

SO

LEVEL 7
FULLY REFURBISHED WITH EPC A
LEVEL 4
UNDER REFURBISHMENT

...much has changed

6,905 - 14,118 sq ft of defurbished,
open plan office space

SO Stamp
Office

10 Waterloo Place, Edinburgh EH1 3EG
thestampofficeedinburgh.co.uk

SO unexpected

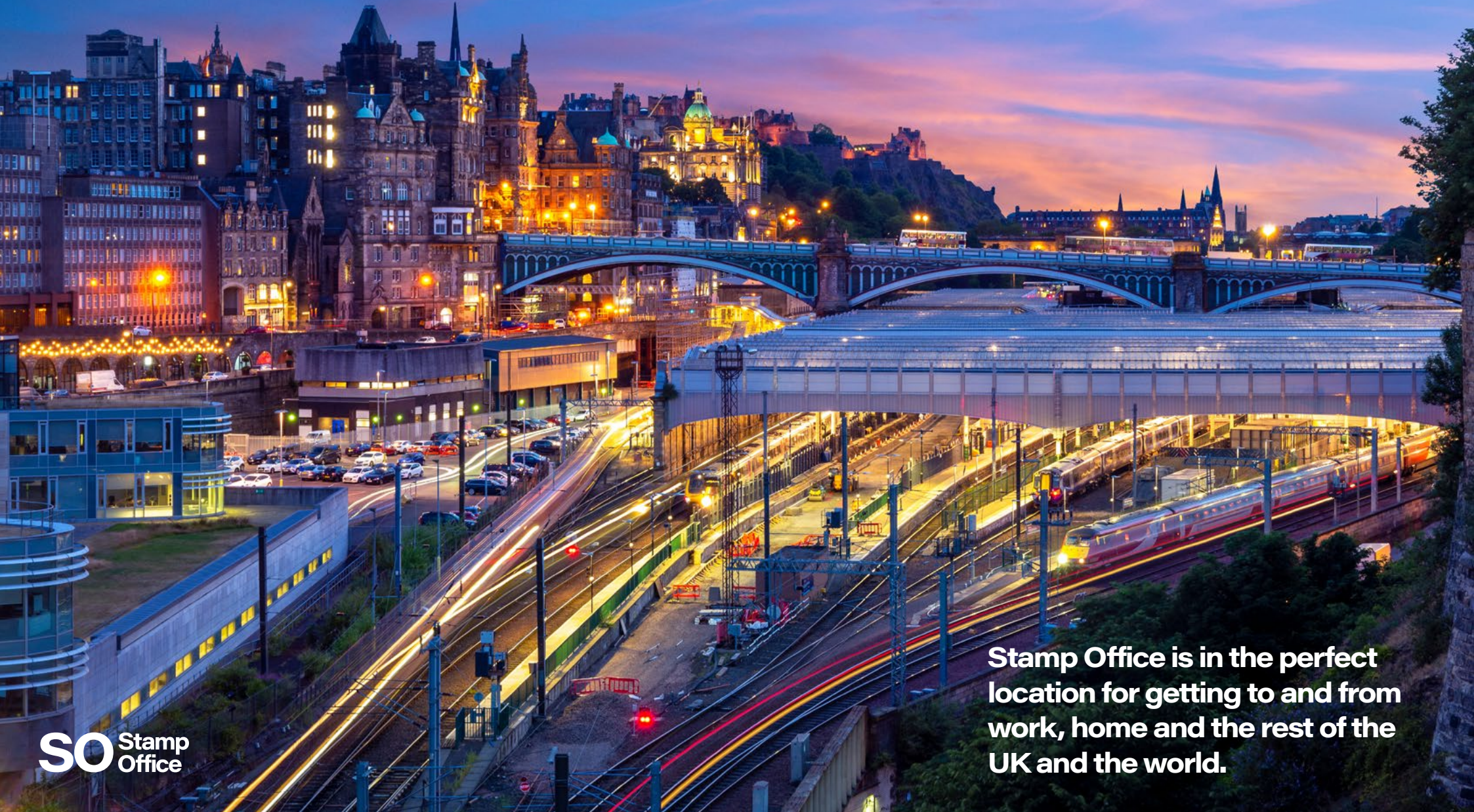
With extensive refurbishment behind the elegant Georgian façade, it's time to look differently at Stamp Office.



Indicative level 7 fit out



SO brilliantly well located



SO Stamp
Office

Stamp Office is in the perfect location for getting to and from work, home and the rest of the UK and the world.

Stamp Office is ideally located on Waterloo Place, with Waverley Station and all the City centre amenities on the doorstep.

Princes Street
Tram Stop

8 mins

George Street

Princes Street

6 mins

St Andrew Square

St Andrew Sq.
Tram Stop

Edinburgh Bus Station

Waverley Station

2 mins

York Place
Tram Stop

Waverley Station
Rear entrance,
one minute
walk from The
Stamp Office

SO Stamp Office

St James Quarter



SO easy to get to and from



SO easy by train

With Waverley station literally on your doorstep it is so easy to get anywhere in the UK.

Glasgow	50 minutes
Newcastle	1 hour 30 minutes
Aberdeen	2 hours 15 minutes
Manchester	3 hours 12 minutes
London	4 hours 20 minutes

On an average weekday there are 21 trains from Edinburgh to London.

Source: edinburgh.gov.uk2020
edinburghairport.com
trainline.com



SO quick by tram

St Andrew Square and Princes Street tram stops nearby

Services every 7 - 10 minutes

Connects the city with the airport in just 35 minutes, Haymarket in 11 minutes and the Foot of the Walk in Leith in 10 minutes



SO simple by bus

Five minutes walk from Edinburgh bus station

Multiple routes run nearby

Connections across the city, to the airport and beyond



SO reachable by air

Edinburgh airport is easily accessible by bus, tram or taxi

Scotland's busiest airport

37 airlines covering 158 destinations

Stamp Office is very close to Edinburgh's glamorous St Andrew Square and premier shopping destination – George Street. It is also close to many bars, restaurants and cafes including famous high street names as well as local favourites.

Bars & restaurants



- 1 All Bar One
- 2 Bread Street Kitchen
- 3 Burr & Co
- 4 Cote
- 5 Dishoom
- 6 Gaucho
- 7 Hawksmoor
- 8 Tattu
- 9 The Ivy
- 10 The Queens Arms

Companies

- 11 Abrdn
- 12 Santander
- 13 Computershare
- 14 FNZ
- 15 MacRoberts
- 16 Rathbones
- 17 RBS
- 18 Natwest
- 19 Scottish Government
- 20 Stewart Investors

The recently opened St James Quarter* is also a short walk away and is home to many of the UK's leading brands including John Lewis, Hugo Boss, Tommy Hilfiger and Zara. The centre offers multiple food and drink outlets including Starbucks, Black Sheep Coffee, itsu, Bross Deli, Salerno Pizza, Bonnie & Wild and the Alchemist as well as an Everyman Cinema and Lane 7 bowling alley.

Key:

-  Tram route
-  Direct access to Waverley Station to/from Stamp Office rear reception





SO central

Views of Waverley Station rear entrance from Stamp Office



There are already lots of great reasons to be at Stamp Office:

- Adjacent to Waverley station
- Multiple bus routes nearby
- Close to St James Quarter
- George St on your doorstep
- Many shops, bars and restaurants
- Multiple bus and tram links nearby



SO much choice



SO dynamic

The defurbished suites offer occupiers the opportunity to become part of the new look Stamp Office and enjoy the extensive improvements which have been made.

Level 4 refurbishment



SO much potential

Level 4

6,905 sq ft

641 sq m

Level 4

Indicative Space Plan



Total

6,905 sq ft

641 sq m

1 secure basement car parking space per floor available

SO much space

Level 7

7,213 sq ft

670 sq m

Level 7

Indicative Space Plan



Total

7,213 sq ft

670 sq m

1 secure basement car parking space per floor available

Level 7 refurbishment



SO much talent

Occupiers

Level 7: Available now

Level 6: Secretary of State for Communities & Local Government

Level 5: Labcorp

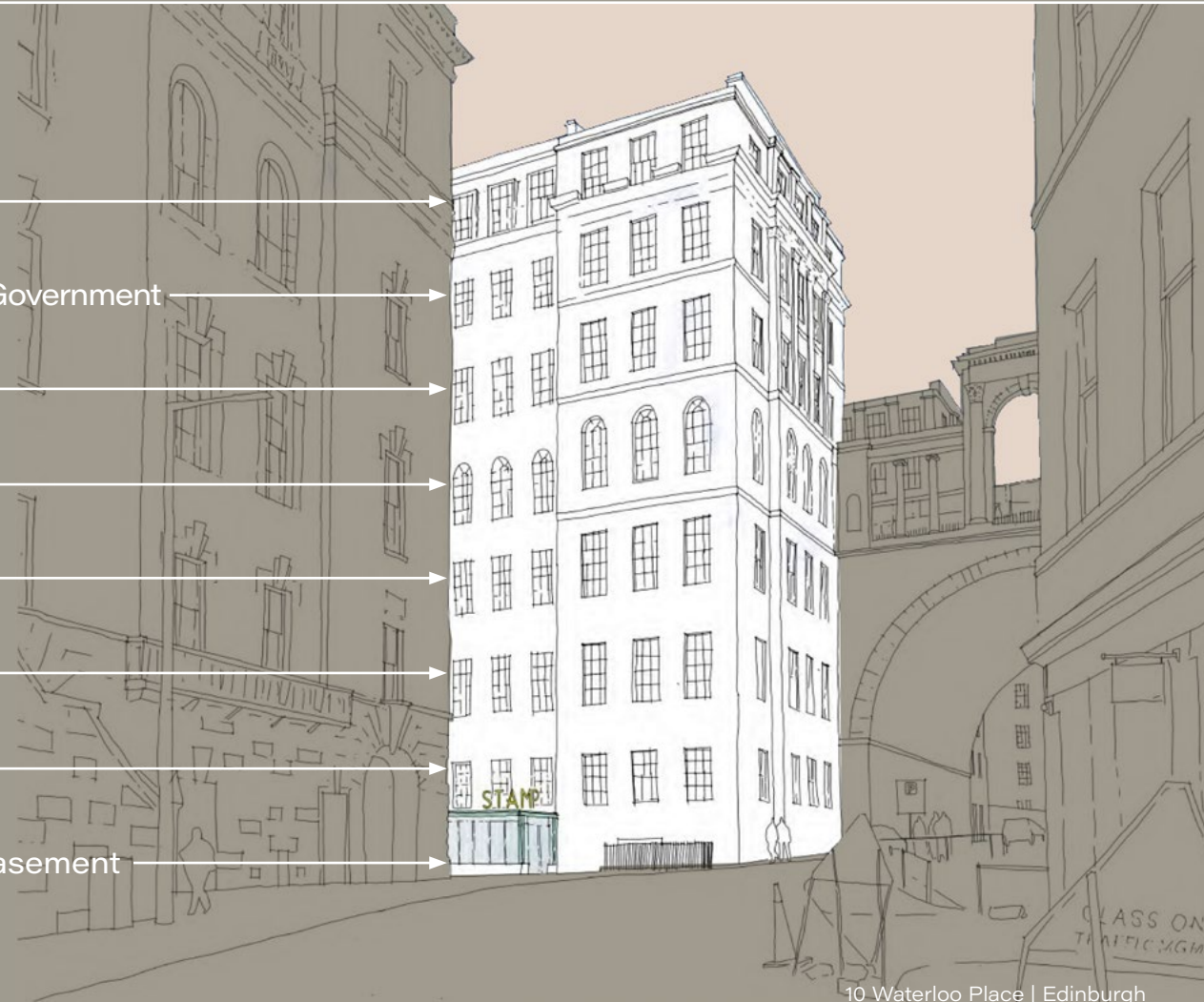
Level 4: Under refurbishment

Level 3: Current Health

Level 2: Xdesign

Level 1: Xdesign

Level 0: Car parking and new tenant amenity in basement

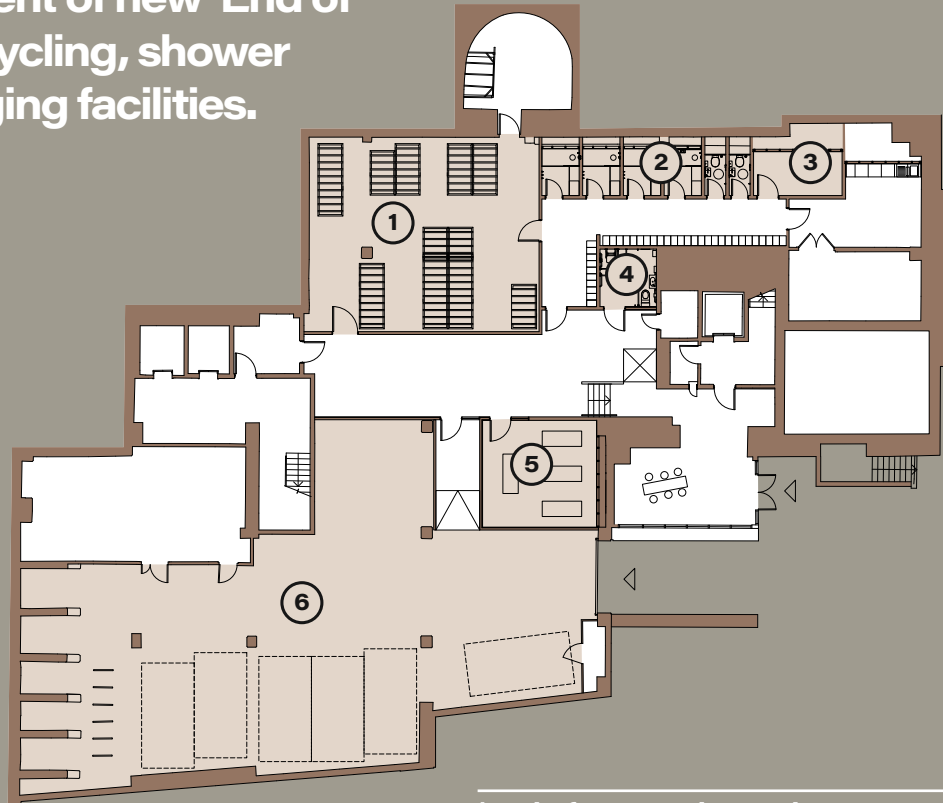


Indicative Level 7 fit out



SO refreshing

The ambitious refurbishment programme has included the development of new 'End of Journey' cycling, shower and changing facilities.



'End of Journey' amenity

- 1 Cycle storage
- 2 Shower & toilet facilities
- 3 Drying room
- 4 Accessible shower & toilet
- 5 Wellness room
- 6 Car parking



Actual photo



SO well specified

The refurbished Stamp Office offers 'defurbished' office suites with associated refurbishment to lobbies and WCs throughout.

ESG:

EPC A achieved on completed L7

Platinum Active Score anticipated for new End of Journey facilities

The specification will include:

New electric powered air conditioning (vrf system)

New ceiling mounted led lighting (strip design)

New carpets

New decoration throughout

New WCs, vanity units and shower facilities on each floor

Openable windows

Raised access floors



Actual photo



Works are being undertaken to refurbish and upgrade the front and rear receptions, in addition to the refurbishment of common parts and toilet facilities throughout the building."

SO get in touch

For all enquiries:



Toby Withall

e: toby.withall@knightfrank.com

t: 07770 017007

Erin Beaton

e: erin.beaton@knightfrank.com

t: 0131 322 3084



Neil McConnachie

e: nmccconnachie@eyco.co.uk

t: 07818 062736

Neil Gordon

e: ngordon@eyco.co.uk

t: 07974 375823



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