

To Let

Waverley Gate, 2-4 Waterloo Place, Edinburgh, EH1 3EG

10,119 sq ft

- BREEAM rating of 'Very Good'
- EPC rating 'B'
- Unrivalled location with superb variety of amenity and retail
- Excellent public transport links
- Generous break out areas with access to roof garden and terrace



Location

The property is situated at 2-4 Waterloo Place, at the east end of Edinburgh's Princes Street, considered to be a prime location within the city. Waverley Gate benefits from a wide range of high-quality amenities on its doorstep including retail and leisure outlets, hotels, bars and restaurants on St Andrew Square, Princes Street and George Street and immediate access to road, rail, bus and tram transport communications.

Being the traditional heart of the city, this location has attracted high-quality office occupiers together with the best of Edinburgh's luxury retail outlets, including the new £1bn St James Quarter shopping centre development. Nearby St Andrew Square is home to several exciting restaurants and bars including – The Ivy, Bread Street Kitchen, Dishoom, Wahaca, Hawksmoor, and soon the Gleneagles Townhouse (opening March 2022).

Description

Waverley Gate is a prestigious office complex occupying the shell of the former General Post Office building on the prominent corner of Waterloo Place and North Bridge in the heart of Edinburgh. Retaining only the A-listed Italian Renaissance facade, the building was rebuilt from within in 2004 to provide 203,601 sq ft of modern open-plan office accommodation arranged over eight floors, above and below street level.

The building is accessed from Waterloo Place. As you walk through the grand, listed façade you enter an impressive treble height entrance hall with 24hr manned reception. The ground floor has a stunning central atrium which maximises the natural light entering the building and provides a common seating area for tenants. This area is served by an independent café operator, Benugo, who partially let the area. There is a second entrance via Calton Road, 3 storeys below the Waterloo Place entrance, where the access to the car park is situated.

Waverley Gate is one of very few offices within Edinburgh to benefit from spacious, landscaped roof gardens which are located on the fourth, fifth and sixth floors. They facilitate panoramic views to Calton Hill across the Waverley Valley to Arthur's Seat, Edinburgh's Old Town, and Edinburgh Castle.

Specification

Specification includes:

- Chilled beam air conditioning system
- Raised access floor
- Metal suspended ceiling with recessed lighting
- Generous floor to ceiling height

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Lower Ground - LG Suite 2	4,559	423.54	Let
4th - North Suite	9,345	868.18	Let

EPC

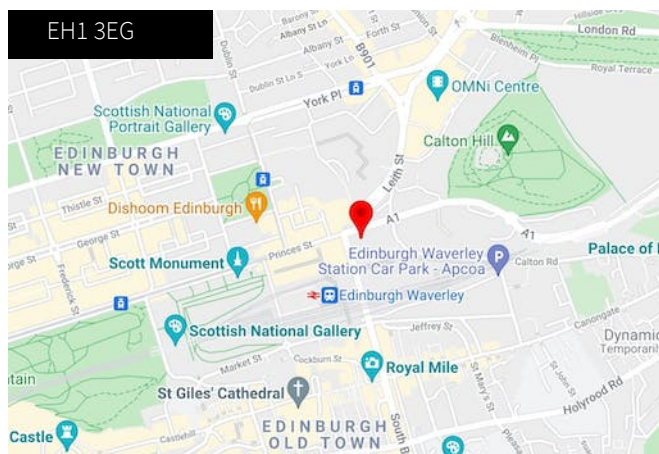
This property has been graded as B.

Rent

Rent on Application

Business Rates

£6.54



Contacts

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Name	Sq ft	Sq m	Availability
4th - South Suite	8,420	782.24	Let
Lower Ground - LG1 Suite 2	10,119	940.09	Coming Soon