

# PRIME OFFICE TO LET

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## PART 4TH FLOOR

6 ST ANDREW SQUARE  
EDINBURGH | EH2 2BD

10,856 sq ft (1,008 sq m)

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A fully-fitted suite with  
an exclusive terrace in  
Edinburgh's most desirable  
location overlooking  
St Andrew Square







EPC 'A'

BREEAM®



BREEAM  
'Excellent'

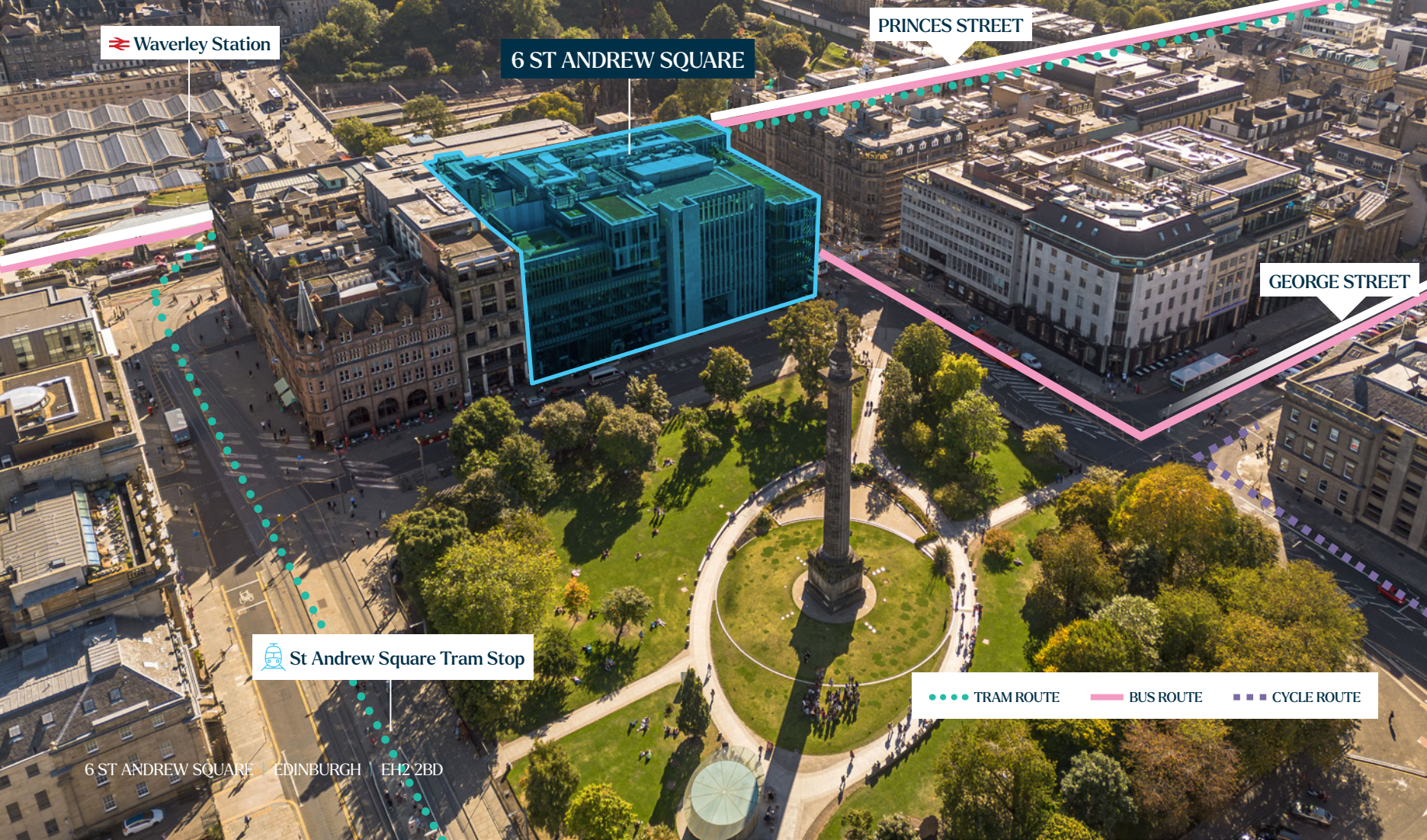


Exclusive  
terrace  
facing  
St Andrew  
Square



# LOCATION

St Andrew Square is Edinburgh's most highly desirable premier office and leisure location, with superb connectivity across the city and beyond.



Waverley Station

6 ST ANDREW SQUARE

PRINCES STREET

GEORGE STREET

St Andrew Square Tram Stop

6 ST ANDREW SQUARE | EDINBURGH | EH2 2BD

●●●● TRAM ROUTE    — BUS ROUTE    - - - CYCLE ROUTE

## TRANSPORT LINKS



**RAIL**  
Edinburgh Waverley Train Station is less than a 5 minute walk.



**TRAM**  
St Andrew Square Tram Stop is within a 2 minute walk.



**AIR**  
Edinburgh Airport is accessible by tram (35 minutes), bus (30 minutes) and taxi (30 minutes).



**BUS**  
Edinburgh's main bus routes are located within a 2-minute walk. Edinburgh Bus Station is a 4 minute walk.



**CAR**  
Highly accessible by car via Edinburgh's arterial road network.



# DESCRIPTION

Completed in November 2016, 6 St Andrew Square comprises 116,755 sq ft of Grade A office accommodation arranged over five floors with a double height reception and an impressive seven storey atrium with retail units on the ground floor.

The available accommodation is located on the 4th floor and offers prime office accommodation with an exclusive private terrace overlooking St Andrew Square.

The suite is offered fully fitted and provides open plan office accommodation, a range of meeting rooms, together with outstanding kitchen facilities.



# SPECIFICATION



## 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



## ENVIRONMENTAL

- EPC rating of 'A'
- BREEAM certification 'Excellent'
- Highly efficient VRF system for heating and cooling
- Highly efficient Intelligent LED lighting linked to daylight and occupancy – minimizing energy demand



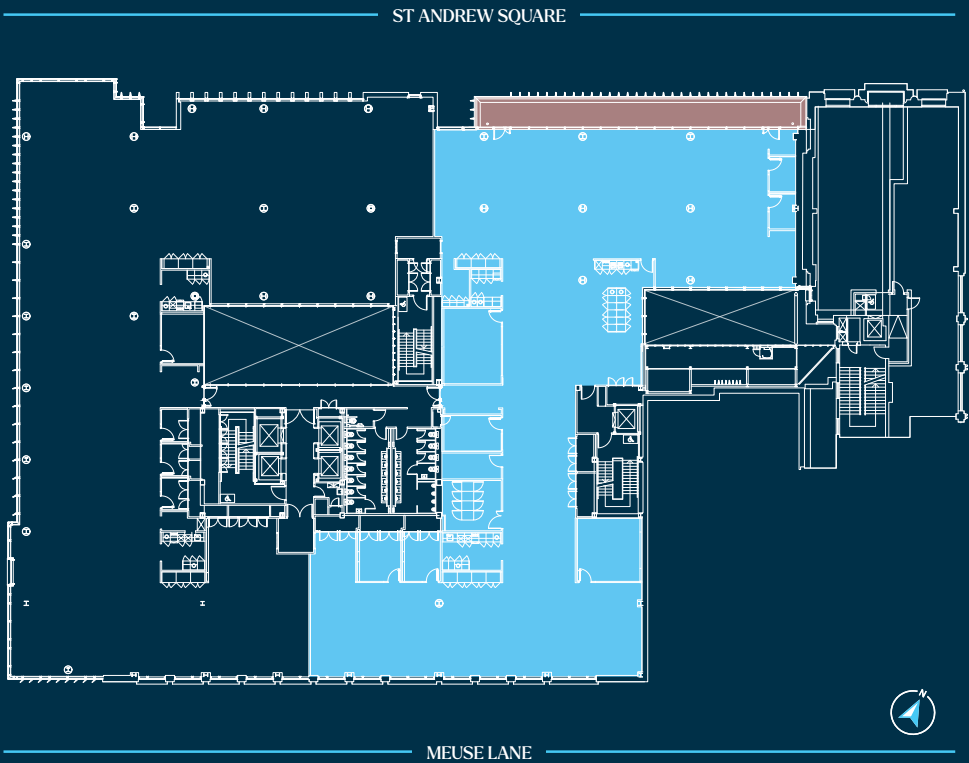
## AMENITY & WELLNESS

- Male, female and accessible WC's on each floor
- Showers and changing facilities
- Lockers and drying rooms
- 100 secure indoor bike racks
- 1 secure car parking space within the building



# ACCOMMODATION

Fully fitted suite with 7 meeting rooms, 2 kitchens and exclusive terrace.  
Net Internal Area : c.10,856 sq ft (1,008 sq m)



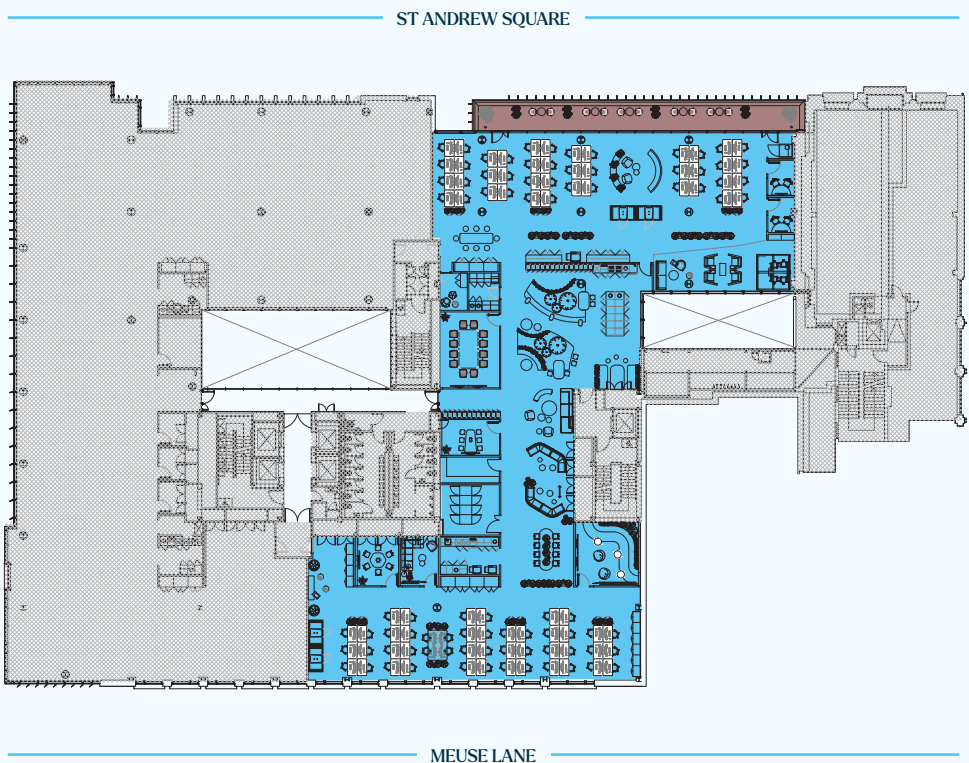
+ There is one car parking space available with the suite.

KEY:

Available suite

Exclusive Terrace

# INDICATIVE SPACE PLAN



- 84 desks plus touch down seating throughout
- 2 x 2 person meeting rooms
- 2 x 6 person meeting rooms
- 1 x 12 person meeting room
- 2 x wellbeing rooms
- 1 x collaboration / workshop space

KEY:

Available suite

Exclusive Terrace



## LEASING TERMS

The accommodation is available by the way of a sub-lease until 22<sup>nd</sup> August 2038. 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.

The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Agents has any authority to make or give any representation or warranty whatever in relation to this property.

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## FURTHER INFORMATION

For additional information please contact the sole letting agents:

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**Galbraith**