

FOR RENT

THE Stamp OFFICE

10 Waterloo Place | Edinburgh | EH1 3EG



PLAY VIDEO

7,251-14,568 ft² / 674-1,353 m² [approx. 67-140 desks]



Fully fitted office suites in prestigious city centre office building



Bright, open floorplate

Fully fitted & ready for immediate occupation

Located in the east end of the City Centre

Directly adjacent to Waverley Station

Superb local amenities

Grade A open plan office accommodation on all levels.

DESCRIPTION

The Stamp Office was originally built in 1819 and comprises a 7 storey classical Georgian building with 4 floors situated above Waterloo Place and 3 lower floors overlooking Calton Road to the rear. The Stamp Office is Category A listed but has been comprehensively redeveloped behind a retained facade to provide Grade A open plan office accommodation on all levels.

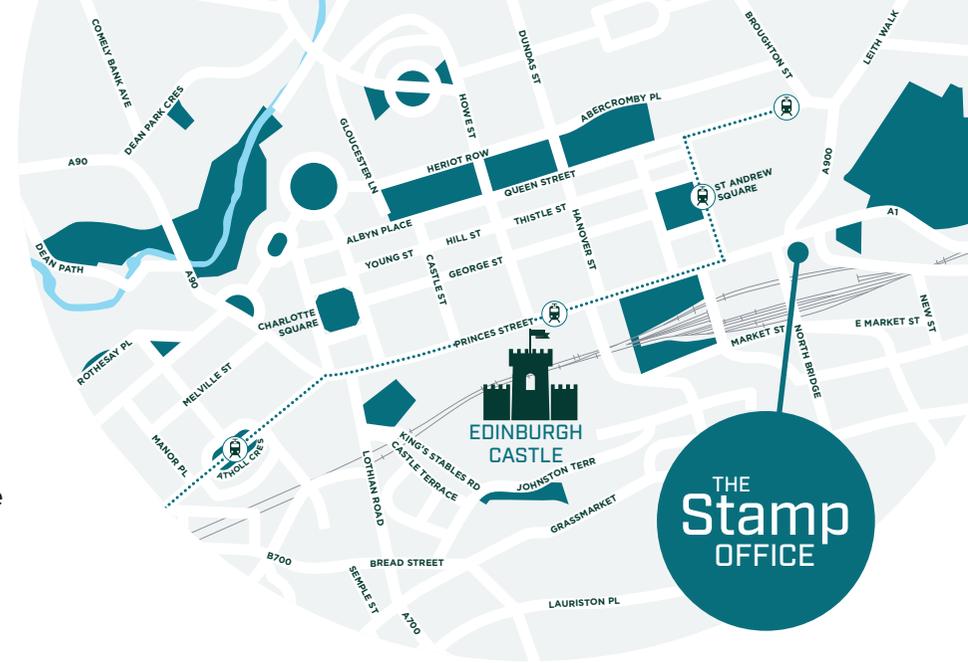


LOCATION

Located in the heart of Edinburgh city centre, it is ideally positioned immediately adjacent to Waverley Station's Calton Road entrance. The plethora of leisure & retail opportunities on it's doorstep makes The Stamp Office an ideal business location for almost any firm. A number of leading companies including Microsoft, Amazon, Glenmorangie, Baillie Gifford, a host of government departments and City of Edinburgh Council HQ are already located here.

KEY

- 01 Harvey Nichols
- 02 Apple Store
- 03 The Balmoral Hotel
- 04 Waverley Mall
- 05 St Andrew Square
- 06 The Ivy on the Square
- 07 Edinburgh Castle



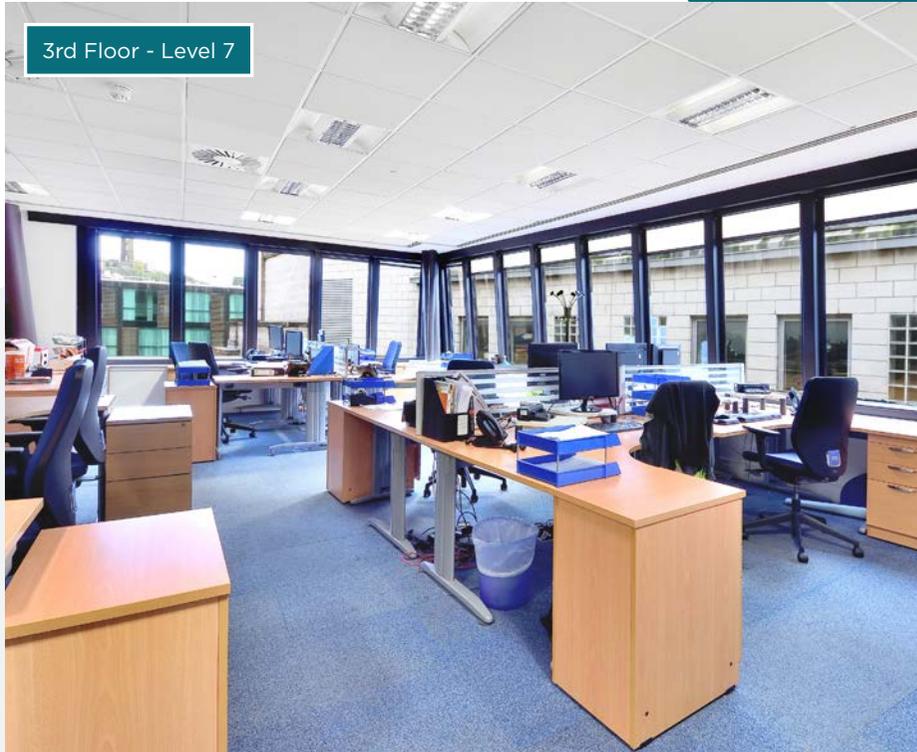
3rd Floor - Level 7



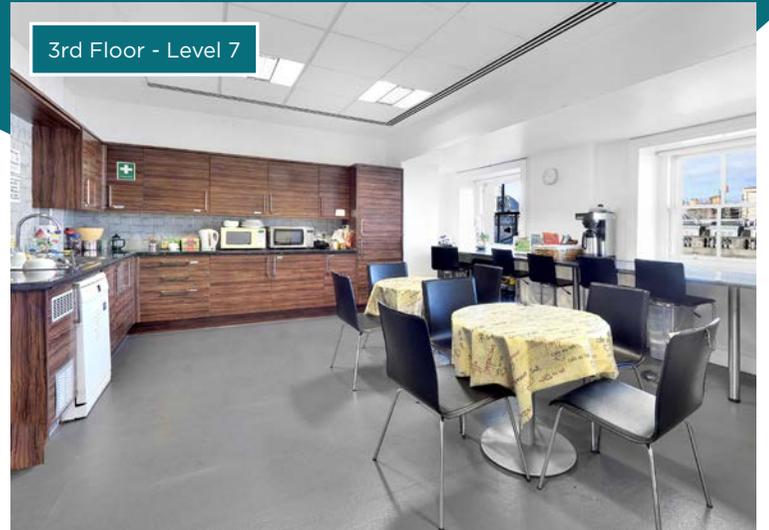
3rd Floor - Level 7



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SPECIFICATION

Metal raised access floor with
120mm void

Clear floor to ceiling heights
of 2.8m

Full suspended ceiling with
recessed lighting

Contemporary male, female and
disabled toilets on every floor

Shower facilities on every floor

Full lift access (2x 10 person lifts
1x 8 person lift)

VRF air conditioning

4 clear car spaces
(2 per floor or 1: 3,642 sq.ft.)

ACCOMMODATION

Name	Sq ft	Rates Payable
3rd - Level 7	7,317	*c £8.13 per sq ft
Lower Ground - Level 1	7,251	*c £6.55 per sq ft

* Occupiers are advised to check the Rateable Value www.saa.gov.uk



Level 1



Level 7



3rd Floor - Level 7



Lower Ground - Level 1



Secure basement car park

VIEWINGS

Strictly by appointment by the joint letting agents.

TERMS

The floors are currently leased to Senvion UK Limited with an expiry on 20th June 2022. Ideally our clients are seeking to assign their leasehold interest although consideration will be given to sub-letting and longer lease terms are available subject to agreement from the landlord.

ENERGY RATING

EPC E.

FURTHER INFORMATION

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