23

ST ANDREW SQUARE

EDINBURGH

A classic address.
A contemporary workplace.

SUITES FROM 2,804 SQ FT / 260.50 SQ M – 17,125 SQ FT / 1,590.96 SQ M
AVAILABLE VIA SUB-LEASE / ASSIGNATION

Style with substance.

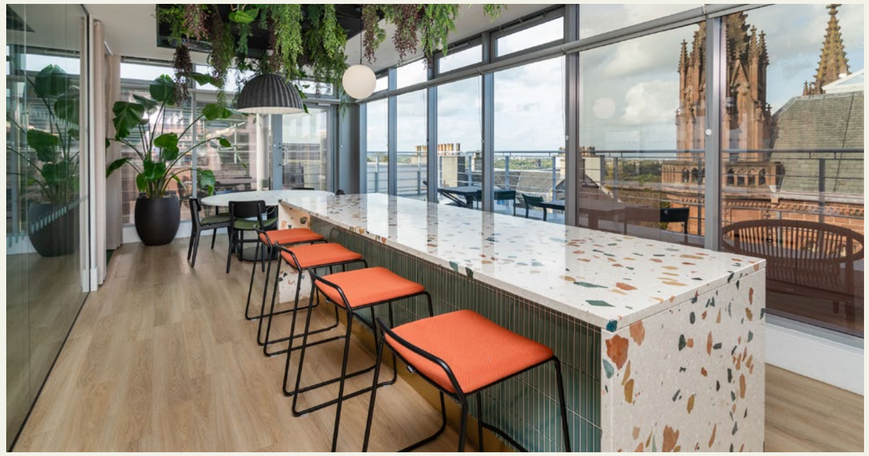
WELCOME TO THE BEST OF BOTH WORLDS.

23 St Andrew Square sits within one of Edinburgh's most recognisable settings – a place shaped by ambition, commerce and architecture for generations.

The original building reflects the architectural confidence and civic ambition that helped shape the New Town. Its proportions, detailing and relationship with the Square provide a distinctive sense of place.







Edinburgh's best address for business.

BUILT ON HISTORY. DESIGNED FOR TOMORROW.



That visible heritage has been retained while new development behind provides the state-of-the-art facilities required by today's occupiers, fully fitted and ready to occupy now.

At the heart of Edinburgh's New Town, St Andrew Square combines the character of the city with the convenience of a genuinely connected location.

A fully fitted workplace.

READY FOR BUSINESS FROM DAY ONE.

23 St Andrew Square combines the character of a prestigious Edinburgh address with the convenience of a contemporary, fully fitted workplace.

Thoughtfully refurbished and comprehensively equipped, the offices are designed to make moving in effortless. From workstations and meeting rooms to collaborative spaces, kitchens, technology and end of journey facilities, everything is in place for businesses to arrive, settle in and get straight to work.

No lengthy fit-out. No unnecessary disruption. Just an exceptional working environment, ready to make your own.





MOVE IN.
SWITCH ON.
GET TO WORK.

Edinburgh on your doorstep.

WORK IN THE CENTRE. LIVE IN THE HEART OF IT.



Step outside 23 St Andrew Square and the city is immediately part of the working day. Restaurants, cafés, hotels, shops, transport connections and some of Edinburgh's most recognisable landmarks are all within easy reach.

The Square provides an exceptional setting for client meetings, lunch away from the desk, after-work drinks or simply a change of scene.















Eat. Drink. Repeat.













A location that works as hard as you do.

GET CONNECTED TO EVERYTHING THAT MATTERS.



8 MIN WALK
Picardy Place Tram Stop

2 MIN WALK
Edinburgh Bus Station

5 MIN WALK
Waverley Station

2 MIN WALK
St Andrew Square Tram Stop

23

6 MIN WALK
Princes Street Tram Stop

St Andrew Square sits at the heart of the city's transport network, providing easy access across Edinburgh and beyond.

The surrounding city centre also places major business districts, Edinburgh Waverley, tram connections, the central bus station, retail, hospitality and cultural destinations within convenient reach.

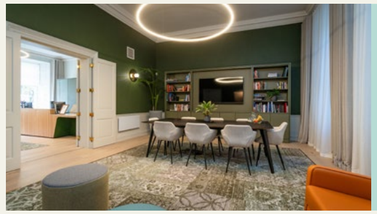
For employees, clients and visitors alike, 23 St Andrew Square is exceptionally well connected.

St Andrew Square is more than a prestigious address, it is part of a thriving business environment.

Where Edinburgh does business.

A NEIGHBOURHOOD THAT REALLY WORKS.

Surrounded by some of the city's most established professional, financial and commercial organisations it creates a powerful setting for businesses looking to attract talent, build relationships and position themselves at the centre of Edinburgh's commercial life.



THE BUSINESS FOR BUSINESS.



**Some buildings offer heritage. Some offer performance.
23 St Andrew Square offers both.**

A prestigious address, distinctive architecture and genuine character combine with contemporary fully fitted office accommodation, modern specification and the flexibility to create a workplace around your business.

It is an opportunity to occupy a building with a story – while writing the next chapter yourself.





Keep what matters. Improve what's possible.

HISTORIC ADDRESS. CONTEMPORARY WORKPLACE. FUTURE-FOCUSED BUSINESS.



Space to do your best work.

DESIGNED WITH FLEXIBILITY IN MIND.

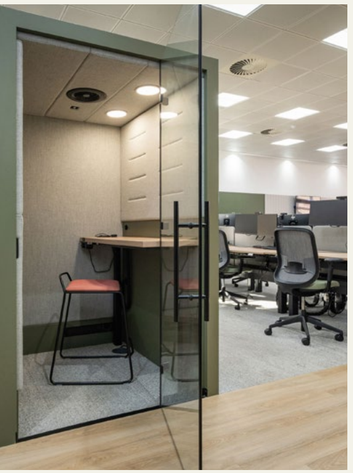
23 St Andrew Square has been designed to provide high-quality, modern office space with stylish finishes and flexible, efficient working areas.

Every detail has been carefully considered to create a premium working environment that meets the evolving needs of today's occupiers.

















THE SPACE

Each floor offers a dynamic workspace with VC-equipped meeting rooms, breakout spaces and soundproof booths. Other key building features include:

- Helvar circadian lighting
- Fully accessible lifts
- New cloud based CCTV system
- CAT6 cabling throughout
- Smoke detection monitored by Chubb
- Modern kitchens with Nespresso machines
- Rear balconies on the first to third floors
- Circa 200 new electronic lockers across the ground to third floors

THE SPACE

Employee wellbeing is vital and the building is designed to encourage collaboration, comfort and connection. Highlights include:

- A lower ground floor area with seating for approximately 40 including upholstered booths and two rear offices, two TVs, a large breakfast bar, two Jura bean-to-cup coffee machines, microwaves and dishwasher
- Stylish reception with adjacent meeting space
- Four showers, lockers and an accessible WC/shower on the lower ground floor
- Dedicated first aid and prayer rooms, with Wudu washing facilities
- Secure cycle storage and four car parking spaces















A building of substance. A space full of opportunity.

FITTED OUT AND READY TO GO.



3RD FLOOR

2,804 SQ FT / 260.50 SQ M

2ND FLOOR

3,623 SQ FT / 336.58 SQ M

1ST FLOOR

4,006 SQ FT / 372.16 SQ M

GROUND FLOOR

3,821 SQ FT / 354.98 SQ M

LOWER GROUND FLOOR

2,871 SQ FT / 266.72 SQ M

TOTAL AVAILABLE SPACE

17,125 SQ FT / 1,590.96 SQ M

Flexibility is at the heart of 23 St Andrew Square. Designed to accommodate different businesses and different ways of working, the building offers the opportunity for a single occupier to make the entire property their own, or for multiple businesses to occupy individual floors, creating a workplace that works around their needs.

NB: Indicative floor plans

Your next chapter starts here.

A CLASSIC ADDRESS. A CONTEMPORARY WORKPLACE.



23 St Andrew Square brings together the things that are increasingly difficult to find in one place: architectural character, a truly central Edinburgh location and a fully fitted contemporary workplace designed for modern business.

It respects where the building has come from. It understands what businesses need today. And it provides the platform for whatever comes next.

EPC ‘A’

Entry is by mutual agreement

Rateable value £559,000

The entire building is held on a full repairing and insuring head lease expiring on the 14th July 2033. The passing rent is currently £618,000 per annum. There will be a rent review on the 13th July 2030 aligned to open market value





MAKE HISTORY TOMORROW.

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