

# To Let



## Grade A Offices

1 North St  
Andrew Lane,  
Edinburgh,  
EH2 1HX



February 2012

- Part second floor suite 623.43 sq m (6,711 sq ft )
- Open plan office accommodation
- Landmark building adjacent to St Andrew Square Bus Station
- Waverley Rail station 5 mins walk
- Secure basement parking

## Location

The property is situated on the north eastern corner of St Andrew Square, opposite Harvey Nicols department store, at the very heart of Edinburgh's commercial and retail activity.

St Andrew Square, part of the capital city's World Heritage Site, is a renowned business location and is the traditional home of Scotland's financial community. Occupiers in the area include Virgin Money, IBM, Standard Life Investments and Rathbones.

The wide range of shops on nearby Princes Street have been complimented in recent years with the growth of George Street as a high class retail location – both streets are a short walk from St Andrew Square. The popularity of the Square itself was reinforced by the opening of Harvey Nicol's first Scottish department store in 2002.

## Accommodation

	sq m	(Sqft)
Part Second Floor	623.43	(6,711)

## Specification

- Four pipe Variable Refrigerant Flow (VRF) air conditioning
- Spacious reception
- Full access raised floors with 150 mm void
- Perforated metal tile ceiling with recessed LG3 lighting
- 10 person passenger lift/work access
- Floor loading of 4kN/sq m 1kN/sq m
- Male and female WCs and disabled shower facilities
- Disabled access directly off North St Andrew Street
- Secure basement parking
- Additional basement storage if required

## Lease Terms

North St Andrew Lane is available to lease on full repairing and insuring terms.

## Viewing and Further Information

Strictly by appointment through GVA, the sole agent.

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