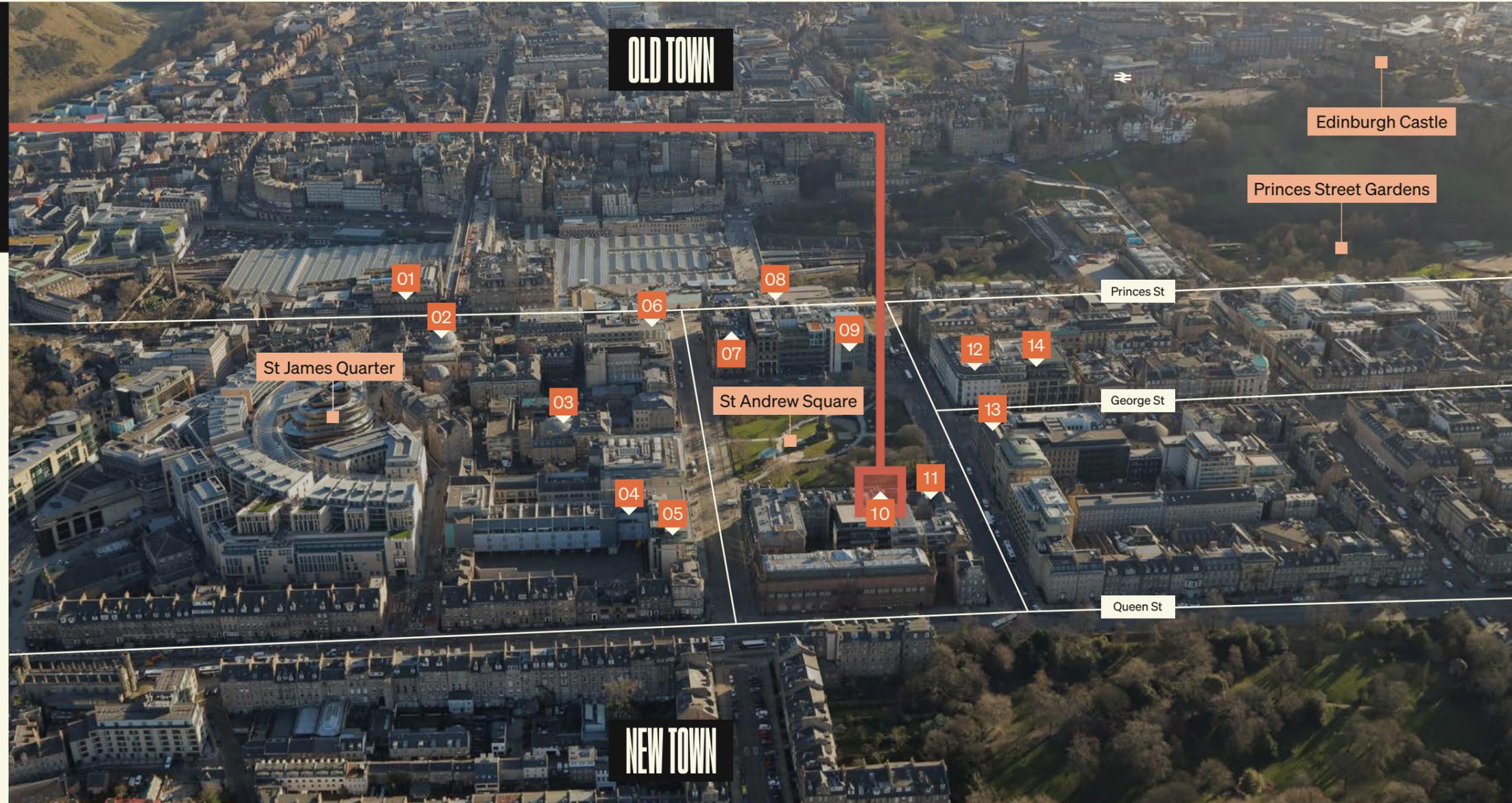


National Cycle Network Route 75



National Cycle Network Route 1

# THE NETWORKER



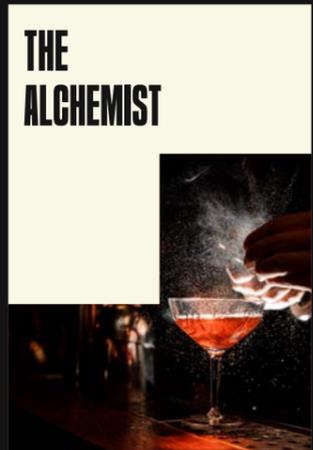
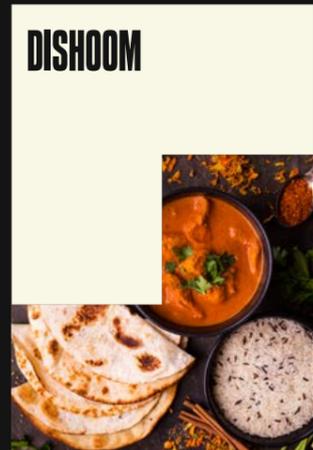
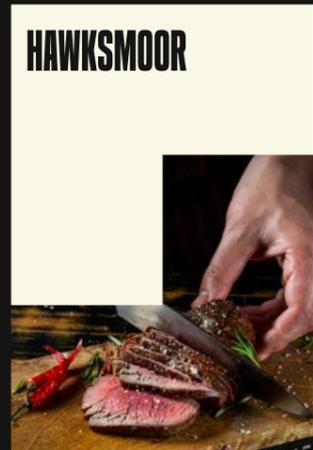
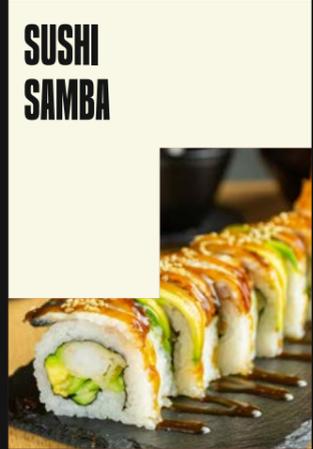
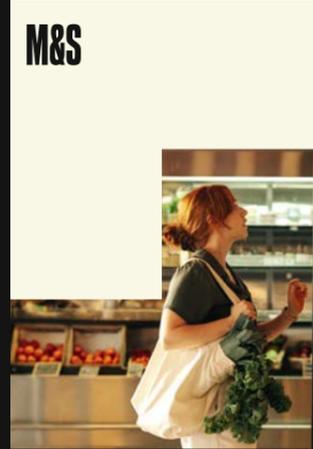
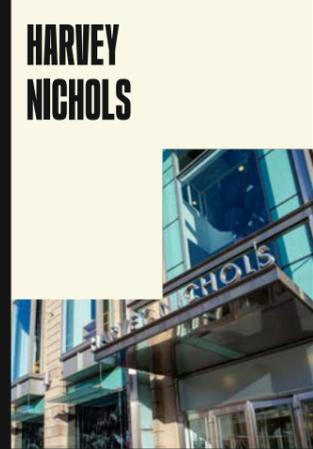
St Andrew Square is the place to be for business. Its renaissance over recent years has attracted diverse businesses and offers an opportunity rich environment to make connections and to attract talent.

## OCCUPIERS

- 01 Amazon / Microsoft / Handelsbanken / Royal London
- 02 National Records of Scotland
- 03 NatWest
- 04 Dialog Semiconductor / Brown Shipley
- 05 Computershare

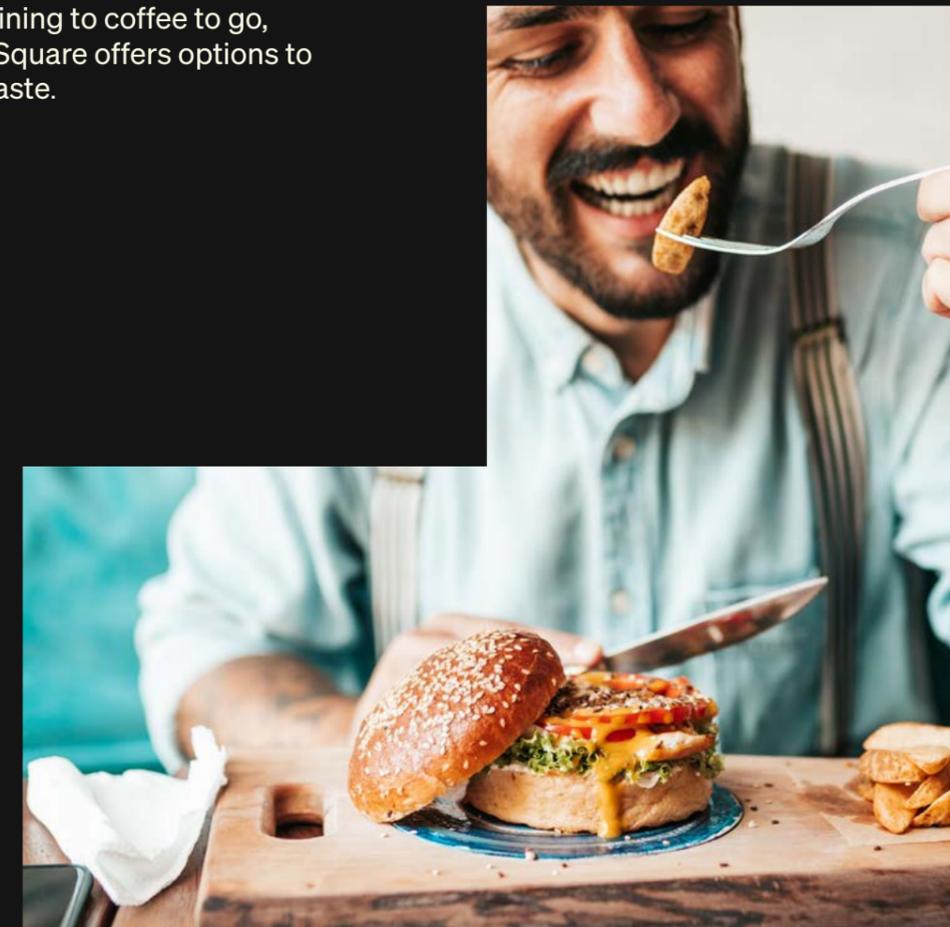
- 06 Nationwide / FNZ
- 07 UBS / KPV LAB
- 08 Multrees Investors / Red Rock Power / Cubo / Cadence / Canaccord Genuity
- 09 Heineken / Glenmorangie / Dickson Minto
- 10 Addleshaw Goddard

- 11 Stewart Investors
- 12 Kleinwort Hambros / MacKenzie / Santander
- 13 Aberdeen Group PLC
- 14 Arup / Rathbones / NMC / Mott MacDonald



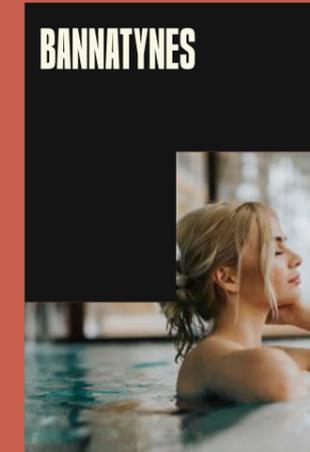
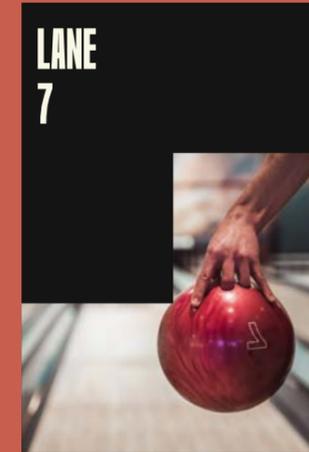
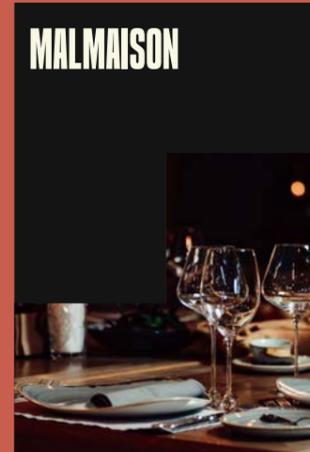
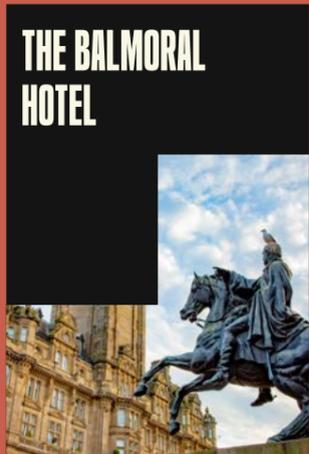
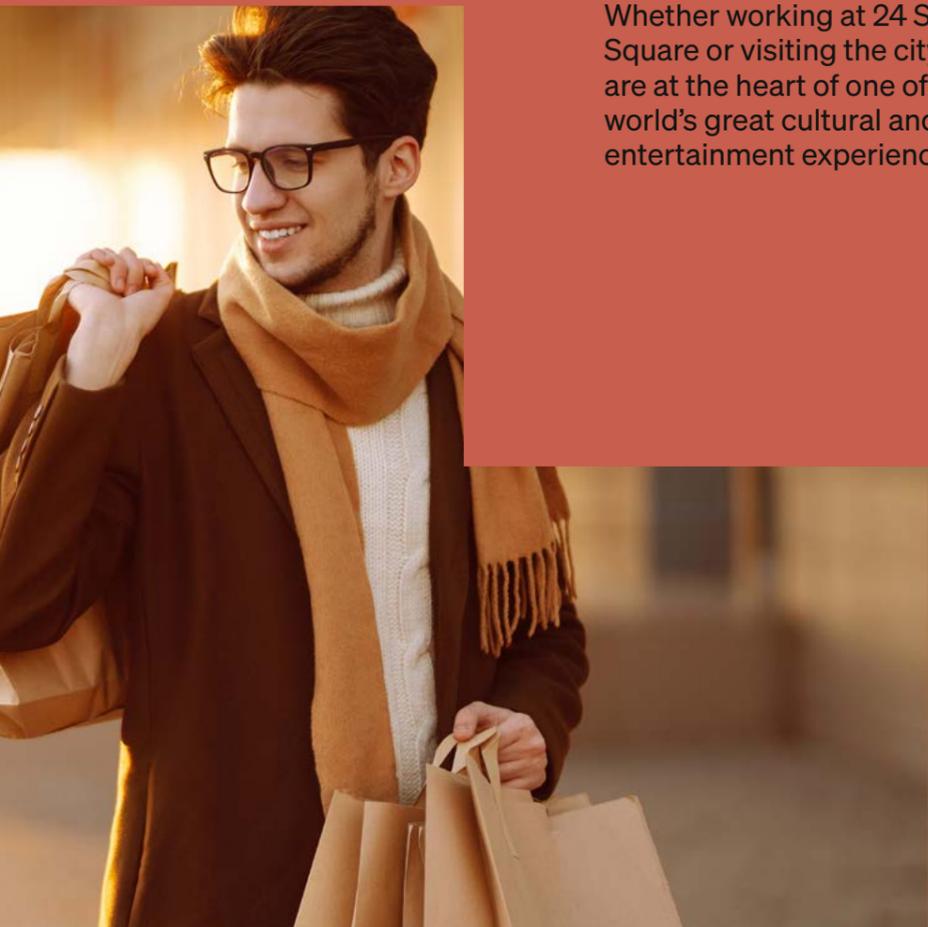
# THE BON VIVEUR

From fine dining to coffee to go, St Andrew Square offers options to suit every taste.



# THE WEEKENDER

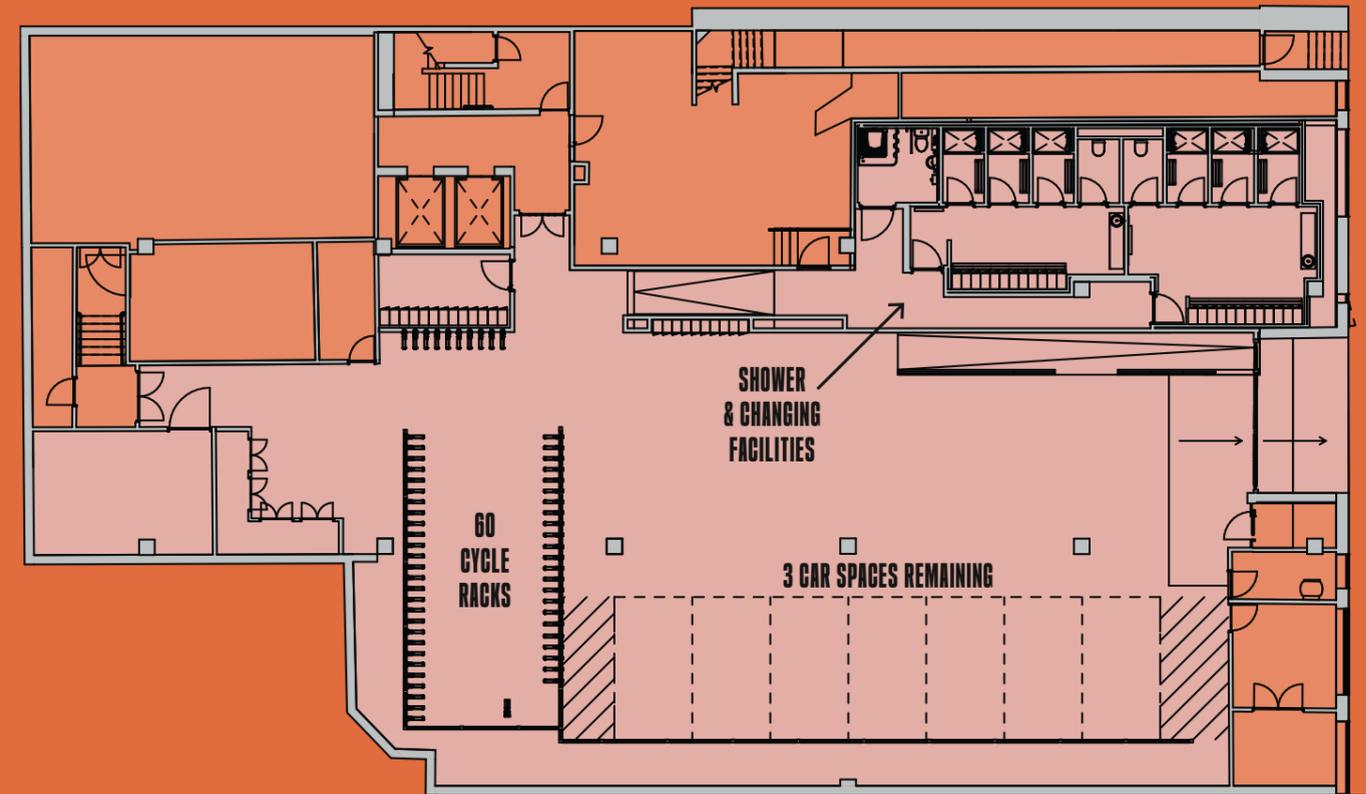
Whether working at 24 St Andrew Square or visiting the city, you are at the heart of one of the world's great cultural and entertainment experiences.



# ACCOMMODATION

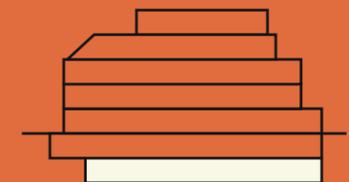
# FLOOR PLANS

Floor	sq ft	sq m
Fourth	Let to Addleshaw Goddard LLP	
Third	Let to Addleshaw Goddard LLP	
Second	Let to Addleshaw Goddard LLP	
First	Let to Addleshaw Goddard LLP	
Ground	8,928	829
Lower Ground	10,039	932
<b>Total</b>	<b>18,967</b>	<b>1,761</b>

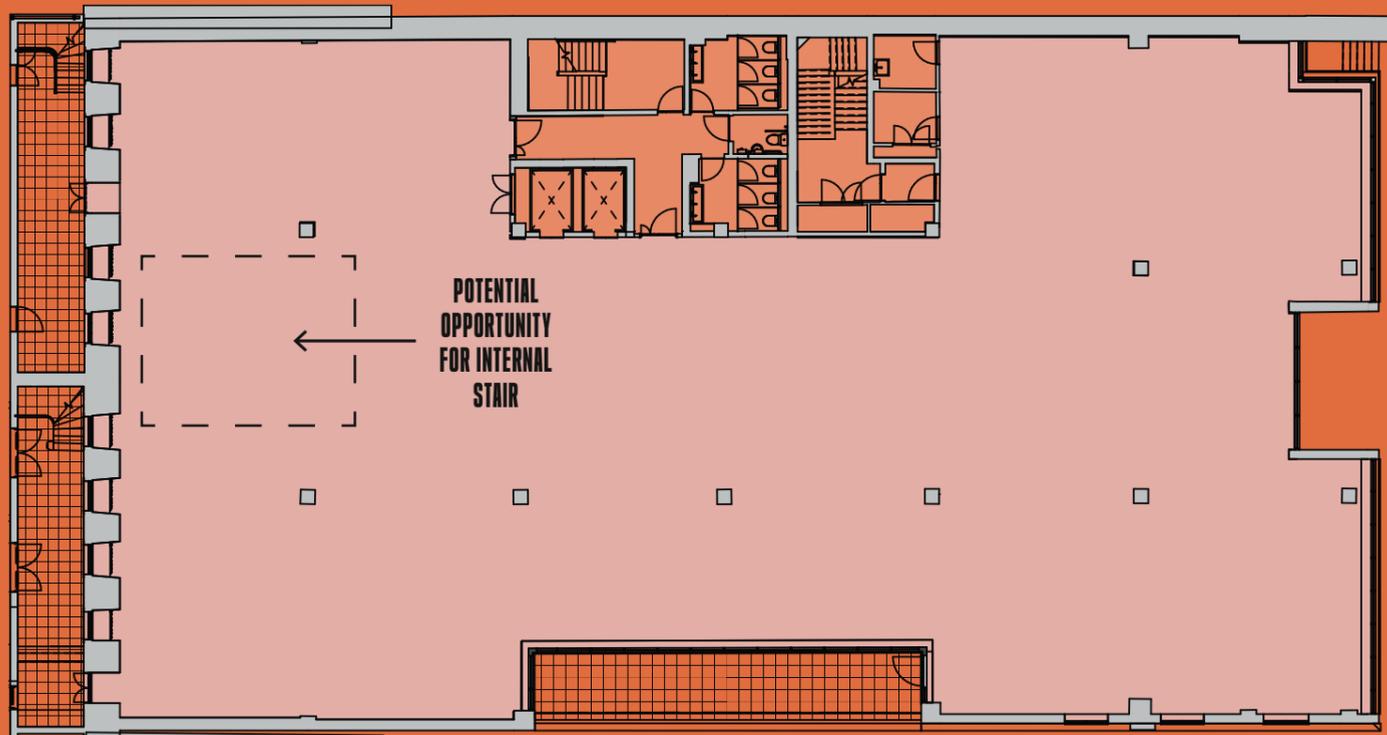


## BASEMENT

3 car spaces / 60 cycle racks / shower & changing facilities

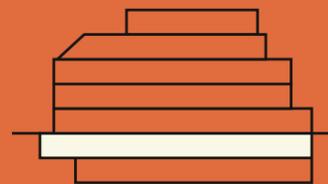


# FLOOR PLANS

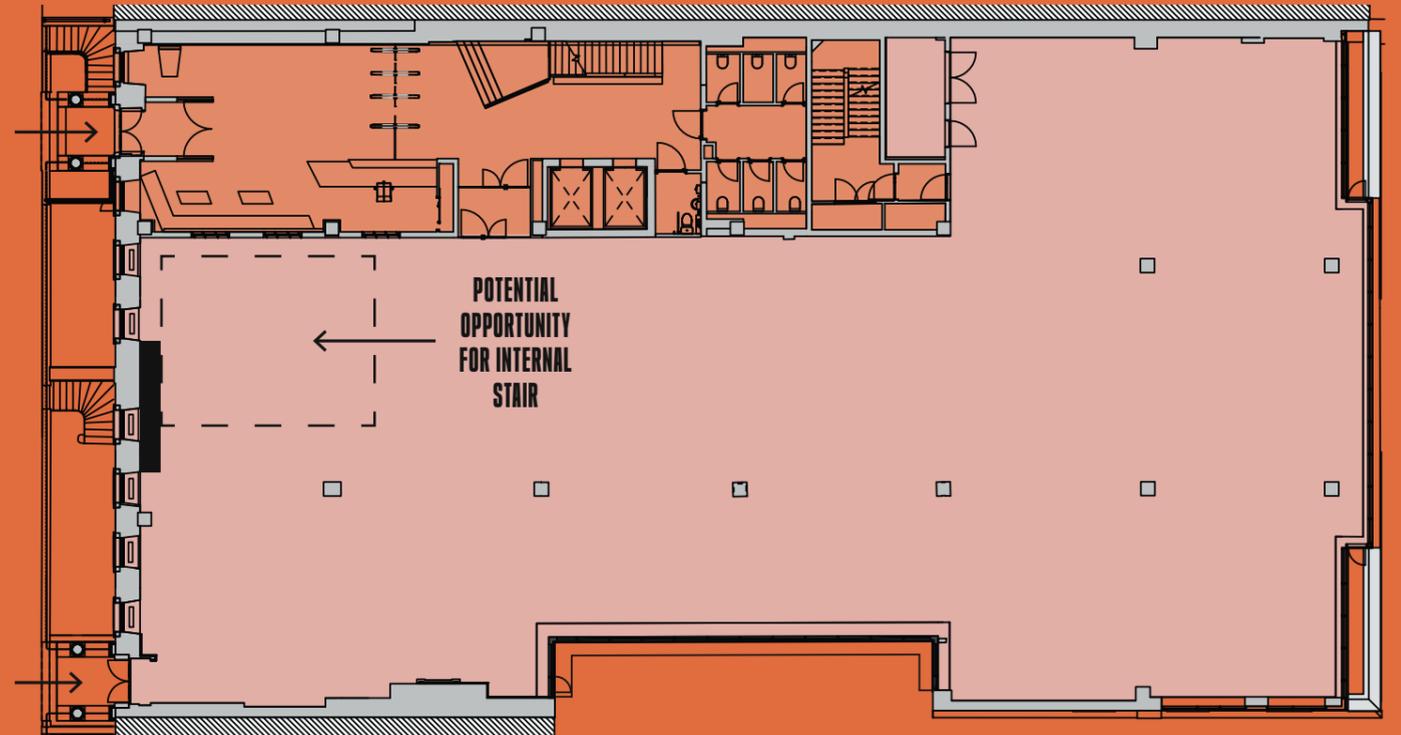


## LOWER GROUND FLOOR

10,039 sq ft / 932 sq m



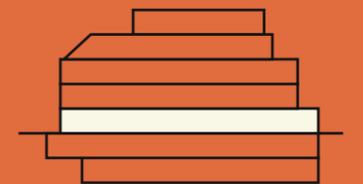
There exists the opportunity to link the Lower Ground and Ground floors by way of an internal staircase creating an exciting, cohesive space across two floors.



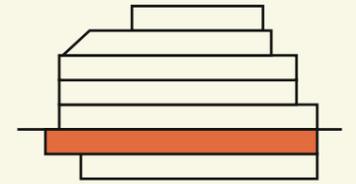
## GROUND FLOOR

8,928 sq ft / 829 sq m

The option to create separate access to the ground floor (with separate/dedicated address) is available.



# SPACE PLANS



## LOWER GROUND FLOOR

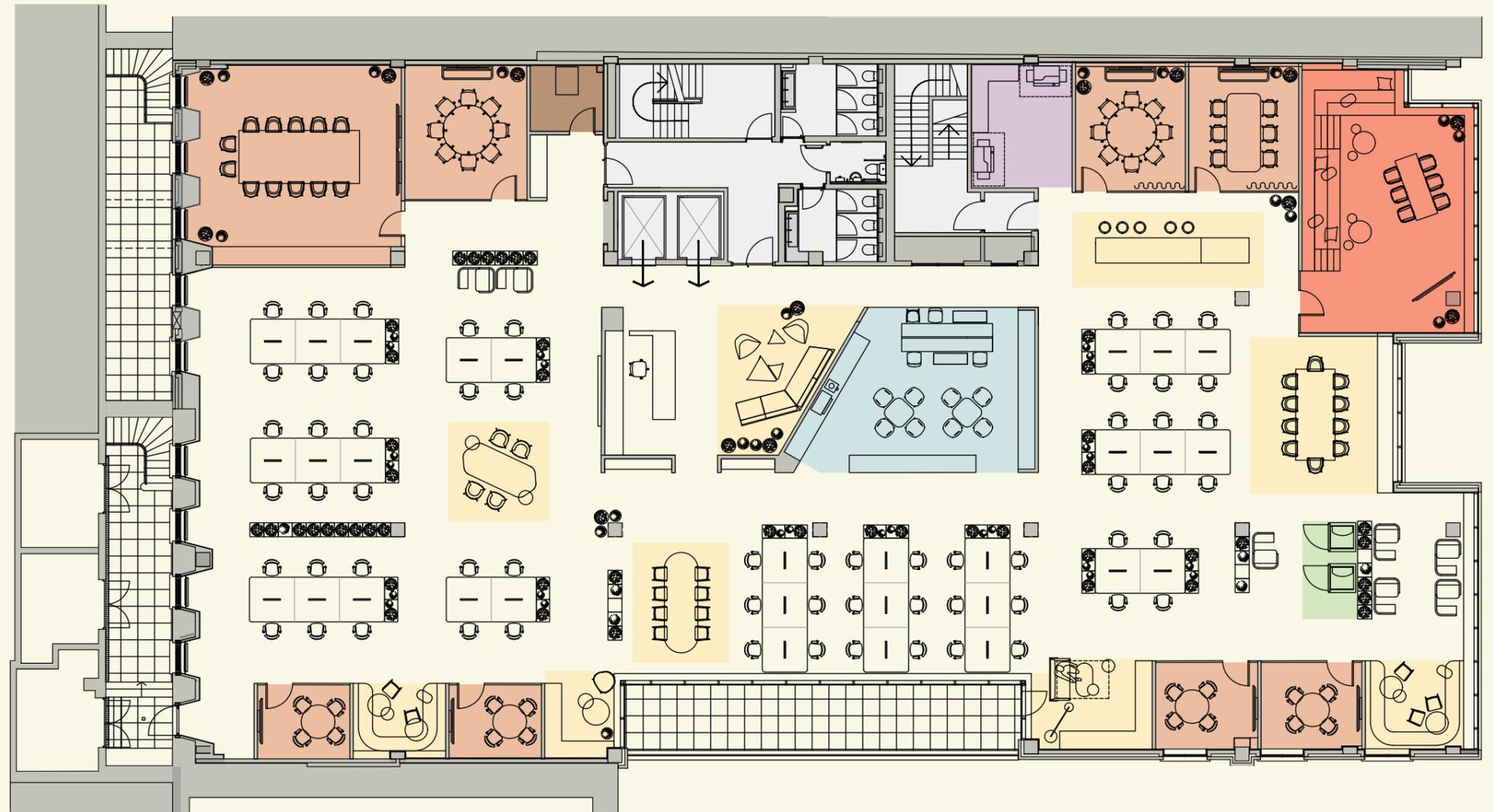
10,039 sq ft / 932 sq m

60 Standard Desks & Touchdown Desking

Collaboration Spaces / Coffee Bar with 50 Seats

- 1x Flexible Room
- 1x 12 Person Meeting Room
- 2x 8 Person Meeting Room
- 1x 6 Person Meeting Room
- 4x 4 Person Meeting Room
- 2x Print Point
- 2x Telephone Pod
- 1x Comms Room

- Flexible Room
- Meeting Room
- Collaboration Space
- Coffee Bar
- Telephone Pod
- Common Area
- Print Point
- Comms Room



# SPACE PLANS

## GROUND FLOOR

8,928 sq ft / 829 sq m

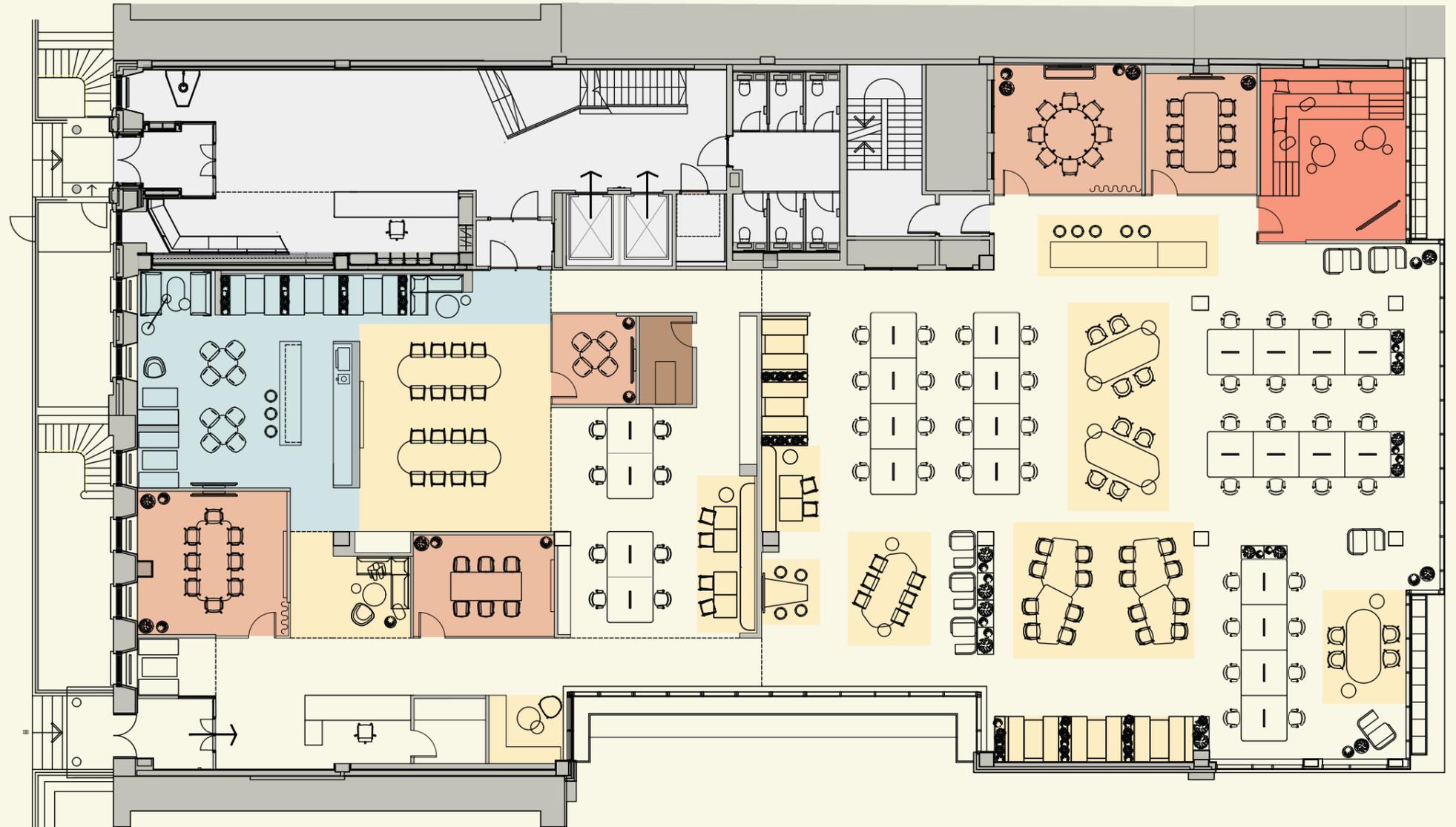
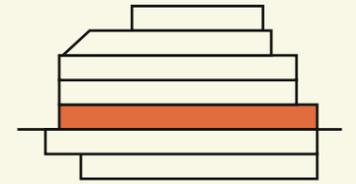
48 Standard Desks & Touchdown Desking

Collaboration Spaces / Coffee Bar with 98 Seats

- 1x Flexible Room
- 1x 12 Person Meeting Room
- 2x 8 Person Meeting Room
- 2x 6 Person Meeting Room
- 1x 4 Person Meeting Room
- 1x Comms Room

- Flexible Room
- Meeting Room
- Collaboration Space
- Coffee Bar
- Common Area
- Comms Room

Space plan based on alternate access via 25 St Andrew Square (principal access via main entrance of 24 alternatively available)



# SPECIFICATION

24 St Andrew Square has been fully refurbished, with all new Cat A fit out.

This has restored the traditional façade to its full grandeur and has fully overhauled the retained building exterior. Amenities have been introduced to enhance accessibility and user experience, and the services have been replaced for all electric 'no combustion' operation. Together with fresh and modern interior design, 24 St Andrew Square offers a fantastic working environment meeting all ESG requirements.



## External

- New historic railings to front elevation.
- New external platform lift sensitively inserted adjacent to the main entrance.
- New external lighting.



## Lift Lobby

- New lifts with direct access to floor plates.
- Floor level signage on each floor.
- High quality lift finishes.



## Toilet Core – Fit Out

- New fixtures, fittings and sanitary ware.
- Ceramic tiling to floors and walls.
- Integrated lighting design.
- Corian wash trough and sensor taps.
- Full height laminate cubicle system.



## M&E

- Low carbon installation to replace existing gas / chiller powered heating and cooling and hot water. Gas infrastructure removed from building. Simultaneous heating and cooling air sourced heat pump providing heating and cooling to lettable spaces.
- New fan coil units.
- New air handling unit supply and extract installations, complete with high efficiency heat recovery and electric frost protection heater batteries.
- Hot water provision by second stage water sourced heat pump replacing gas produced LTHW calorifiers.
- New cold water storage plant and cold-water booster set installation.
- New Cat5E break tank and booster set installation providing wash down facilities for plant / refuse / cycle storage areas.
- Complete new ACOP L8 HSG274 compliant domestic water services distribution system installation complete with PIR activated water shut off devices at each block of WC's.
- Complete new LTHW and CHW distribution systems.
- New replacement trench heating systems on each floor adjacent to glazed façade.
- New electric radiator installations to temper cold air entrainment through existing single glazed windows on front façade.
- New replacement lateral sanitary drainage installations.
- Upated electricity supply to building for all electric services.
- New switch gear and electrical distribution to floors.
- 2 no. distribution boards for tenant use on each floor.
- LED lighting with DALI controls throughout.
- New fire alarm and new security systems (CCTV, access control, intruder alarm).
- EV charging points within car park.



## Entrance Foyer

- Enlarged reception and lobby area.
- Considered lighting design and building branding.
- Touchdown and waiting space.
- Bespoke reception desk.
- Future proofing for speed lanes.



## Office Areas – Fit Out

- Perforated suspended ceiling (SAS system 330) on Lower Ground and Ground floors.
- Raised access floor tiles, typically 150mm overall.
- LED lighting.
- WiredScore Gold certification.



**WiredScore**  
GOLD



## Basement Wellbeing Facilities

- Dedicated entrance off North St Andrew St Lane to wellbeing facilities.
- Cycle storage for circa 60 bikes.
- Bike repair stand.
- Drying room & lockers.
- Fully accessible WC & shower.
- Gym style changing rooms with 3 individual showers, WC & lockers per male & female.
- Vanity unit with hair dryers.



# THE DELIVERY TEAM

 <p><b>Ardstone</b> Capital</p>	 <p><b>MLA</b></p> <p>Architect</p>	 <p><b>pmp</b></p> <p>Project Manager &amp; Principal Designer</p>
 <p><b>CUNDALL</b></p> <p>MEPH Services, Sustainability Engineer &amp; Vertical Transportation</p>	 <p><b>CHRISTIE GILLESPIE</b></p> <p>Structural Engineer</p>	

# **TWENTY FOUR**

**ST ANDREW SQUARE**  
**EDINBURGH**

A development by Ardstone Capital Ltd UK on behalf of CBRE IM and the Ardstone Regional Office Fund.

# **CONTACT**

For further information please contact the joint letting agents:



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07815 032 092

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**24standrewsquare.com**