

23,135 sq ft
of exceptional
workspace now
available



waverley gate

2-4 Waterloo Place Edinburgh EH1 3EG



waverley gate

RENOWNED & RENEWED

A striking, landmark building located in the heart of Edinburgh, offering a blend of historic prominence and modern renewal.

Following a comprehensive refurbishment to its common areas, Waverley Gate offers 40,000 sq ft of amenity space, including two expansive roof terraces, atrium, café and first-class end-of-journey facilities. Its stellar location ensures that the best of Edinburgh is right on the doorstep, making it a highly desirable destination.

Designed to foster a vibrant and collaborative community, the building offers dynamic shared spaces that encourage interaction and networking among tenants.

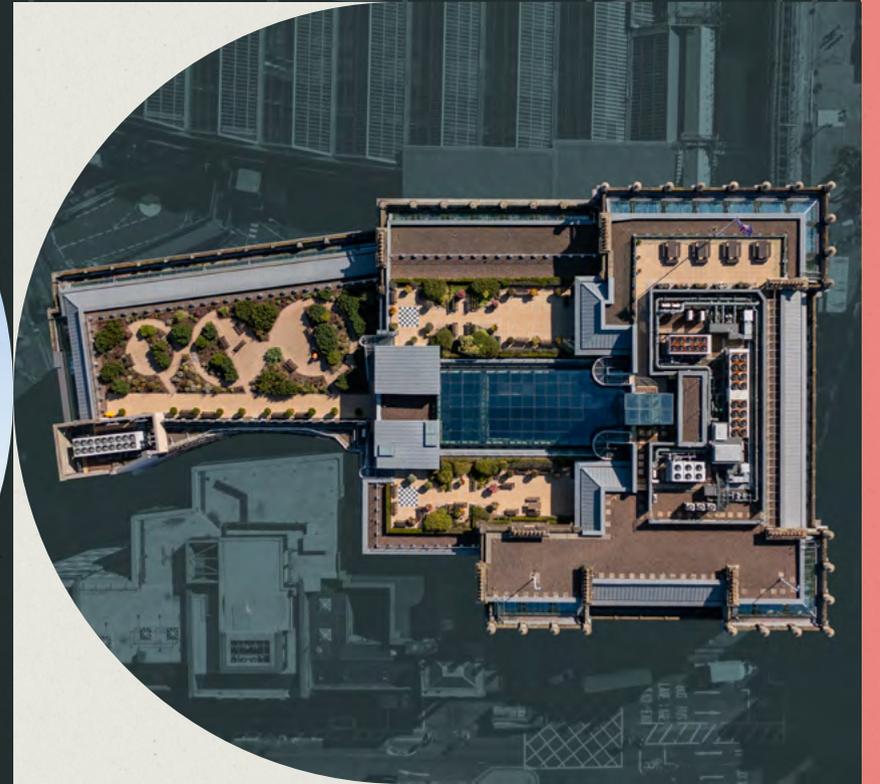
It boasts strong environmental credentials, achieving an EPC rating of 'B' and a BREEAM rating of 'Very Good.'



PROMINENCE & ACCESSIBILITY

Located in the heart of Edinburgh, Waverley Gate provides unrivalled access to all the key city centre connections and amenities.

-  Waverley Train Station > 2 mins' walk
-  Edinburgh Bus Station > 4 mins' walk
-  St Andrew Square Tram Stop > 6 mins' walk
-  Edinburgh Airport > 30 mins' via tram



THE NEIGHBOURS

Waverley Gate is set in an outstanding business location with an impressive range of occupiers in the immediate surrounds.

- 1 Signature Serviced offices
- 2 xDesign, Labcorp, Henderson Loggie, Atkins
- 3 Scottish Government
- 4 The City of Edinburgh Council
- 5 Baillie Gifford
- 6 FNZ
- 7 UBS, KPV LAB, Places for People, Ediston
- 8 Glenmorangie, Heineken, Dickson Minto
- 9 Adam & Co, Punter Southall Wealth, Cubo, Cadence
- 10 Rathbones, Arup, Artisanal Spirits Company, Mott Macdonald
- 11 Souter Investments, Ledingham Chalmers
- 12 Indie Semiconductor, HSBC, Brooks Macdonald
- 13 Aberdeen Investments
- 14 Stewart Investors
- 15 Addleshaw Goddard
- 16 Computershare
- 17 Renesas Electronics, Brown Shipley, Charles Stanley
- 18 Royal Bank of Scotland

-  Waverley Train Station
-  Tram Stops
-  Edinburgh Bus Station



St James Quarter

850,000 sq ft of retail, living, leisure and entertainment space on the doorstep of Waverley Gate.

Enticing mix of restaurants including Ka Pao, Duck & Waffle and The Alchemist anchored by Bonnie & Wild food hall.

Outstanding leisure offering including Lane 7, Everyman Cinema with Flight Club and Toca Social.

ON YOUR DOORSTEP

Surrounded by standouts, the options are endless when it comes to eating, drinking, leisure and places to spend the night.

Grab a coffee



Pep & Fodder

1 min walk > 11 Waterloo Place

The Milkman

6 mins' walk > 52 Cockburn St

Gordon St Coffee

6 mins' walk > 6 Market St



Burr & Co

7 mins' walk > 20 George St

Edinburgh Press Club

7 mins' walk > 20-30 Cockburn St

Dine out



Bonnie and Wild

2 mins' walk > St James Quarter



Duck & Waffle

2 mins' walk > St James Quarter

Ka Pao

2 mins' walk > St James Quarter

Howies

3 mins' walk > 29 Waterloo Pl

Dishoom

4 mins' walk > 3a St Andrew Sq

Enjoy a tipple



The Alchemist

1 min walk > St James Quarter

Café Royal

2 mins' walk > 19 W Register St

The Register Club

4 mins' walk > 42 St Andrew Square

Lady Libertine

4 mins' walk > 25 W Register St



The Dome

7 mins' walk > 14 George St

Do something fun



Everyman Cinema

2 mins' walk > St James Quarter

Lane 7

2 mins' walk > St James Quarter

Boom Battle Bar

4 mins' walk > OMNi Centre



Edinburgh Street Food

4 mins' walk > OMNi Centre

Edinburgh Playhouse

6 mins' walk > 18-22 Greenside Pl

Hit the pillow



The Balmoral

1 min walk > 1 Princes St

W Hotel

3 mins' walk > St James Quarter

Gleneagles Townhouse

4 mins' walk > 39 St Andrew Square

Cheval The Edinburgh Grand

5 mins' walk > 42 St Andrew Square

Malmaison

7 mins' walk > 22 St Andrew Square



EXCEPTIONAL AMENITIES

40,000 sq ft of newly refurbished amenity space.

Waverley Gate offers an enhanced workplace experience with a **24/7 staffed reception**, featuring new speed gates for seamless and secure entry. Employees can take advantage of the **on-site gym with discounted memberships**, promoting health and well-being right at their workplace.

The newly upgraded **end-of-journey facilities**, including showers, a drying room and modern changing areas, provide added convenience for those who cycle or exercise before work. Additionally, the new Waverley Gate **app and user experience platform** ensures smooth access to building services, updates, and amenities, enhancing day-to-day efficiency for all occupants.



 Occupier-exclusive artisan coffee shop, operated by Bean Coffee

 New end-of-journey shower, drying room and changing facilities

 On-site gym with discounted memberships

 24/7 staffed reception with new speed gates

 New Waverley Gate app and user experience platform

 127 bike spaces and secure car parking with EV charging points

 Superb communal roof terraces with outstanding views

 New and flexible touchdown space in atrium

BUILDING PERFORMANCE



Data-led asset management approach



Introduced enhanced metering & smart technology



Structural changes to building & plant operations



Overall 20% reduction in energy use within Waverley Gate since 2023

Our Building Operating System (BOS) is the key technology that allows you to optimise the building to increase users' wellness and productivity whilst driving down operating cost and leading to a lower carbon impact.

Our BOS translates these independent systems into one common language, presented in an easy to understand interface. This allows us to gain insights into how the building is performing and automatically adjust the building to make it as efficient and effective as possible.

BREEAM®

BREEAM
'Very Good'

EPC 'B' rating



WiredScore
'Gold'

SmartScore
'Gold'



SmartScore



Efficient & sustainable chilled beam cooling system

Electricity from 100% renewable sources



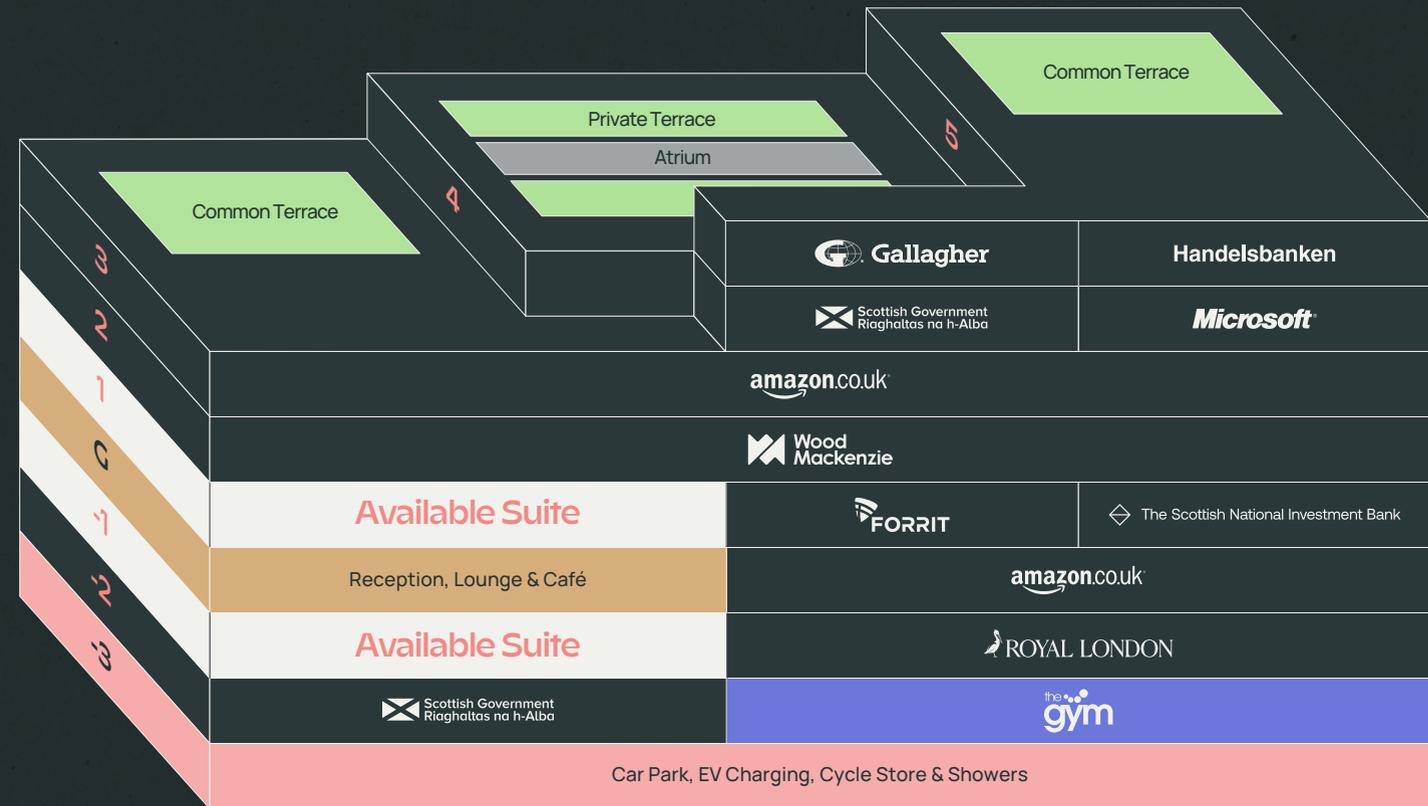


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THE COMMUNITY

Waverley Gate offers approximately 203,000 sq ft of Grade A office space, home to a diverse range of occupiers, including professional services, tech companies and public sector organisations. This diversity highlights the building's adaptability to support a wide array of businesses.

Beyond its impressive tenant roster, Waverley Gate boasts exceptional amenities. The building features two expansive panoramic terraces on the 4th and 6th floors, along with gym facilities, excellent changing rooms, shower facilities and secure cycle storage. Located in the impressive atrium, Bean Coffee provides a vibrant space for refreshments and relaxation, while the introduction of flexible, collaborative workspaces further enhances the building's appeal.



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AVAILABILITY

Level LG1
10,119 sq ft

This open plan suite is available immediately and benefits from outstanding south facing views towards Edinburgh's Old Town.

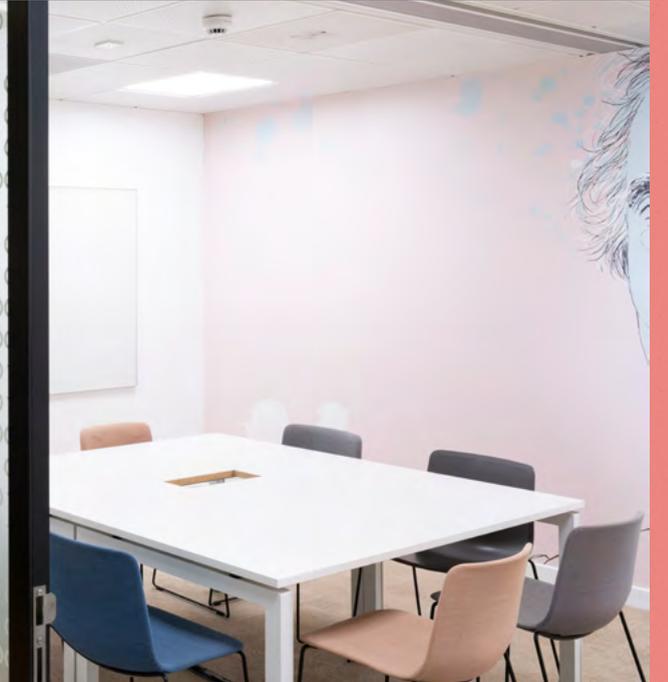
The suite is fitted with high quality fixtures and fittings including the following:

- 94 sit stand desks throughout
- 3 x 8-person meeting rooms
- 1 x 4-person meeting rooms
- Tea prep facilities and breakout space
- Quiet room
- New LED lighting
- Suspended ceiling throughout
- Chilled beam cooling system
- Raised access floors
- Newly refurbished WCs and common landing
- Dedicated shower provision
- Demised accessible WC

Car parking is also available upon request.



LEVEL LG1



AVAILABILITY

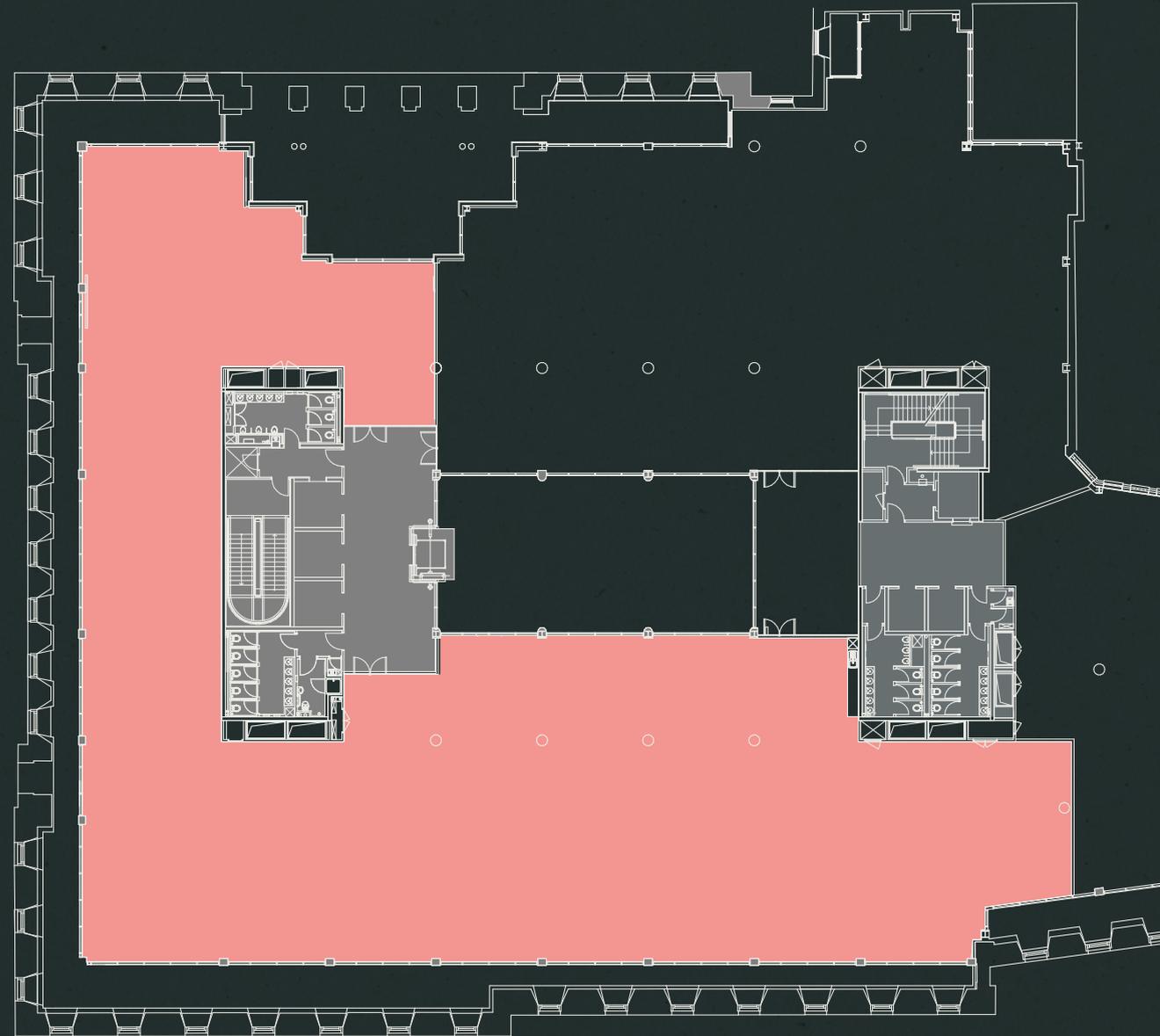
Level 1
13,016 sq ft

This suite is located on level 1 and benefits from outstanding views towards Edinburgh's Old Town.

The suite is to undergo a programme of works which will see the suite delivered to an open plan configuration and to the following specification:

- New LED lighting
- Suspended ceiling throughout
- Chilled beam cooling system
- Raised access floors
- Newly refurbished WCs and common landing

Car parking is also available upon request.





waverley-gate.com →

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