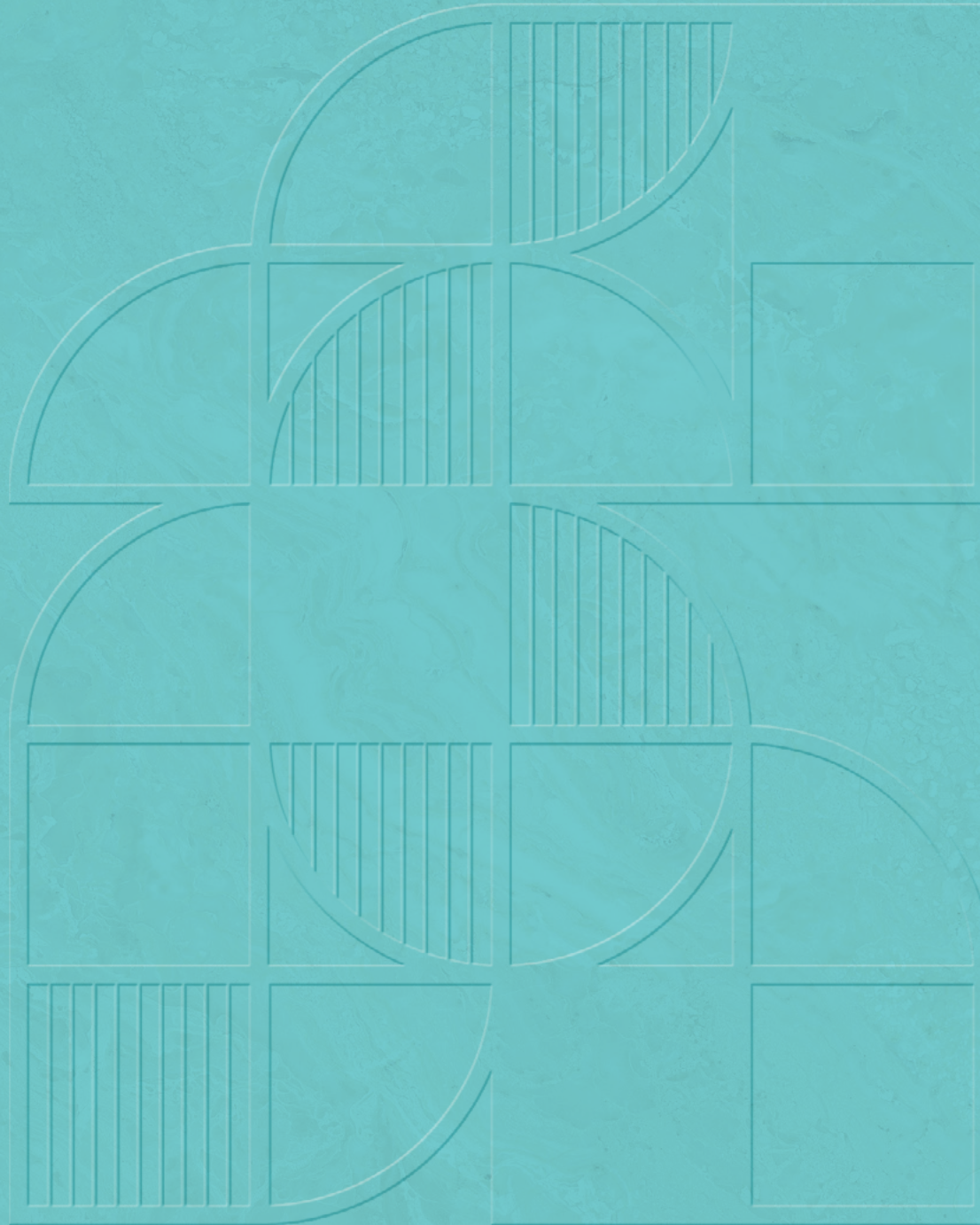


Prime Office

6,583 SQ FT (611 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 a recently refurbished reception area, with a view through to the central seven storey atrium base and double-height lift lobby beyond.

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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

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. Aberdeen 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. Ridland Wealth Management, IOTech Systems, Alexander Steele Recruitment, Cumming Group
14. Amazon, Scottish Government, Microsoft, Handelsbanken, Scottish National Investment Bank, Royal London
15. RBS
16. FNZ
17. Ediston, Places for People, UBS



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

Description

6 St Andrew Square is a prominent mixed-use building in the heart of Edinburgh city centre, home to a prestigious occupier line-up including Dickson Minto, Heineken and Glenmorangie.

The building extends to seven storeys and features a striking double-height reception area and impressive central atrium. The office accommodation is arranged over five floors, providing high-quality workspace in the heart of Edinburgh city centre.



Part 3rd Floor
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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

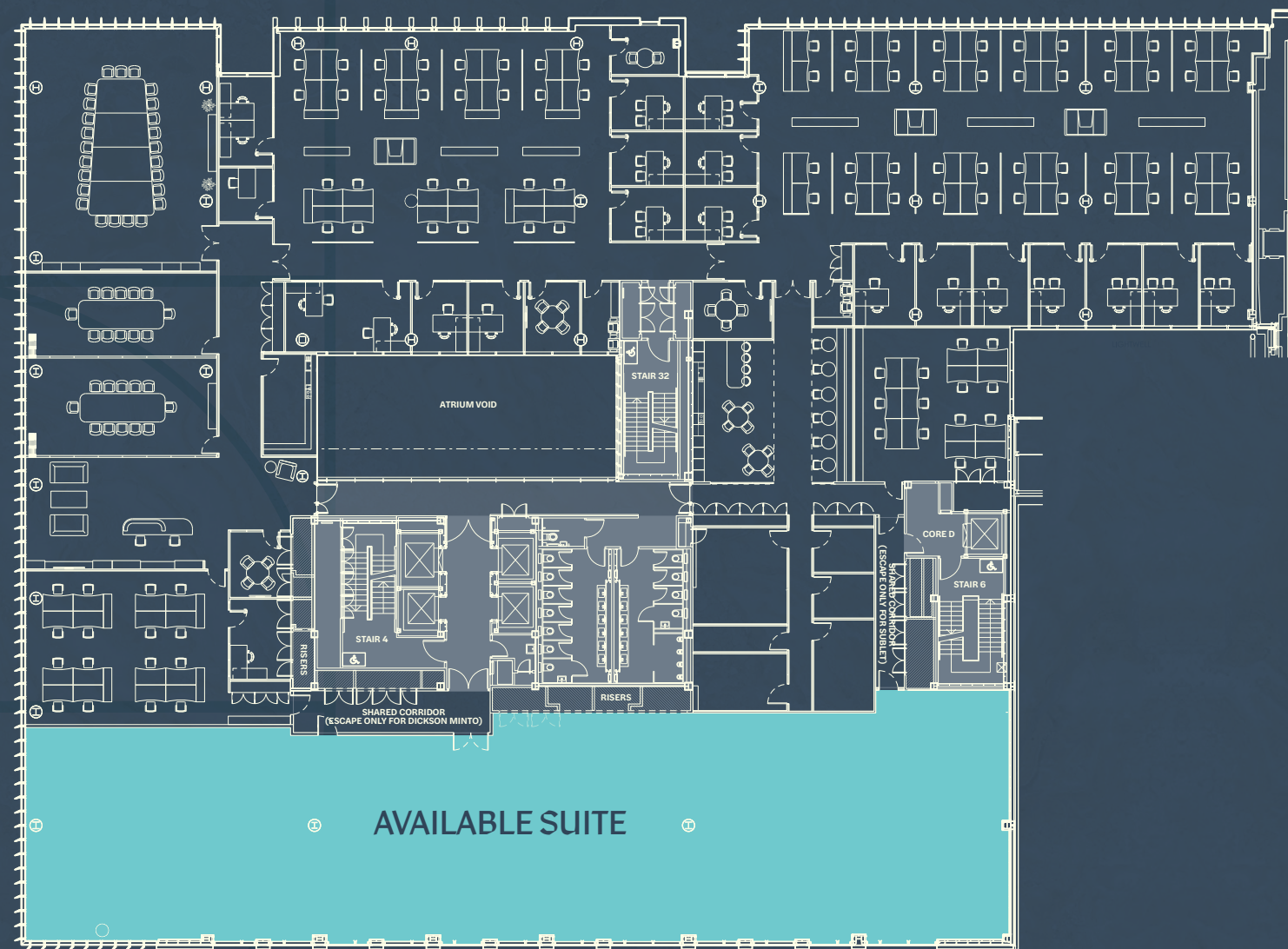
- Male, female and accessible WCs on each floor
- Showers and changing facilities
- Lockers and drying rooms
- 100 secure indoor bike racks

Specification

Accommodation

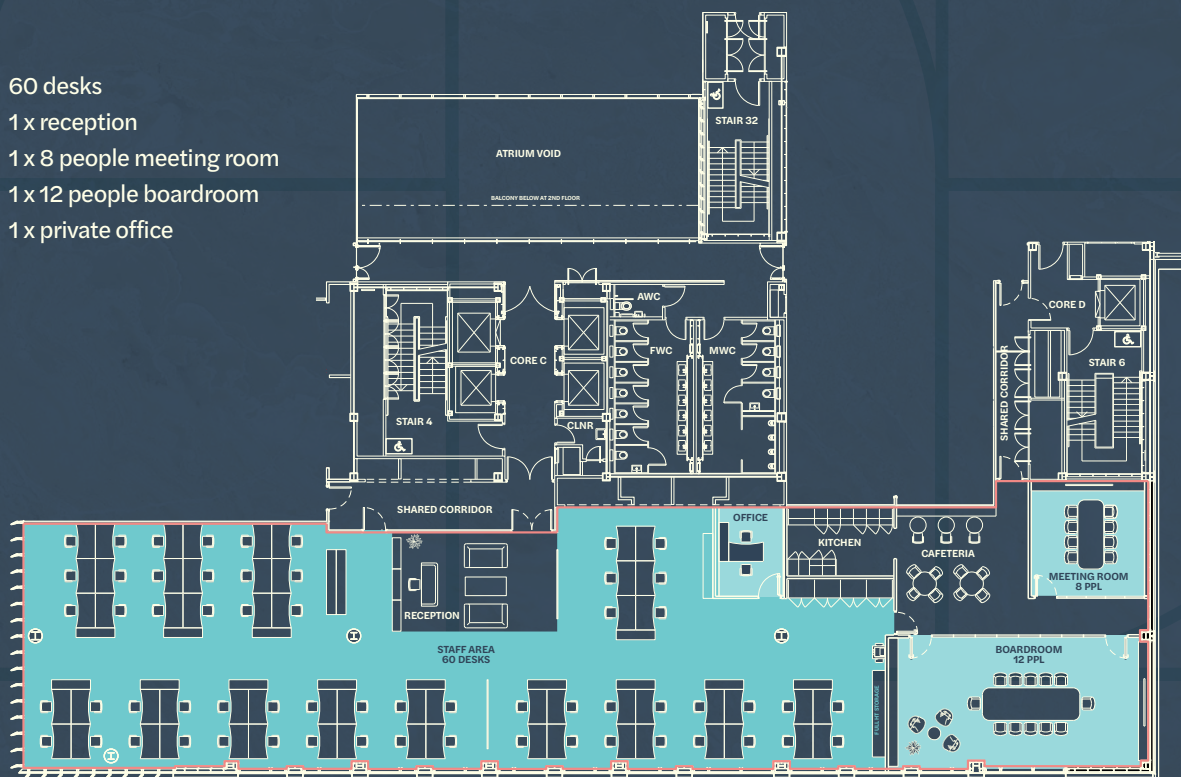
6,583 SQ FT (611 SQ M)

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ST ANDREW SQUARE

- 60 desks
- 1 x reception
- 1 x 8 people meeting room
- 1 x 12 people boardroom
- 1 x private office



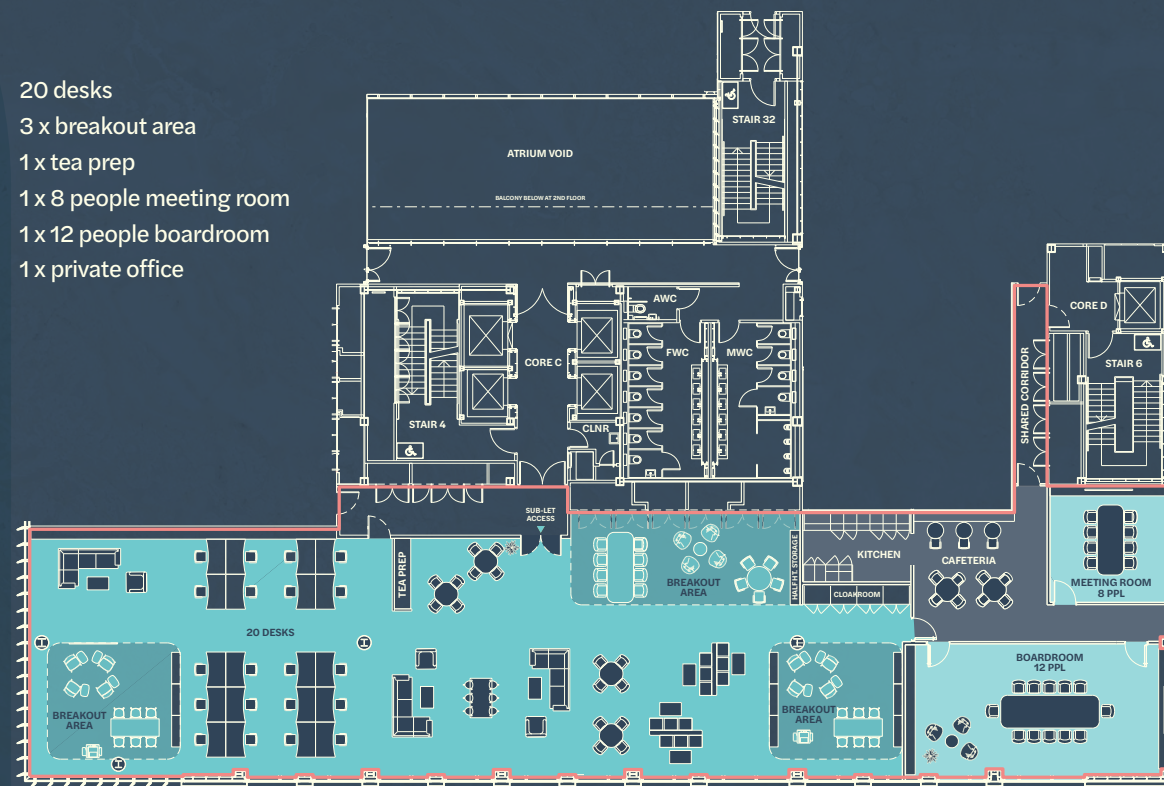
MEUSE LANE

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

The suite is available with an attractive partial fit-out already in place, comprising a boardroom, meeting room, private office, kitchen and breakout facilities, and cloakroom accommodation, enabling a swift and cost-effective occupation.

ST ANDREW SQUARE

- 20 desks
- 3 x breakout area
- 1 x tea prep
- 1 x 8 people meeting room
- 1 x 12 people boardroom
- 1 x private office



MEUSE LANE

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 joint 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:



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