

SO

LEVEL 7
FULLY REFURBISHED WITH EPC A
LEVEL 4
UNDER REFURBISHMENT

...much has changed

3,309 - 14,123 sq ft of defurbished,
open plan office space

Fully fitted options available

SO Stamp
Office

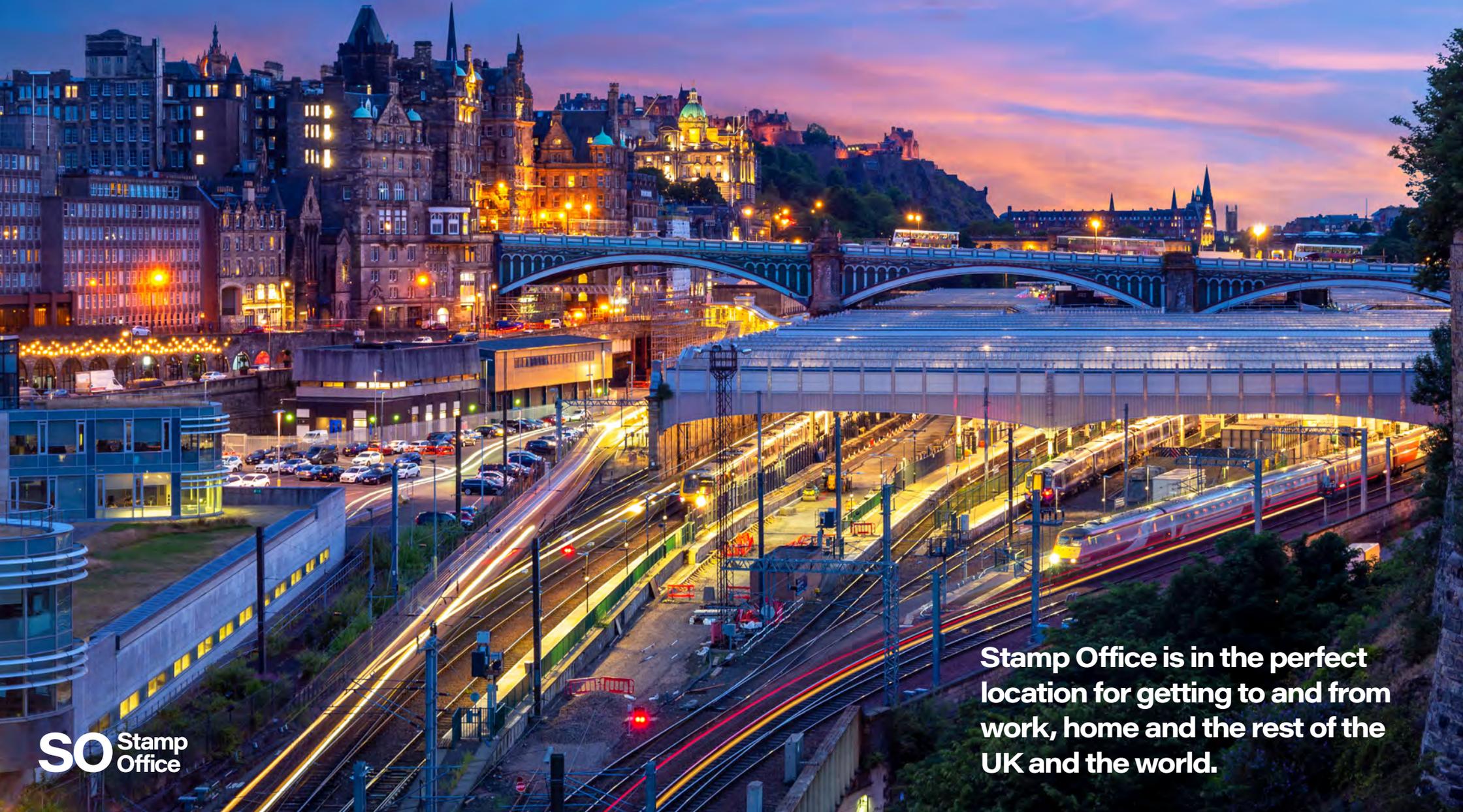
10 Waterloo Place, Edinburgh EH1 3EG
thestampofficeedinburgh.co.uk

SO unexpected

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



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
Edinburgh Airport	35 minutes
Haymarket	8 Minutes
Leith	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

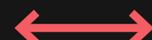
- 1 All Bar One
- 2 Bread Street Kitchen
- 3 Burr & Co
- 4 Cote
- 5 Dishoom
- 6 Gaucho
- 7 Hawksmoor
- 8 Tattu
- 9 The Ivy
- 10 The Queens Arms

Companies

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

The 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
- Close to George Street
- St James Quarter on your doorstep
- Many shops, bars and restaurants
- Multiple bus and tram links nearby



SO much choice



Waterloo Place reception (Level 4)

SO Stamp
Office

SO Stamp
Office

SO Stamp
Office

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.

SO much space

Level 7

Available Space

Level 7

Indicative Space Plan



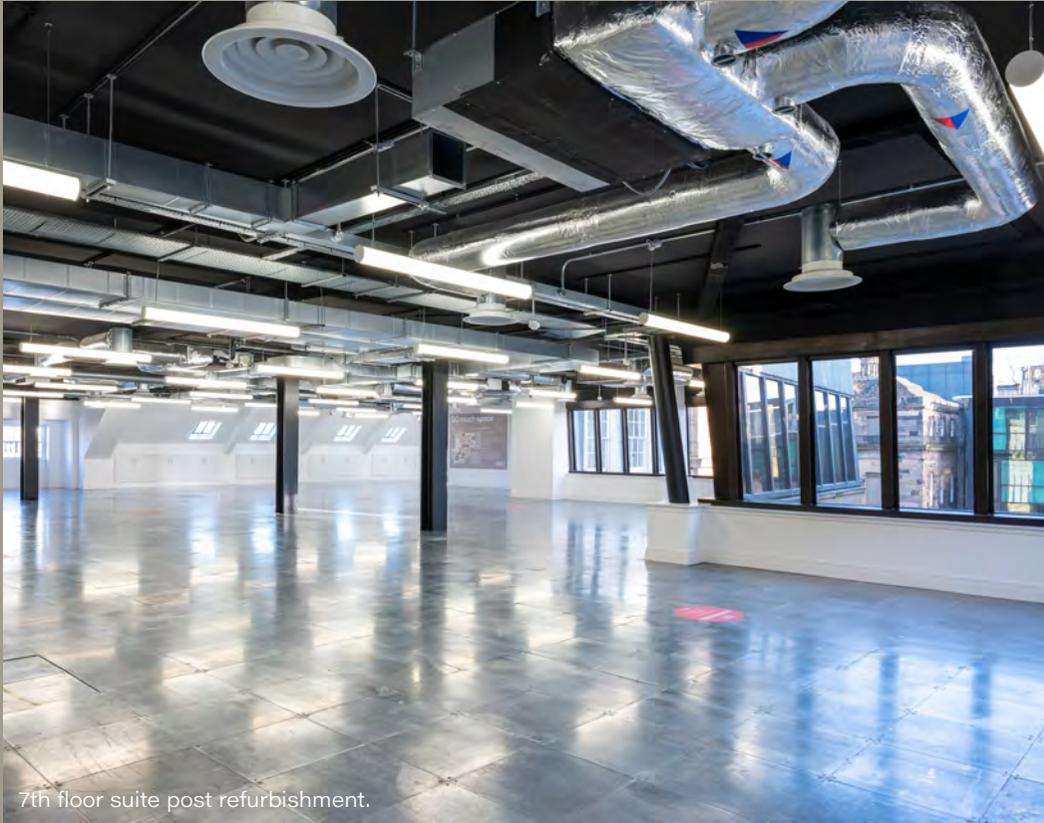
Total **7,213 sq ft** **670 sq m**

1 secure basement car parking space per floor available

Refurbished space



7th floor suite post refurbishment.



7th floor suite post refurbishment.

SO much potential

Level 4

Available Space

Level 4

Indicative Space Plan



Total

6,960 sq ft

647 sq m

1 secure basement car parking space per floor available

SO much flexibility

Level 4

Available Space

Level 4

Indicative Space Plans



Suite 1	3,601 sq ft	334.5 sq m
Suite 2	3,309 sq ft	307.4 sq m

Total	6,910 sq ft	641.9 sq m
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1 secure basement car parking space per floor available

SO much talent

Occupiers

Level 7: Available now

Level 6: Secretary of State for Communities & Local Government

Level 5: Available soon

Level 4: Available now with an option to split and fit

Level 3: Current Health

Level 2: Xdesign

Level 1: Xdesign

Level 0: Car parking and new tenant amenity in basement



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 centre with free weights and peloton bikes
- ⑥ Car parking with EV charging points





POWERED BY
reFIT



SO energising

Our Wellness Centre provides its very own fitness facilities, offering a diverse selection of immersive classes or individual workouts using Peloton equipment and technology.

Benefits include:

24/7 facility access

Peloton subscription included

1000s of workouts to suit goals, music style and experience level

7th floor suite post refurbishment.

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 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 decoration throughout

New WCs, vanity units and shower facilities on each floor

Openable windows

Raised access floors refurbished to reduce waste





Works have been completed 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

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A development by:

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