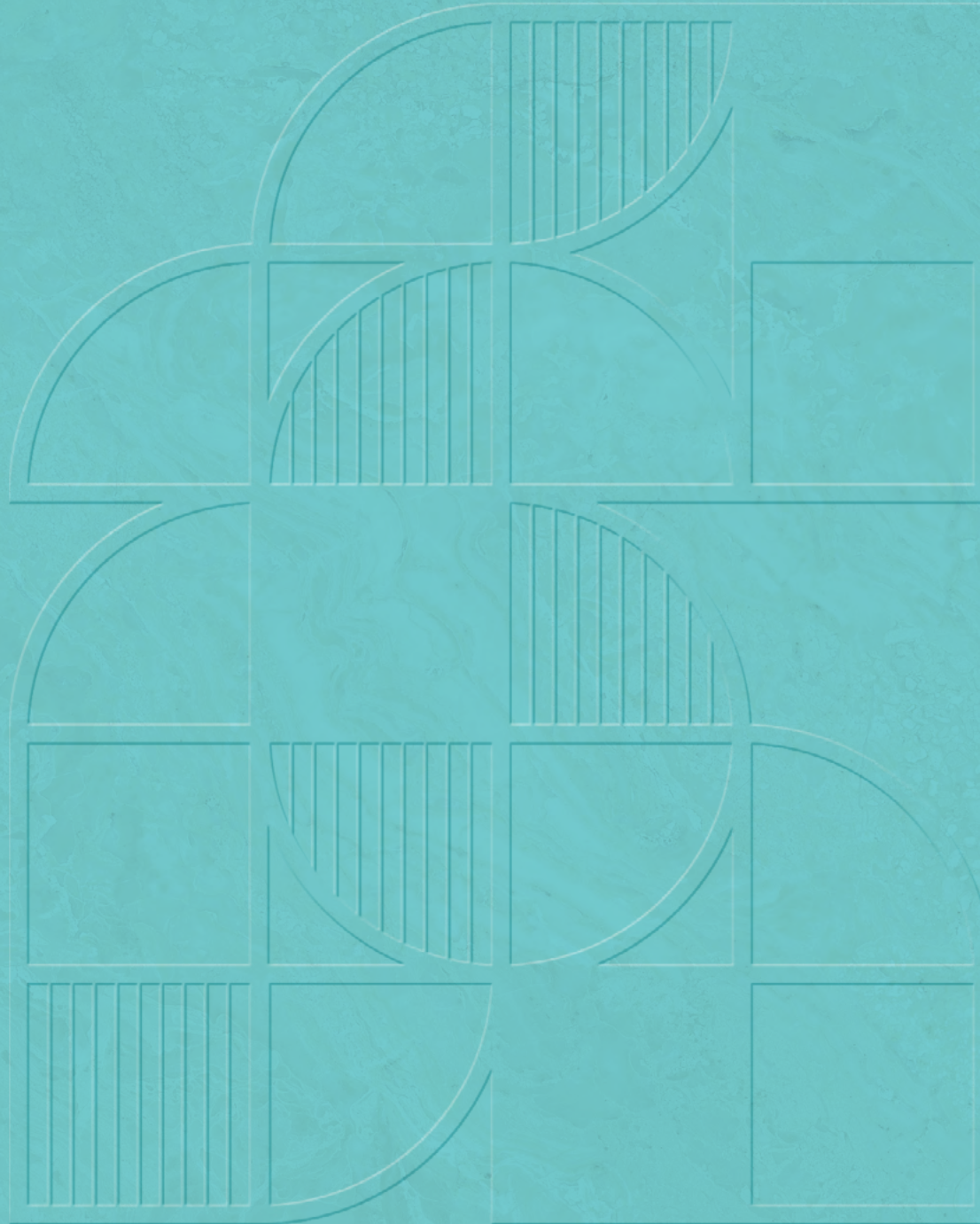


Prime Office

6,583 SQ FT (612 SQ M)

Office space in
Edinburgh's most
desirable location



Part 3rd 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.

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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

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The Neighbours

NEIGHBOURING OCCUPIERS

- 01. Glenmorangie, Heineken, Dickson Minto
- 02. Cubo, Cadence, Multrees Investors
- 03. Regus
- 04. ARUP, Rathbones, Mott MacDonald, Nursing & Midwifery Council, Artisanal Spirits Company, Copenhagen Offshore Partners
- 05. Punter Southall
- 06. Aberdeen HQ
- 07. Charlotte Street Partners, Thomson Gray, BayWa
- 08. Office Space In Town
- 09. 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, 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

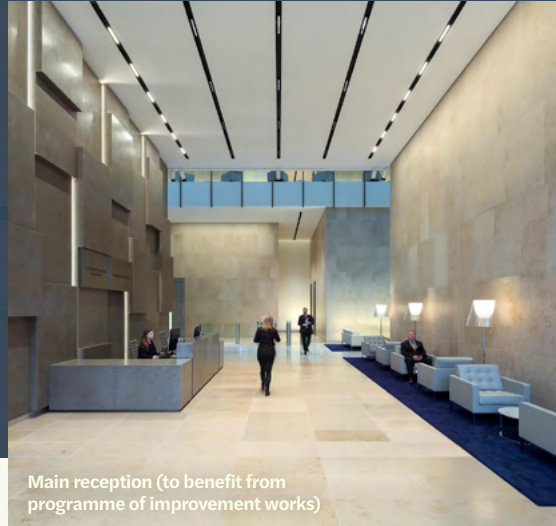


Part 3rd Floor
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Description

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 3rd 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



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Specification

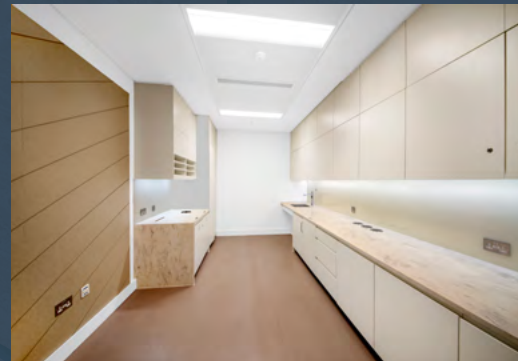


Part 3rd Floor
6 St Andrew Square
Edinburgh | EH2 2BD



TECHNICAL

- Fully automated Building Management System
- Clear floor-to-ceiling height of 2.75 m
- 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



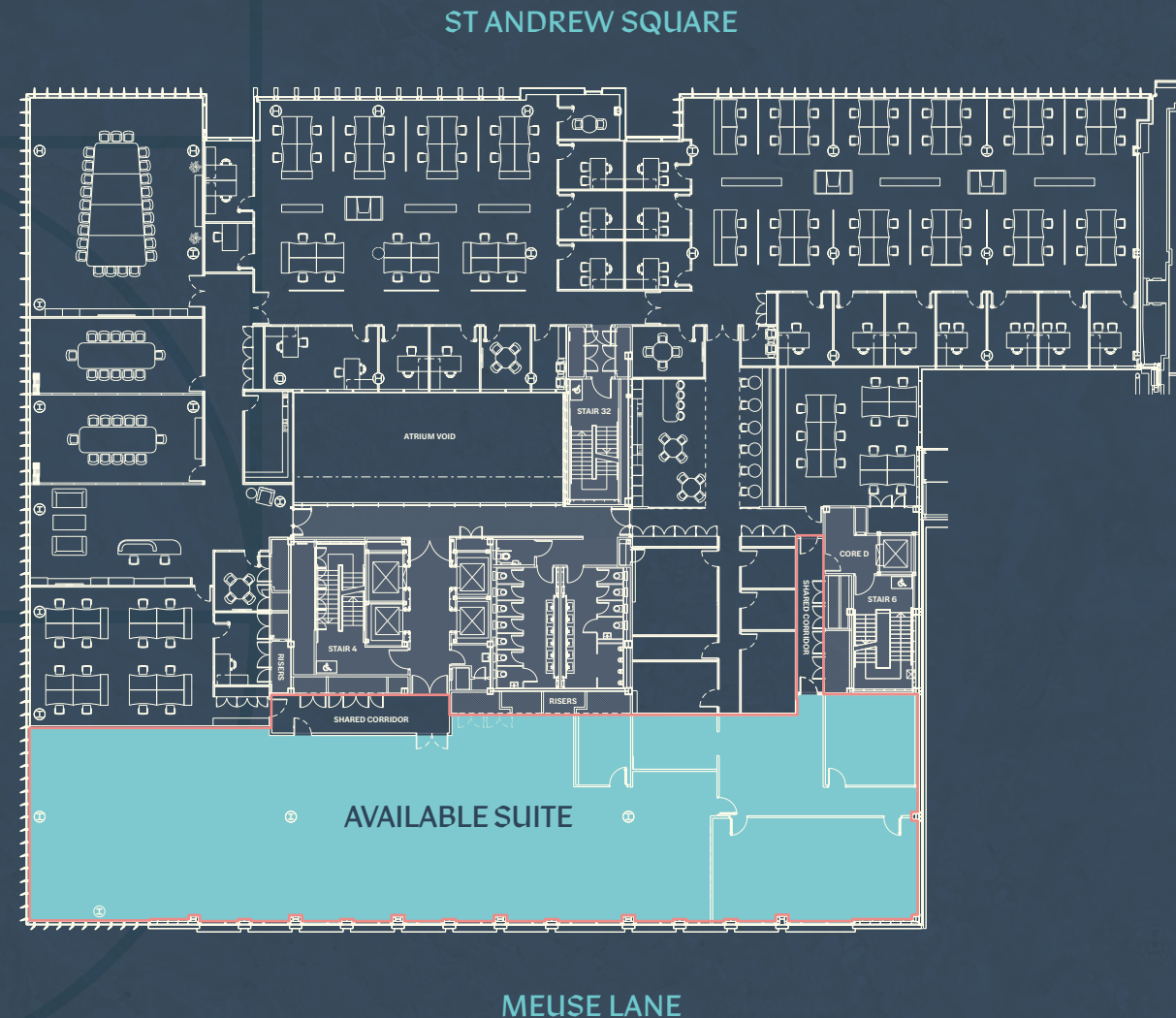
AMENITY & WELLNESS

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

Accommodation

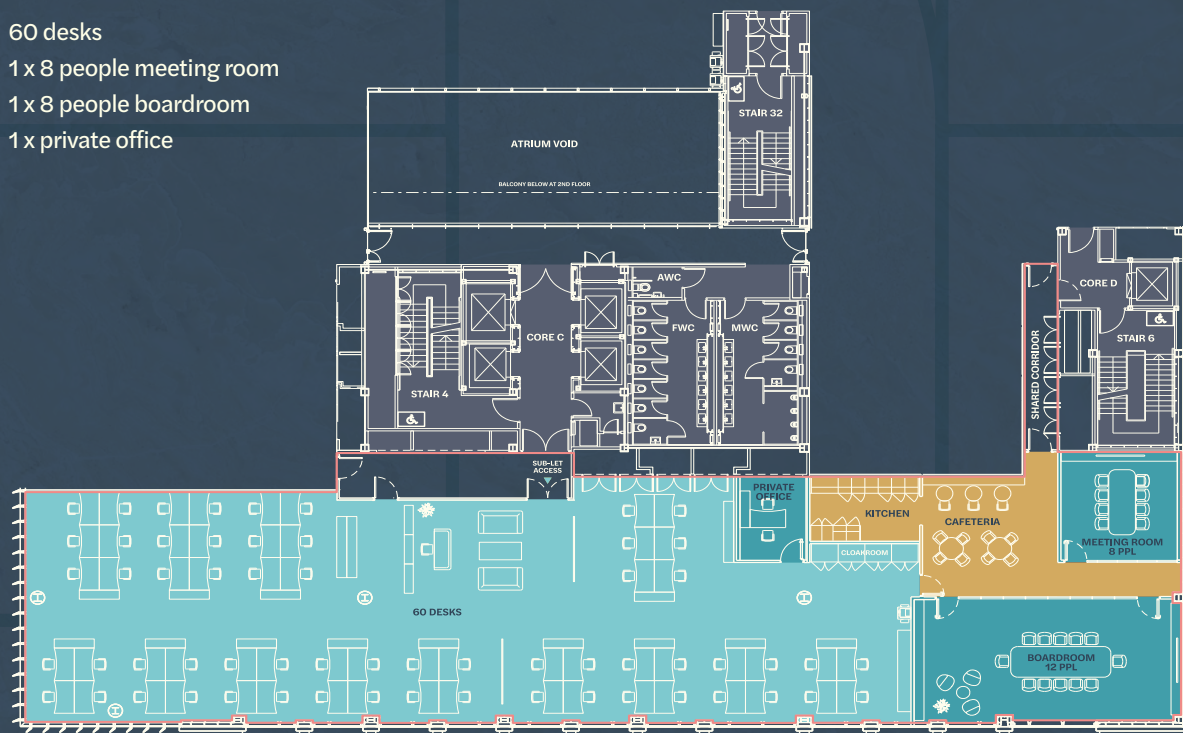
The accommodation will require joint measurement upon completion of the sub-dividing wall; however, it is understood the suite will extend to the following approximate Net Internal Area:

6,583 SQ FT (612 SQ M)



ST ANDREW SQUARE

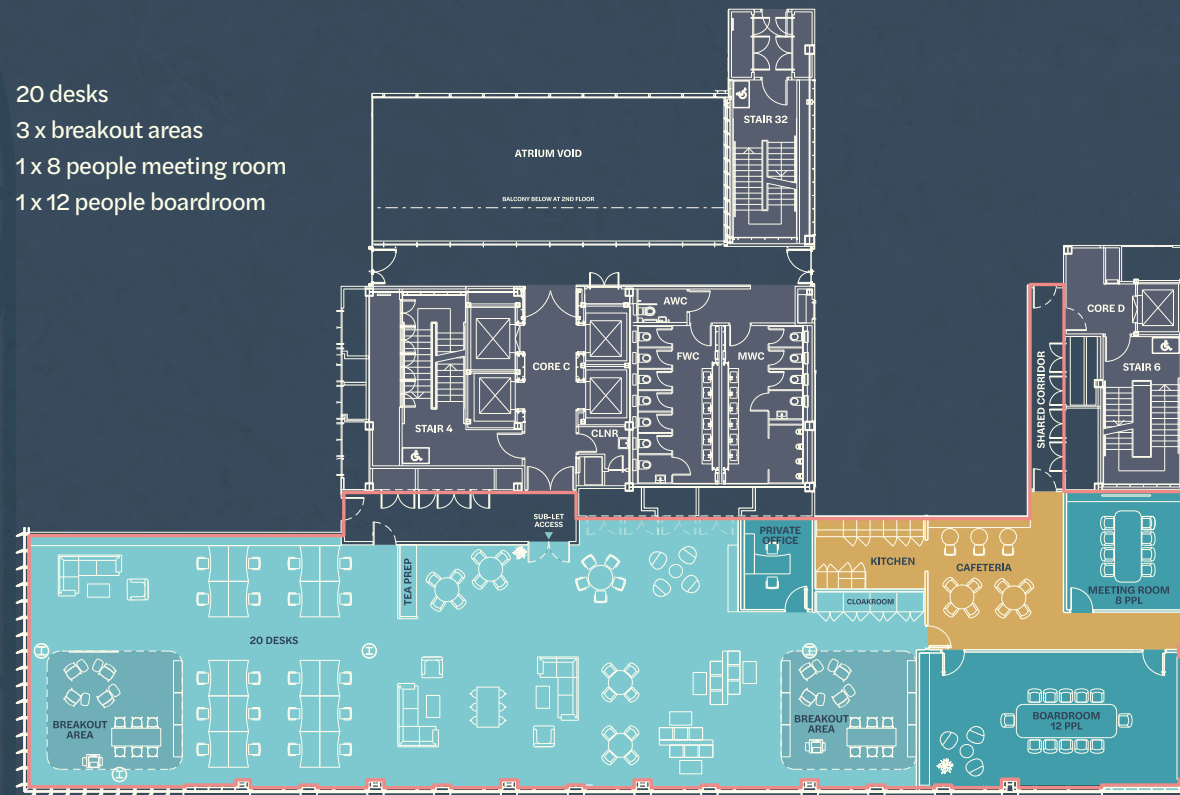
- 60 desks
- 1 x 8 people meeting room
- 1 x 8 people boardroom
- 1 x private office



MEUSE LANE

Part 3rd Floor
6 St Andrew Square
Edinburgh | EH2 2BD

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



Space Plans

Part 3rd 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



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