

SO

LEVEL 2
PRE LET TO X DESIGN
LEVEL 7
COMMON AND RECEPTION AREAS
UNDER REFURBISHMENT
AVAILABLE FROM SUMMER 2023

...much has changed

7,213 sq ft of defurbished,
open plan office space
available from Summer 2023

SO unexpected

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



SO brilliantly well located



SO Stamp
Office

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

The Stamp Office is located on Waterloo Place, overlooking Waverley station and at the end of the North Bridge.

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

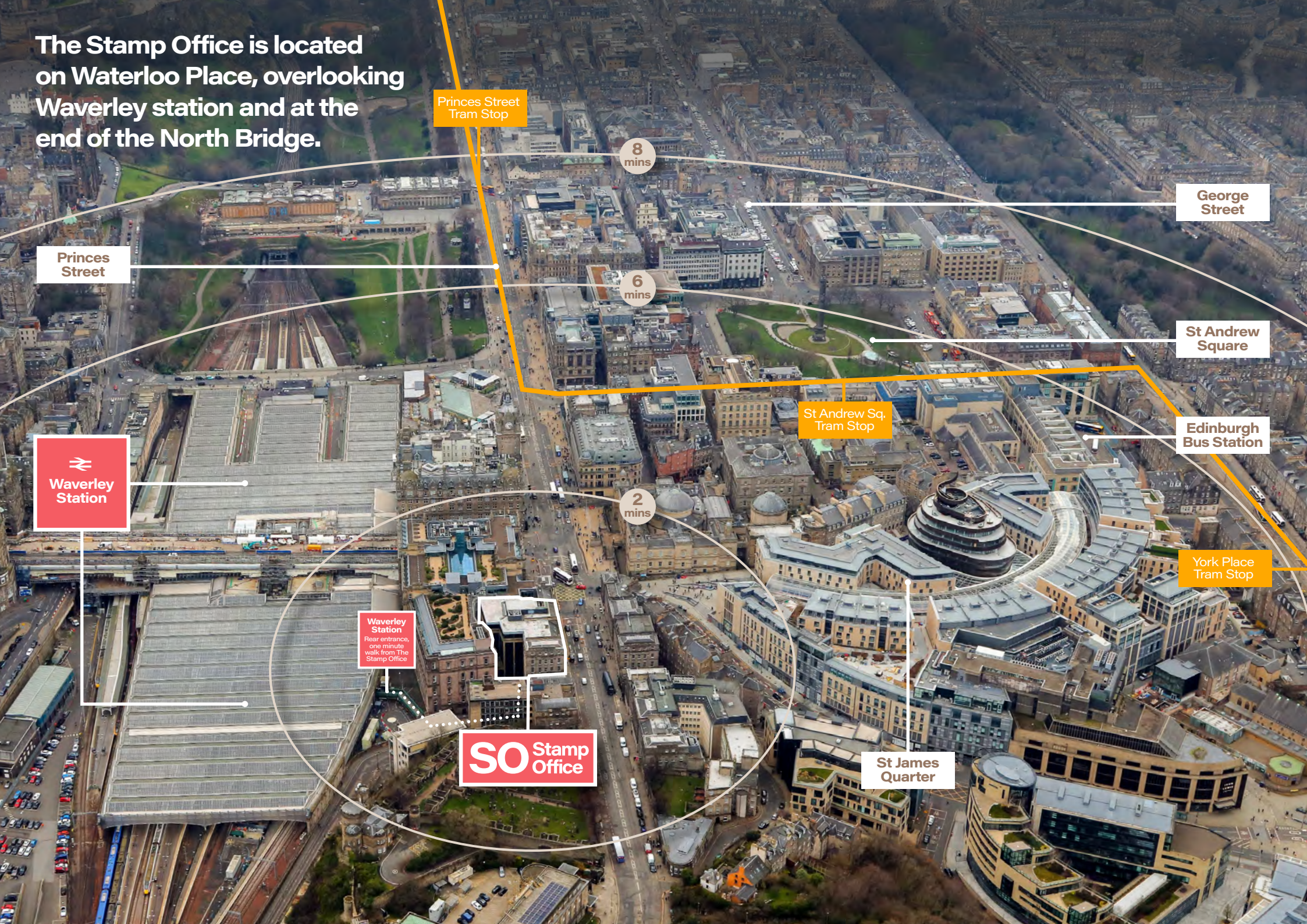
2 mins

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



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

The 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 Aبردn
- 12 BBM Solicitors
- 13 Computershare
- 14 FNZ
- 15 McRoberts
- 16 Rathbones
- 17 RBS
- 18 Royal London
- 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 The Stamp Office



There are already lots of great reasons to be at The 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



SO much choice



SO dynamic

The defurbished suites will offer occupiers the opportunity to become part of the new look Stamp Office and be among the first to enjoy the extensive improvements being made.

SO much potential

Level 7

7,213 sq ft 670 sq m



Total

7,213 sq ft 670 sq m

1 secure basement car parking space per floor available



Actual photo



Actual photo

SO much talent

Occupiers

Level 7: Under refurbishment - available from Summer 2023

Level 6: Secretary of State for Communities & Local Government

Level 5: Labcorp

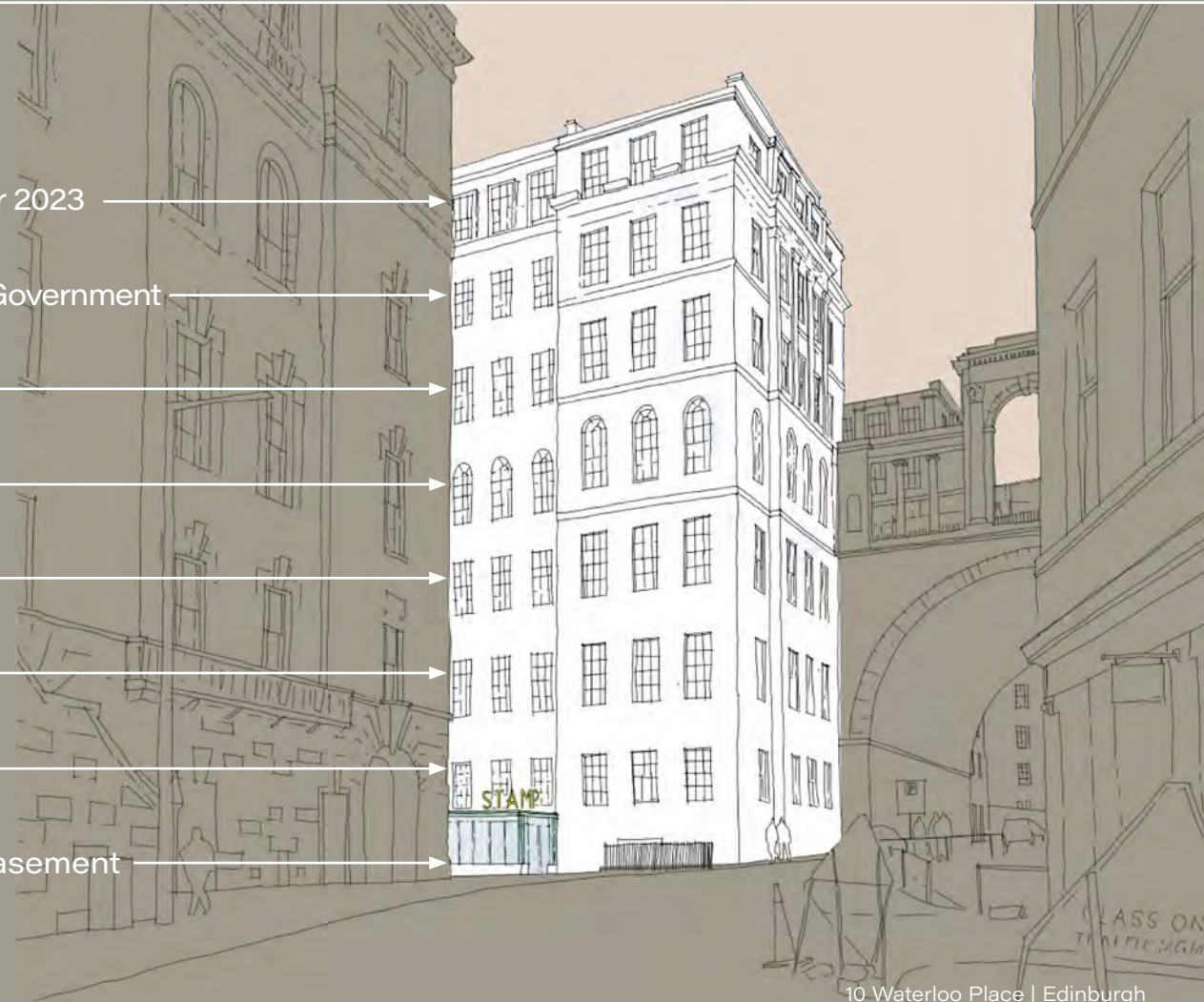
Level 4: Scottish Legal Complaints Commission

Level 3: Current Health

Level 2: Xdesign

Level 1: Xdesign

Level 0: Car parking and new tenant amenity in basement

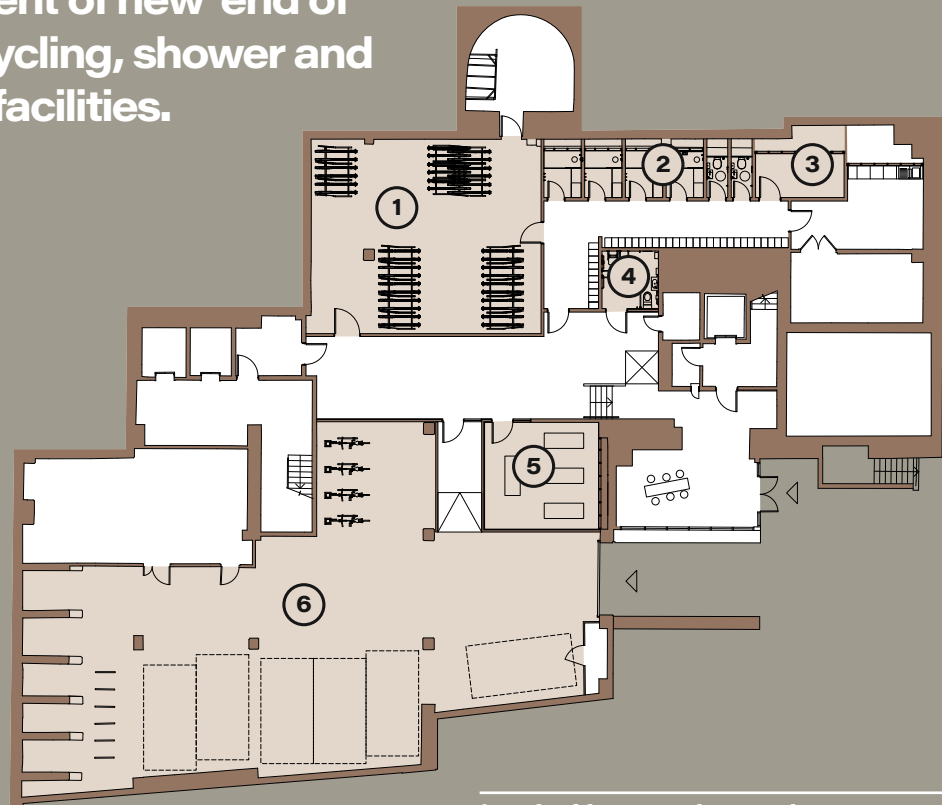


Indicative Level fit out



SO refreshing

The ambitious refurbishment programme includes the development of new 'end of journey' cycling, shower and changing facilities.



'End of journey' amenity

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



SO well specified

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

Details will include:

New electric powered air conditioning (vrf system)

New ceiling mounted led lighting (strip design)

New carpets

Decoration

New WCs and vanity units

Openable windows

Raised access floors

EPC B

Platinum cycle score



Actual photo



Works are ongoing to refurbish and upgrade the front and rear receptions as well as the refurbishment of all common parts and toilet facilities throughout the building.

SO get in touch

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