



# 4 NORTH

AT  
ST ANDREW SQ

## PURCHASE, SPECULATIVE REDEVELOPMENT, PRE-LETTING AND INVESTMENT

4 North was a speculative office redevelopment located on St Andrew Square, Edinburgh.

A surrender of the lease with the incumbent tenant was agreed and thereafter a planning application for the transformation of the property was lodged and subsequently permission granted.

During the construction the property was pre-let to Computershare on a 20 year lease.

The property benefits from new stonework facades, replacement curtain walling and windows, new interiors throughout, a complete new M+E system, welfare facilities, showers and cycle storage.

4 North was awarded the "Deal of the year" at the Scottish Property Awards in 2018.

**Client:**  
Knight Property Group

**Value:** £32m | **Contract:** 60 weeks | **Size:** 41,487 ft<sup>2</sup>