



**4 NORTH ST ANDREW SQ
EDINBURGH**

- 42,000sqft office space over 8 storeys
- New rooftop extension
- New shower and changing facilities
- Basement car parking

CLIENT

Knight Property Group

AWARDS

- 2020 Shortlisted RICS Social Impact Awards
- 2020 Shortlisted BCO Awards (Scotland) for *Refurbished / Recycled Workspace*
- 2018 Winner PMP Deal of the Year

This office refurbishment and extension is located on North St Andrew Street, at the corner of St Andrew Square in the heart of the city, adjacent to Multrees Walk, Edinburgh Bus Station and the Harvey Nichols department store. The site is in a city centre and is bounded by a bus station to the rear, tram running to the front of the building and other adjoining buildings.

The project involves the redevelopment of an existing office building to provide Cat A office over 8 floors.

This includes a new floor - added in the form of a recessed glazed top storey - extensive stone walling adjustments, lift cores relocated and existing glazing replaced with new curtain walling.

The office was pre-let to a single occupier, but designed for flexible subdivision, with a principal entrance at ground floor facing onto North St Andrew Street.