



From dawn till dusk, excellence all around



Contents

Whether it's amenities, occupiers,  
connectivity or the quality of the  
building – from dawn till dusk,  
excellence all around





# Workspace of the Highest Calibre

**Six St Andrew Square is a prime, mixed-use building at the heart of Edinburgh, capable of accommodating office requirements of up to 116,755 sq ft.**

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.



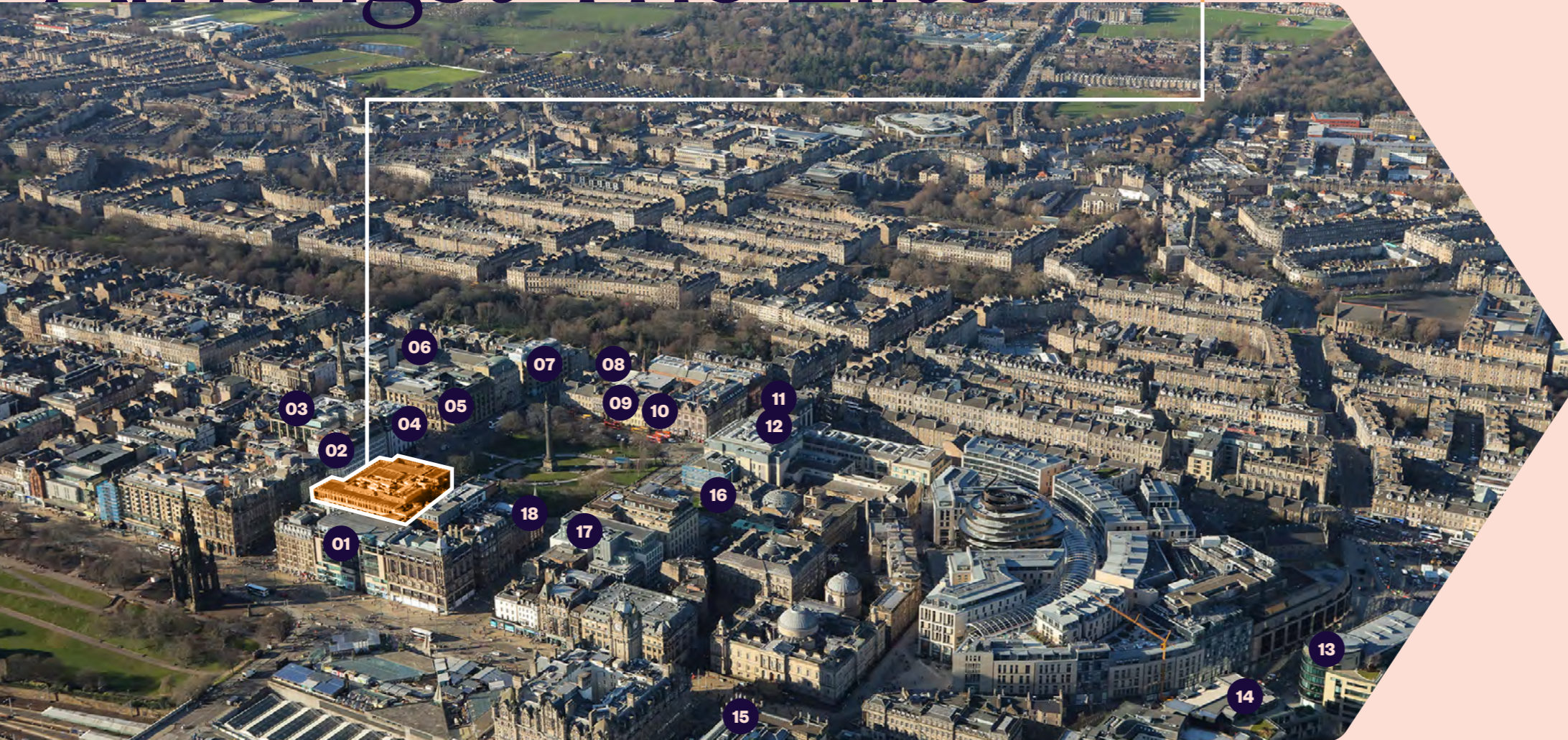


# At The Very Heart Of Edinburgh





# Amongst The Elite



## Neighbouring Occupiers

- 01** Cubo, Cadence, Canaccord, Red Rock Power, Multrees Investors
- 02** Regus
- 03** ARUP, Rathbones, Trustpilot, Midwifery Council, MacRoberts
- 04** Punter Southall
- 05** abrdn
- 06** Charlotte Street Partners, Thomson Gray, BayWa, PA Consulting, Save the Children
- 07** Royal London
- 08** Office Space Scotland
- 09** First Sentier Investors
- 10** Kaplan International
- 11** Computershare
- 12** Charles Stanley, Dialog Semiconductors, Brown Shipley, Aberdeen Considine, Nuveen
- 13** Baillie Gifford
- 14** Glenmorangie, Nuveen, Baillie Gifford, Tetra Tech Europe
- 15** Amazon, Scottish Government, Microsoft, Handelsbanken, NHS, Scottish National Investment Bank
- 16** RBS
- 17** FNZ
- 18** Ediston, Places for People, UBS



# Ticks All The Boxes



Edinburgh is a **globally recognised** European capital city and the UK's **largest regional financial centre**

## ST JAMES QUARTER

Situated close to the **850,000 sq ft** retail-led, mixed-use **St James Quarter**

## Standard Life

PEVERIL  
SECURITIES

**KanAm**  
Grund Group

Developed by **Standard Life Investments** and **Peveril Securities** in 2016 to a **very high specification**.  
Now owned by **KanAm**



**116,755 sq ft** of the highest quality office space and capable of accommodating office requirements from c. 23,000 sq ft



**Surrounded by excellent amenities** for staff including: Dishoom, The Ivy, Bread Street Bar + Kitchen, Vapiano, Wagamama, Gaucho & TK Maxx



**Bicycle storage** spaces, high quality **locker rooms** and **showering facilities** (BCO aligned)



A total of four **open air terraces** for staff to enjoy



**St Andrew Square** is on the doorstep for a **breath of fresh air** and time out of the office



An impressive **double-height entrance** and reception area, with a view through to the central **seven storey atrium**



Full-height glazed elevations **maximise daylight levels** over the office floor plates and take advantage of the unique views



The development includes a total of **16 car parking spaces**



Excellent sustainability credentials, **'Very Good'** BREEAM (2011) Rating and EPC Rating **'A'**

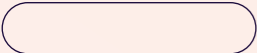




The workforce is the heartbeat of any business. At Six St Andrew Square you can offer them the very best of the best,  
**around the clock...**

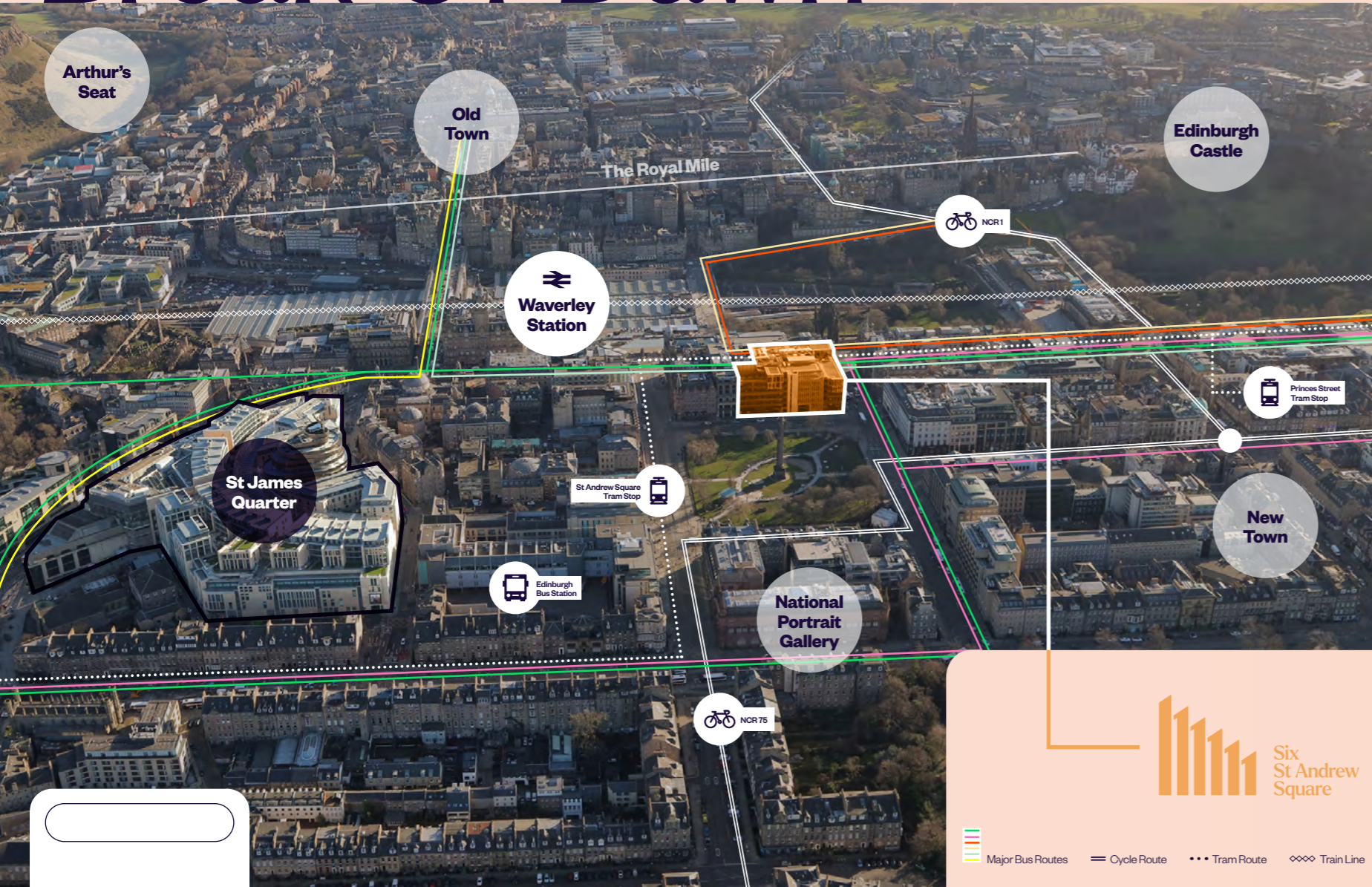


# WAKE UP





# Break Of Dawn



With superior connectivity, getting to Six St Andrew Square has never been easier, no matter the mode of transport.



4 minute walk to Edinburgh bus station

Tram every 7 minutes from St Andrew Square tram stop



35 minutes from St Andrew Square tram stop to Edinburgh Airport

NCR 1 & 75 on the doorstep, connecting the north & south of the city



Only a 5 minute walk to Waverley station

## Journey Times From Waverley Station

Glasgow Queen St	→	52 minutes
Newcastle	→	1 hour 26 minutes
Aberdeen	→	2 hours 34 minutes
Manchester Piccadilly	→	3 hours 14 minutes
Birmingham New Street	→	4 hours 14 minutes
London King's Cross	→	4 hours 42 minutes



Major Bus Routes    Cycle Route    Tram Route    Train Line



# Kick Start The Day



**1 minute walk away**

43 St Andrew Square

**Black Sheep Coffee**

**2 minute walk away**

25 Princes Street



**Costa Coffee**



**Sainsbury's Local**

**1 minute walk away**

9-10 St Andrew Square



**3 minute walk away**

54 Princes Street

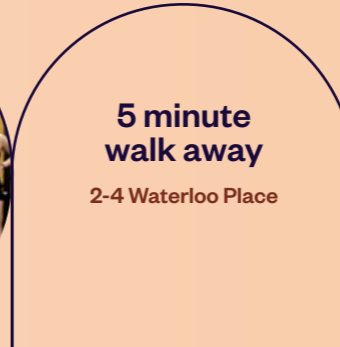
**M&S Foodhall**



**CaveFit Gym**

**1 minute walk away**

43 St Andrew Square



**5 minute walk away**

2-4 Waterloo Place

**The Gym**



**5 minute walk away**

121 Hanover Street

**Dishoom**

**1 minute walk away**

3a St Andrew Square



**Urban Angel**



# Re-Charge

## Doesn't everyone deserve to enjoy their journey?

Picture the peacefulness of a morning walk, bike ride or run. Connecting with nature is a breeze at Six St Andrew Square, where there's an active approach to healthy hearts and minds that includes numerous active commuting options.

A growing interest in health and wellbeing; an overall rise in the number of cyclists, active commuters and the growing importance of environmental and social (ESG) agendas converge on a tide for change that will only get bigger.



## Our end-of-journey facilities set the tone for your day ahead:



100  
secure indoor  
bike racks



16 car  
parking  
spaces



11 showers &  
142 lockers  
(separate male, female &  
accessible facilities)

Specification aligned to BCO Guide: The Market Cycles II (March 2022)



# Grand Introductions



**Impressive double-height entrance**



**Spacious reception & waiting area**



**Four passenger lifts and one goods lift**



**Bright & airy atrium spanning seven floors**



10:45



Impressive Double Height  
Entrance / Reception

Full Height  
Atrium &  
Seating Area



# Hit The Ground Running

**From dusk until dawn, we are ready to go when you are.**

Situated on the south side of St Andrew Square, the versatile fully furnished, high-quality office environment can easily adapt to many workstyles, needs and preferences while enhanced connectivity ensures a seamless digital experience.

Light filled, open and dynamic surroundings and outdoor views provide a backdrop to individual offices, workstations, meeting rooms, relaxation and collaborative spaces. Quality, future-proofed workspace that supports a vibrant community.



Ideal for smaller teams, privacy or a dedicated workspace, our modular spaces are located towards the building's interior to ensure maximum daylight. Ideal when you need to focus and can easily adapt to a meeting space when it's time to change it up.

With 30% of the workplace allocated to collaborative and relaxed spaces, it's a perfect fit for growing and thriving creative and sociable communities with plenty of room to manoeuvre and keep the ideas flowing.

Natural, mature and built to endure: with first impressions of your workspace being of the ultimate importance, we have created visitor areas with perfect, high-quality finishes that will endure.





# BREAKK OUT

12:00





# Space To Breathe



12:30





# Extensive Menu



1 minute walk away

3a St Andrew Square

**Amarone**

1 minute walk away

3a St Andrew Square



1 minute walk away

4a St Andrew Square

**Gauchos**



1 minute walk away

6 St Andrew Square

**The Ivy**



1 minute walk away

5 St Andrew Square

**Vapiano**

1 minute walk away

7S St David Street

**Wagamama**



1 minute walk away

4 St Andrew Square

**Bread Street**



7 minute walk away

St James Square

Itsu, Bonnie & Wild, Kapao, Salerno, Bross Bagels and The Real Greek

**St James Quarter**





# Mind, Body, Soul

## Excel in the great outdoors.

Floor to ceiling windows provide not only picture perfect views but also excellent levels of natural light to all parts of the building. The building's Sedum or 'living roof' and open air terraces create kerb appeal and are future proofed for rain water run-off, biodiversity and cooling the air when it's hot.

Our Energy Performance Certificate Rating 'A' indicates the most efficient grade; highly insulated, efficient heating, LED lighting levels are set through sensor and occupant controls and cooling systems that consume the least amount of energy and generate lower carbon emissions.

Scoring 'Very Good' BREEAM (2011) Rating, the building demonstrates a high level of sustainability and environmental performance. From energy efficiency and water usage to our selection of building materials, waste management and recycling, pollution prevention and ecological impact where rainwater from the 'brown roofs' is captured and recycled to serve the WCs.

Excellence runs through the very fabric of Six St Andrew Square.



**EPC 'A'**



**BREEAM  
'Very Good'**



**Rainwater from the  
'brown roof' is captured  
and recycled to serve  
the WCs**



**Designed to support  
100% recycling**



**Sedum roof assists with  
water run-off and supports  
urban biodiversity**



**LED lighting levels are  
set through sensor and  
occupant controls**



# CLOCK OFF





# After Dusk



3 minute walk away

30-34 St Andrew Square

**Lady Libertine**

5 minute walk away

St James Quarter



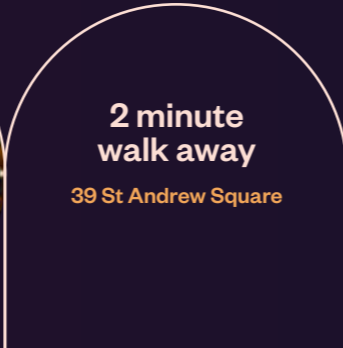
2 minute walk away

39 St Andrew Square

**Tattu**

2 minute walk away

18 West Register Street



**Gleneagles Townhouse**



**Lane 7**

7 minute walk away

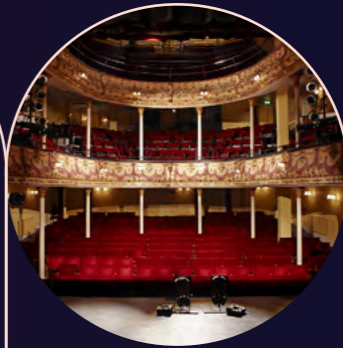
St James Quarter



5 minute walk away

St James Quarter

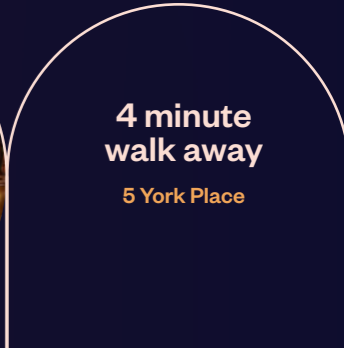
**Everyman Cinema**



**Edinburgh Playhouse**

10 minute walk away

18-22 Greenside Place



4 minute walk away

5 York Place

**The Stand Comedy Club**



# Technical Specification



## External Finish

Striking, modern façade comprising curtain walling and bronze aluminium fins.



## Common Area Information

- Five lifts - Three, 13 person lifts serving ground to 6th floor. One, 13 person, passenger lift service ground to 6th floor. One, 17 person (2,000kg), goods lift serving basement to 6th floor.
- 24-hour manned reception and security desk.
- Access Control - Video entry phone with access control card reader. Electromagnetic door locking. Automatic security barriers between reception area and lift lobby controlled with access control card reader.
- CCTV.
- Rainwater harvesting supplies supply collected water to the WOs and urinals serving the offices.



## Occupancy

- 2nd to 5th floors can be sub-divided into a maximum of 3 tenancies per floor.
- 6th floor can be sub-divided into a maximum of 2 tenancies.
- For Means of Escape                      6 sq m / person (phased evacuation)
- For Sanitary Provision                      8 sq m / person
- For Indoor Climate                         10 sq m / person
- For Lift Service                                12 sq m / person
- High Density Design                         8 sq m / person
- Planning Grid                                 1.5m x 1.5m
- Column Grid                                  6m x 9m



## Floor Height

Clear floor-to-ceiling height of 2.75m (2nd to 6th floors).



## Plan Depth

Window to window / atrium: 7-15m.



## Floor

- Fully accessible metal raised access floors (600 x 600 tile) providing a nominal depth of 150mm.
- Floor loading 4.0 + 1.0 kN/m<sup>2</sup>.



## Ceiling

- Suspended acoustic metal ceiling tiles (linear 1,200mm x 300mm tiles).
- The recessed lighting comprises linear, LED, dimmable luminaries.
- Suspended services and ceiling 0.5 kN/m<sup>2</sup>.
- Floor ceilings and services equipment 0.85kN/m<sup>2</sup>.



## Power

- Offices served by dedicated Scottish Power supplies to provide the facility for up to 3 separate tenancies per floor.
- Dedicated utility company meter located within basement metering room with distribution board located within electrical riser for each tenancy.
- Floor power load allowance - 25W/sq m.
- Split lighting / power and mechanical plant distribution board provided for each separate tenant area with spare capacity for future tenants.



## Lighting

- VDU/general use: Average 350-400 Lux, DALI dimmable with daylight control and presence detection. 750 Lux user override at VC Room when required.
- Lighting energy use: Approximately 14kWhr/m<sup>2</sup>/ye.
- Lighting control is provided via an independent Tenant-microprocessor based lighting control system incorporating local presence and daylight control. Lighting control system modules installed within the ceiling voids, capable of accepting local lighting controls supplied and installed by tenants. General office areas have zone control switches which can double up as core line overheads and night extension facilities at each entrance. The independent Tenant lighting control front-end PC is located in the Management / BMS control.



## Fire Safety System

- An automatic fire detection and alarm system is installed throughout the offices in accordance with BS 5839 'Fire Detection and-Alarm Systems for Buildings', category L2. The system is fully analogue addressable type with a battery back-up for 72 hours in the event of a mains power failure.
- The operation of the system is on the basis of a phased evacuation in conjunction with the Landlord's system.
- Sprinklers - concealed type, integrated with suspended ceiling system.



## Amenity

- Male, female and unisex disabled access toilets on each floor.
- 5 male and 5 female shower cubicles. 1 accessible toilet with shower is also provided.
- 142 lockers.
- Secure basement cycle storage x 100 spaces.
- Car parking providing 16 car spaces at a ratio of 1:7,000 sq ft of net lettable accommodation.



## M&E

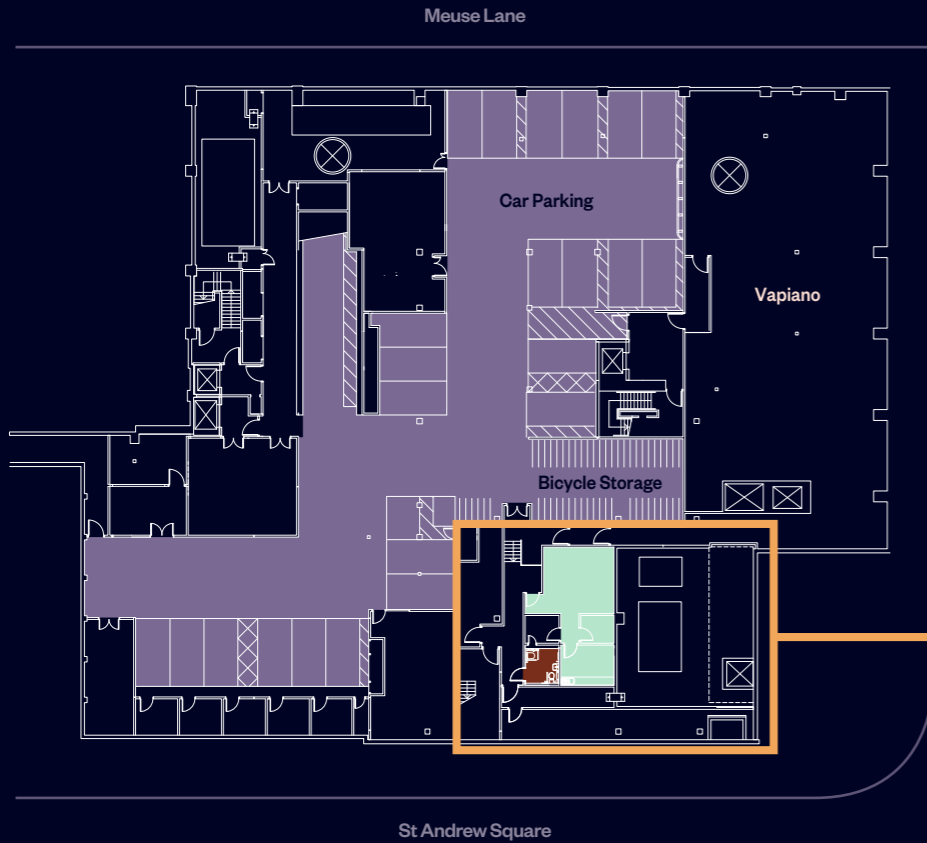
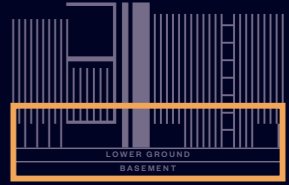
- Variable Refrigerant Flow/Volume (VRV/VRF) air-conditioning with outdoor condensers located on the roof, and indoor fan coil units providing conditioned air to the local environment with fresh air supply via ceiling ducts.
- Comfort
  - Airtightness: 5m<sup>3</sup>/hr/m.
  - Outdoor air: 12 l/s.
  - Occupancy: 1:10m<sup>2</sup>.
- Design temperatures
  - Summer: 24°C + 2°C with thermal zoning.
  - Winter: 20°C + 2°C with thermal zoning.
  - Two back-up generators in the basement for essential building services and communications.
- Small power
  - On floor distribution for small power loads based on 25W/m<sup>2</sup> with 25% spare capacity.
  - Diversified load (over 1,000 sq m) – 30W/sq m.
- An electronic Building Management System (BMS) is installed to monitor and control major functions of the services and assists in the facilities management of the engineering systems which is able to be extended by the tenants. The system is operated from a central control terminal located within the Management/BMS Control Room. The Building Management System functions include the following: time control of central plant; temperature control and set point adjustment; monitoring of main electricity, gas and water consumption; logging running hours of each control zone for apportioning energy costs of major plant; fault alarm and print out; frost and fabric protection; remote plant fault indication at reception; external modem link for external control and monitoring; integral alarm, monitoring and adjustment of all control points; trend logging; colour graphics display with dynamic update of parameters.





# Floor Plans

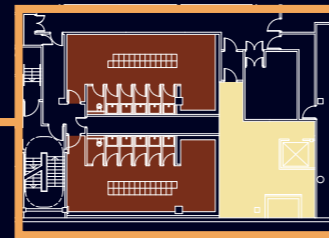
- Terrace
- Bike / Car Parking
- Office Space
- Retail
- Toilets
- Shower / Changing Facilities
- Atrium / Reception
- Building Management Suite



## Basement

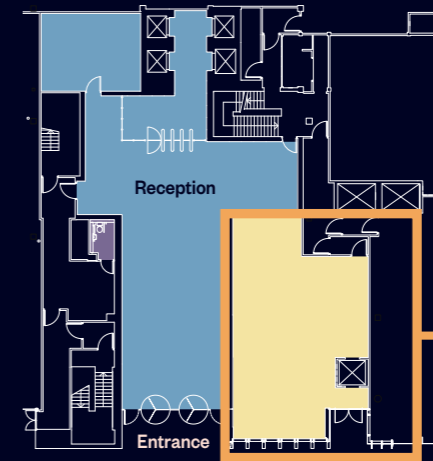
16 Car Parking Spaces & 100 Bike Spaces

South David Street



## Lower Ground Floor

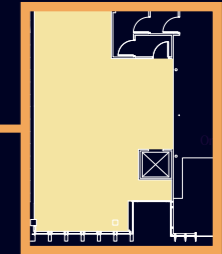
142 Lockers & 11 Showers  
Retail - 616 sq ft



## Ground Floor

Reception - 2,428 sq ft (225 sq m)  
Retail - 1,602 sq ft

St Andrew Square



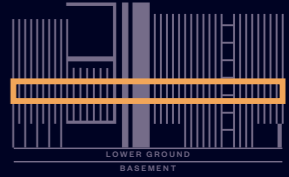
## First Floor

Retail - 1,568 sq ft



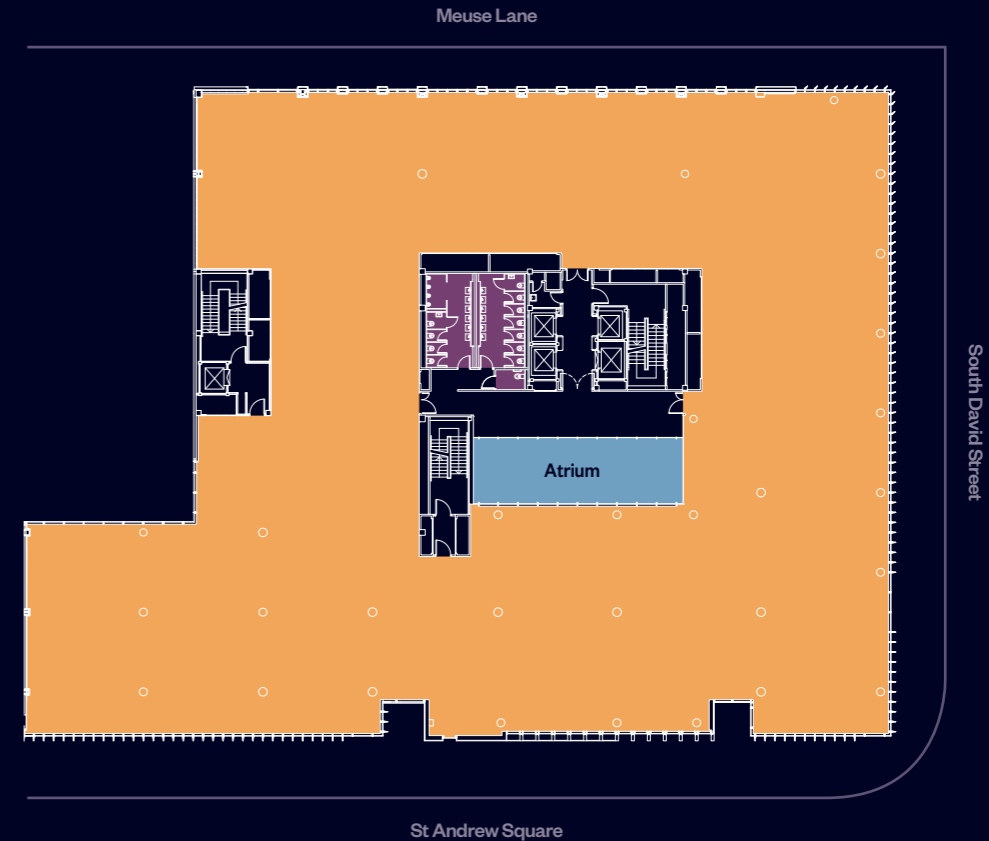
# Floor Plans

- Terrace
- Toilets
- Bike / Car Parking
- Shower / Changing Facilities
- Office Space
- Atrium



## Accommodation Schedule

Area	Sq ft	Sq m	Car Parking Spaces	Terraces
Sixth Floor	15,517	1,442	4	3 (2,312 sq ft)
Fifth Floor	23,795	2,211	3	-
Fourth Floor	23,410	2,175	3	1 (567 sq ft)
Third Floor	23,902	2,221	3	-
Second Floor	23,917	2,222	3	-
Ground Floor Reception	2,428	225	-	-
Retail	3,786	351		
<b>Total</b>	<b>116,755</b>	<b>10,847</b>	<b>16</b>	<b>4</b>



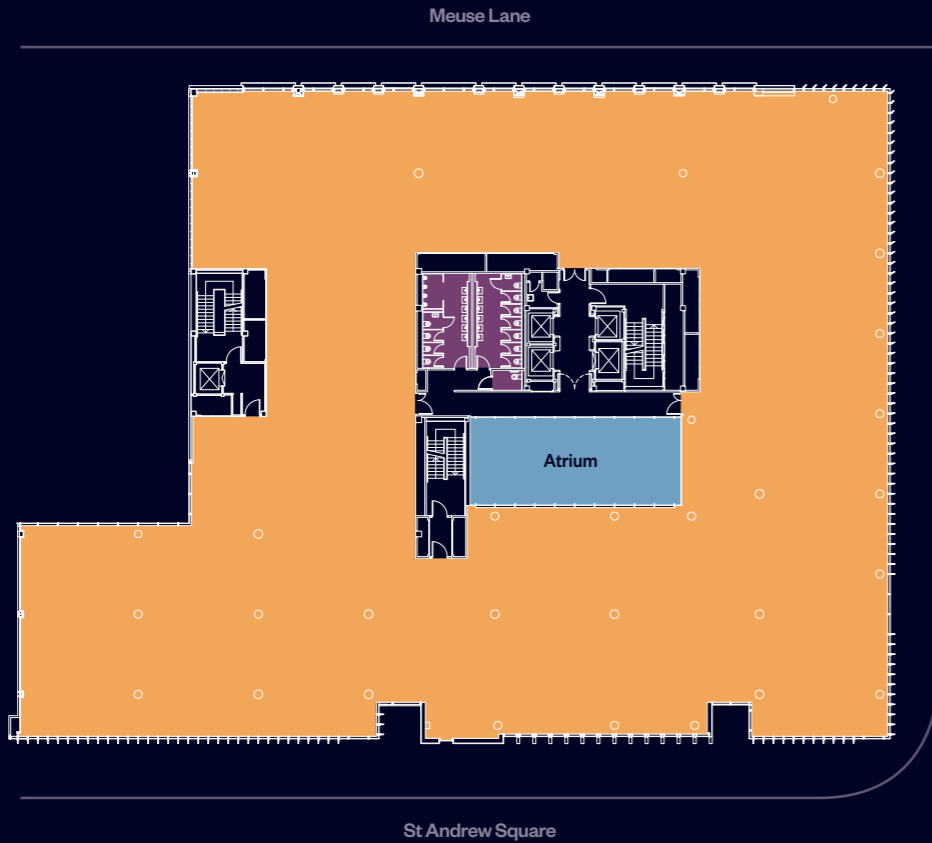
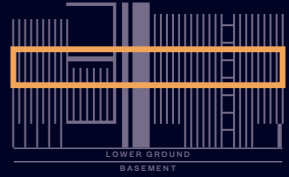
## Second Floor

23,917 sq ft (2,222 sq m)



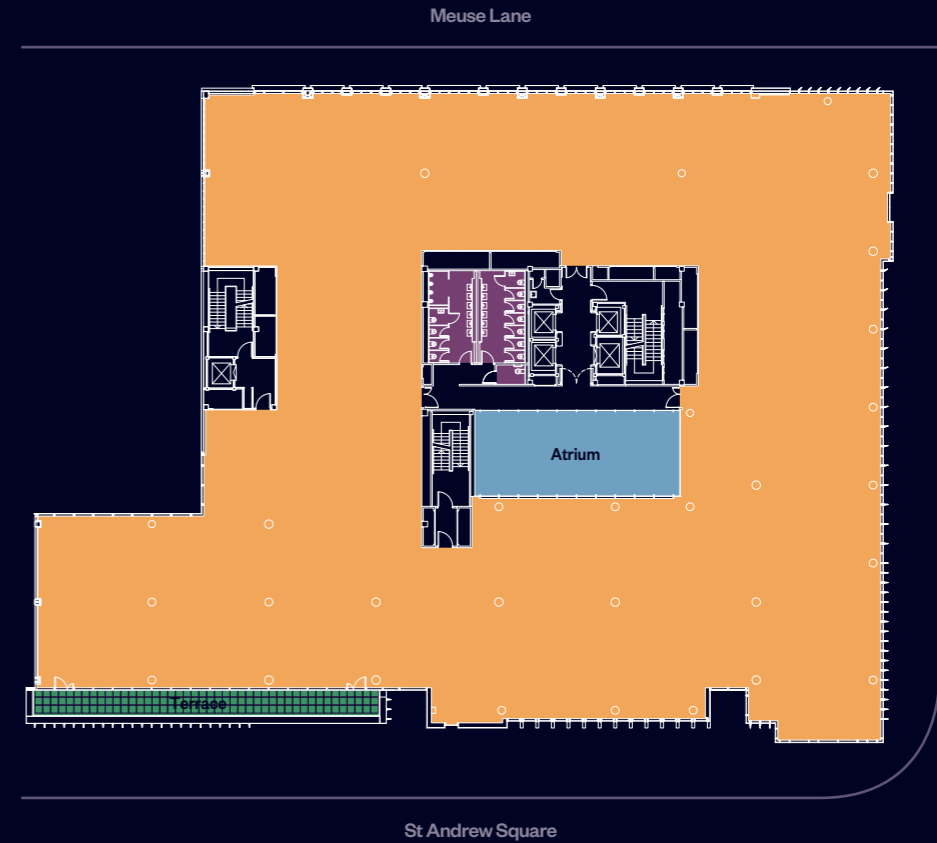
# Floor Plans

- Terrace
- Toilets
- Bike / Car Parking
- Shower / Changing Facilities
- Office Space
- Atrium



## Third Floor

23,902 sq ft (2,221 sq m)



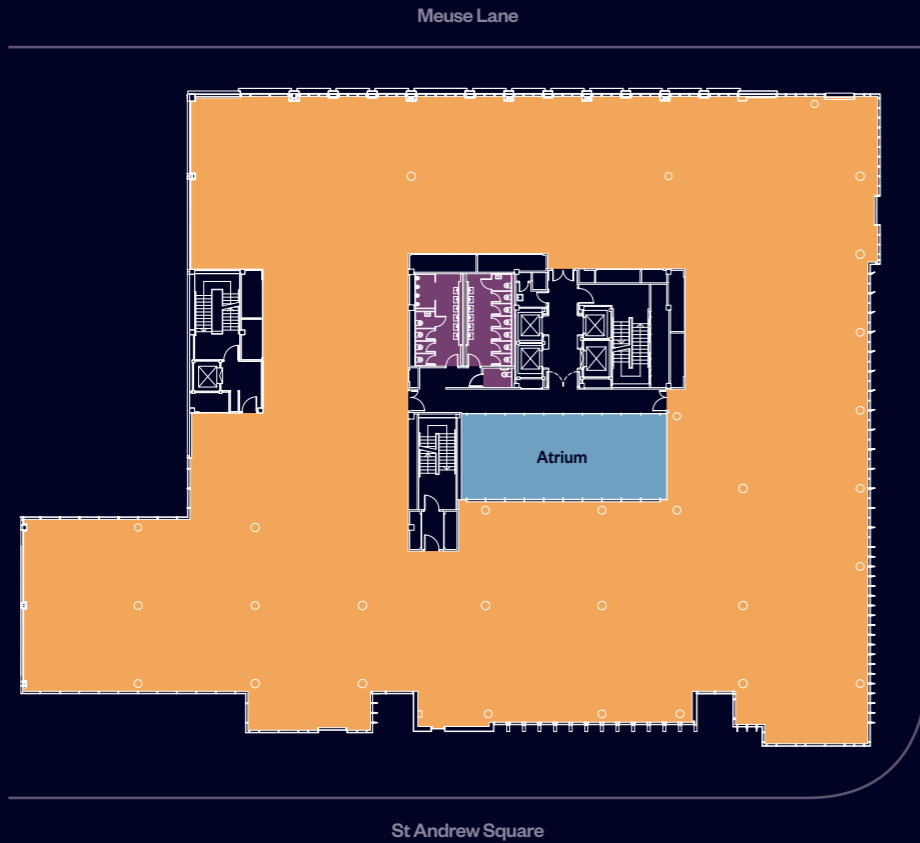
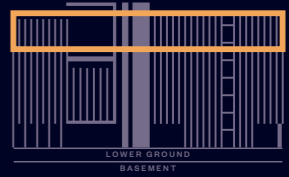
## Fourth Floor

23,410 sq ft (2,175 sq m)



# Floor Plans

- Terrace
- Toilets
- Bike / Car Parking
- Shower / Changing Facilities
- Office Space
- Atrium



**Fifth Floor**  
23,795 sq ft (2,211 sq m)



**Sixth Floor**  
15,517 sq ft (1,442 sq m)



# Existing Layout

## Fourth Floor - 1:9 Density

Work Setting: 224

Lounge Work Setting: 63

- x44 Seats In Arrival Area/Collaboration Zone
- x1 20 Person Meeting Room
- x2 10 Person Meeting Room
- x1 8 Person Meeting Room
- x2 6 Person Meeting Room
- x3 4 Person Meeting Room
- x5 2 Person Meeting Room
- x4 Welfare/Tea Prep Area
- x1 Roof Terrace
- x1 Print Station
- x1 Comms Room

- Terrace
- Meeting Room
- Breakout Area & Arrival Seating
- Welfare/Tea Prep Area
- Collaborative Zone
- Comms Room
- Print Area
- Common Area



St Andrew Square



# Begin Again

For further information or to arrange a viewing, please contact the joint letting agents:



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**Sara Dudgeon**

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From dawn till dusk, excellence all around