



— THE —
CAPITAL
BUILDING

FIRST FLOOR 1,002 SQ FT | FOURTH FLOOR 3,582 SQ FT

12/13 ST ANDREW SQUARE, EDINBURGH, EH2 2AF

TO LET

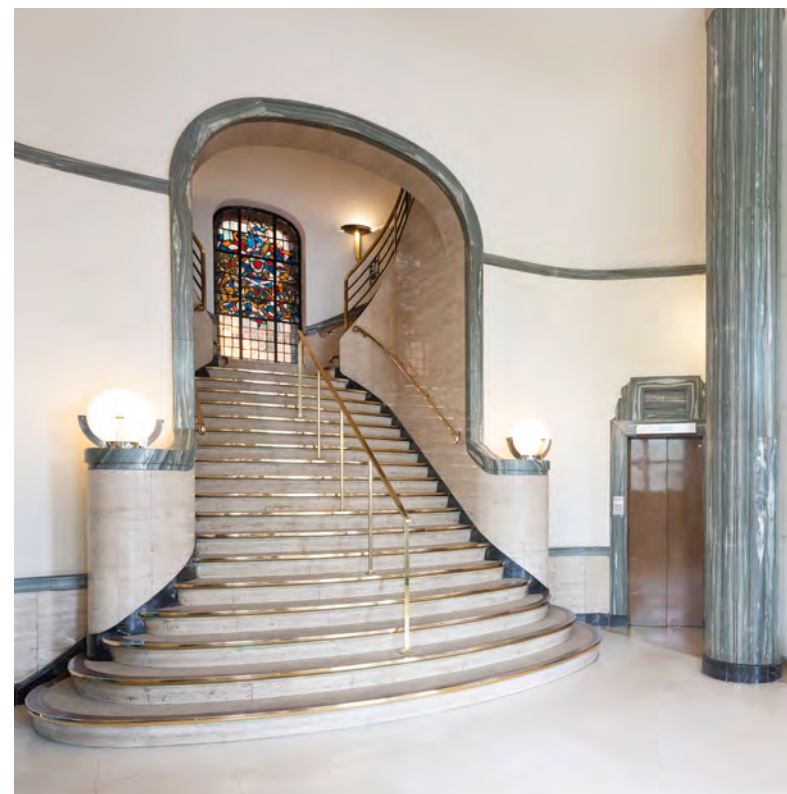




THE CAPITAL BUILDING

The Capital Building is a striking, landmark Grade A listed building which offers magnificent views north over St Andrew Square to the Firth of Forth and Fife beyond.

The building is accessed through an impressive entrance lobby, leading to a central ornate art deco stairwell which benefits from two lifts on either side. The suites available are situated on the First and Fourth floors.





LOCATION

Located in one of Scotland's most prominent addresses, The Capital Building is situated on the corner of St Andrew Square and George Street.

Nearby occupiers include Rathbones, abrdn, Santander, Arup, Trust Pilot and Charles Stanley, whilst George Street flourishes as a business, retail, bar and restaurant location. There are notable restaurants situated on St Andrew Square including Dishoom, The Ivy, Gaucho, Bread Street Kitchen and the new Gleneagles Townhouse. High quality hotels such as the Intercontinental Edinburgh The George and Malmaison are located very close by.

The new St James Quarter has also seen the introduction of some of the top retail and leisure brands to the area and a new W Hotel.





CONNECTIONS

St Andrew Square benefits from easy access to Waverley railway station and Edinburgh's main bus station. The St Andrew Square tram stop is only 2 minutes away and provides a fast and regular link to Edinburgh Airport and West Edinburgh.

- 1 minute walk to the nearest bus stop
- 2 minute walk to St Andrew Square tram stop
- 3 minute walk to St Andrew Square bus station
- 5 minute walk to Waverley train station
- 25 minute drive / 35 minute tram ride to Edinburgh Airport



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SPECIFICATIONS

First Floor Suite

The newly refurbished First floor overlooks George Street and provides modern open plan accommodation with the following specification:

- _ New carpets and decoration throughout
- _ Under floor trunking
- _ Suspended ceiling with recessed LED lighting
- _ Gas fired central heating
- _ Capped services for easy installation of T-prep
- _ Openable windows
- _ Shared male and female WCs and kitchen facilities
- _ Shower facilities
- _ Lift access
- _ Bike racks



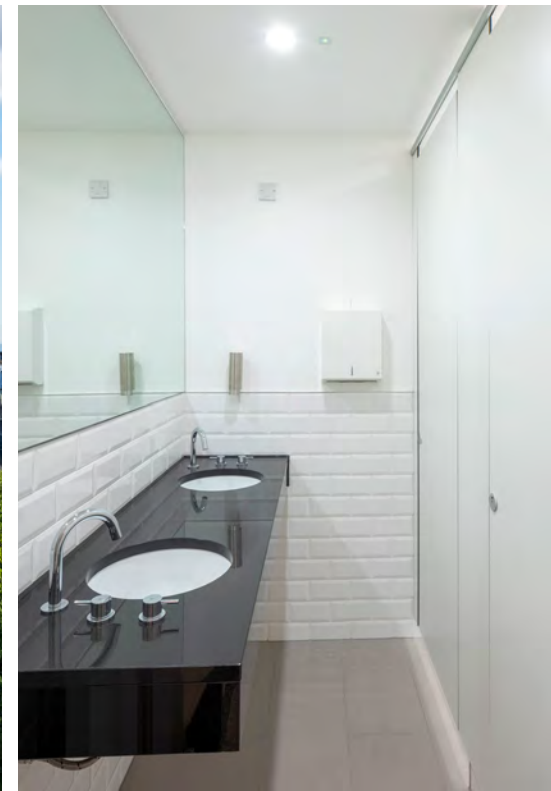


SPECIFICATIONS

Fourth Floor Suite

The fourth floor has recently been refurbished to a Grade A specification. The suite offers stunning, panoramic views and benefits from an open plan layout with the following specifications:

- _ LED lighting
- _ Metal raised access floor
- _ Metal tiled suspended ceiling
- _ New air conditioning system
- _ Shower facilities
- _ Capped services
- _ Openable windows
- _ Two passenger lifts and one goods lift
- _ Bike Racks

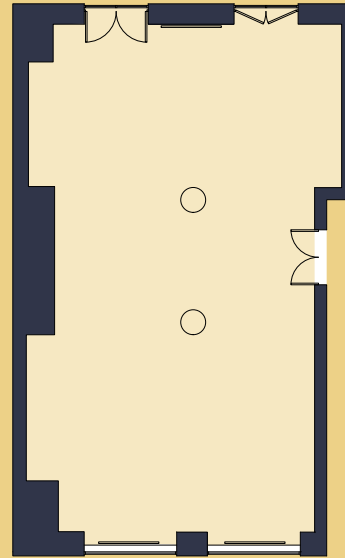


ACCOMMODATION

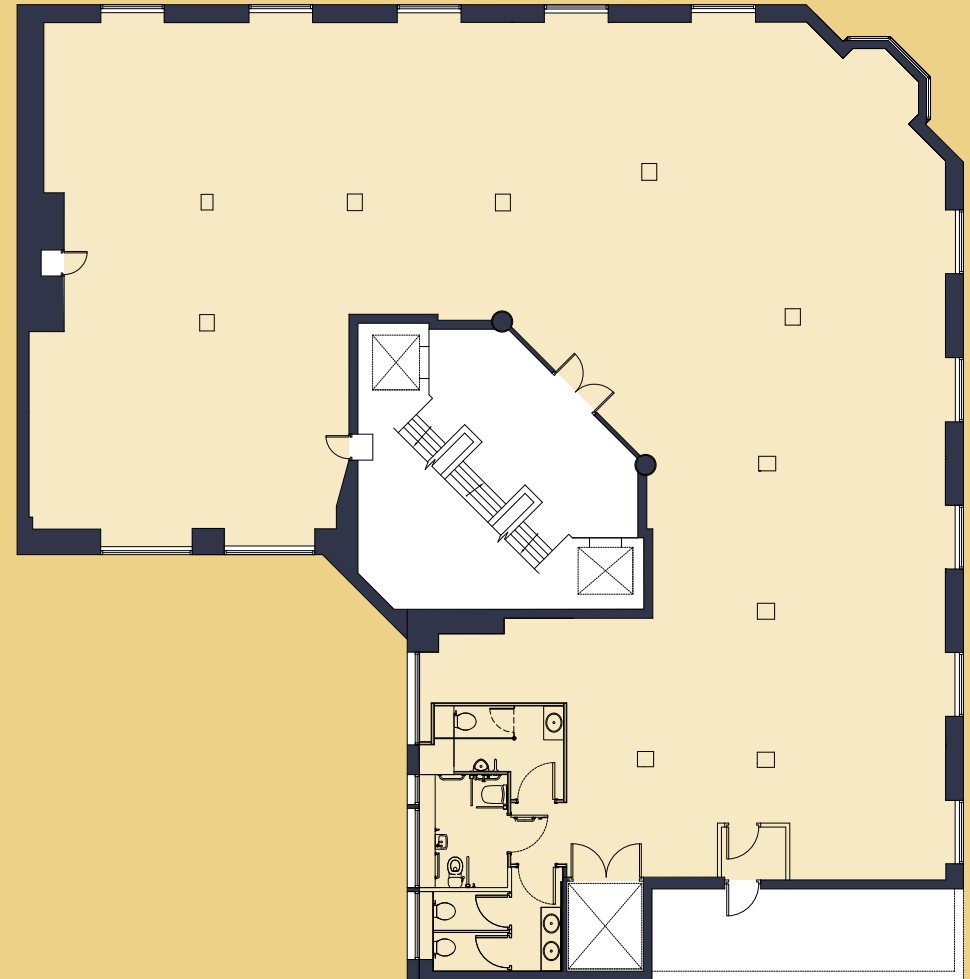
The accommodation has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following net internal area:

FLOORS	AVAILABILITY
Fifth & Sixth	Let To:  Santander
Fourth	AVAILABLE TO LET: 3,582 SQ FT (332.78 SQ M)
Third	Let To:  Punter Southall
Second	Let To:  WJM
First	AVAILABLE TO LET: 1,002 SQ FT (93.10 SQ M) Part let to:  KLEINWORT HAMBROS
TOTAL	8,199 SQ FT (761.72 SQ M)

FIRST FLOOR



FOURTH FLOOR





RATEABLE VALUE

First Floor

The current rateable value for the First floor is £16,400, therefore the rates payable would equate to £8,167.

The property will be applicable for fresh start relief and will benefit from 12 months rates relief.

Fourth Floor

The current rateable value for the Fourth floor is £65,000, therefore the rates payable would equate to £33,215.

ENERGY PERFORMANCE CERTIFICATES

First Floor – EPC 'C'

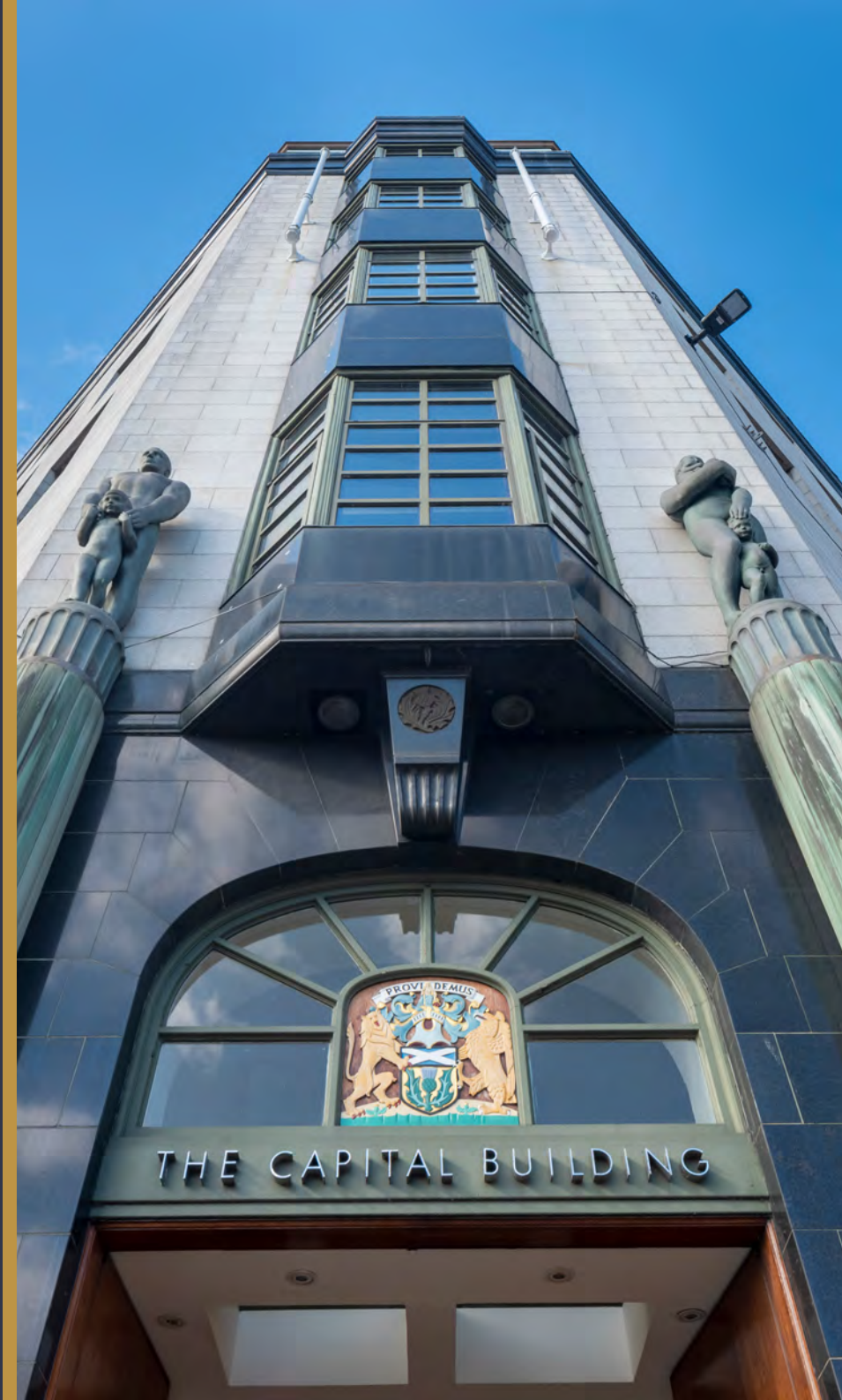
Fourth Floor – EPC 'B'

VAT

All terms quoted are exclusive of VAT.

THE TERMS

The First and Fourth floor suites are offered on new full repairing and insuring leases for a term to be agreed.



VIEWING & FURTHER INFORMATION

For further information on The Capital Building please contact the sole letting agents:



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VIEW FROM THE FOURTH FLOOR