



waverley gate

2-4 Waterloo Place • Edinburgh • EH1 3EG





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# 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.'

10,119 sq ft  
of exceptional  
workspace now  
available






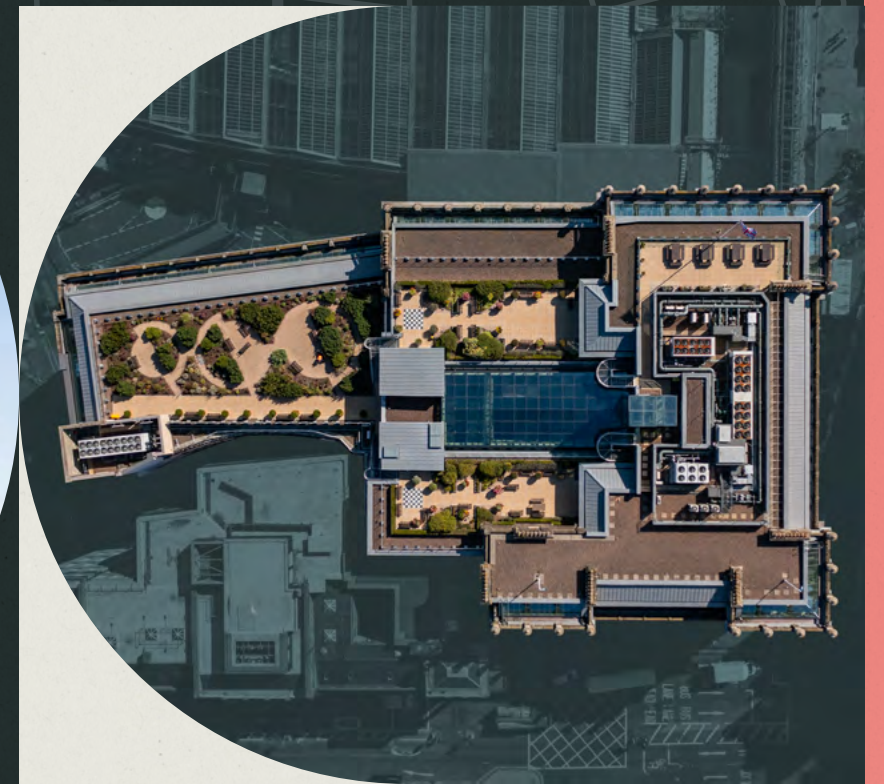
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# PROMINENCE & ACCESSIBILITY

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 Baillie Gifford
- 7 FNZ
- 8 UBS, KPV LAB, Places for People, Ediston
- 9 Glenmorangie, Heineken, Dickson Minto
- 10 Adam & Co, Punter Southall Wealth, Cubo, Cadence
- 11 Rathbones, Arup, Artisanal Spirits Company, Mott Macdonald
- 12 Souter Investments, Ledingham Chalmers
- 13 Indie Semiconductor, Gleeds, Brooks Macdonald
- 14 Aberdeen Investments
- 15 Stewart Investors
- 16 Computershare
- 17 Dialog Semiconductors, 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

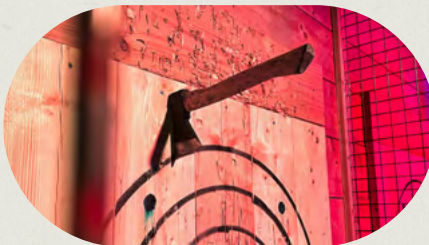
2 mins' walk > St James Quarter

### 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®

Awarded BREEAM 'Very Good'

EPC 'B' rating



Awarded WiredScore 'Gold'

Awarded SmartScore 'Gold'



SmartScore



Efficient & sustainable chilled beam cooling system

Electricity from 100% renewable sources





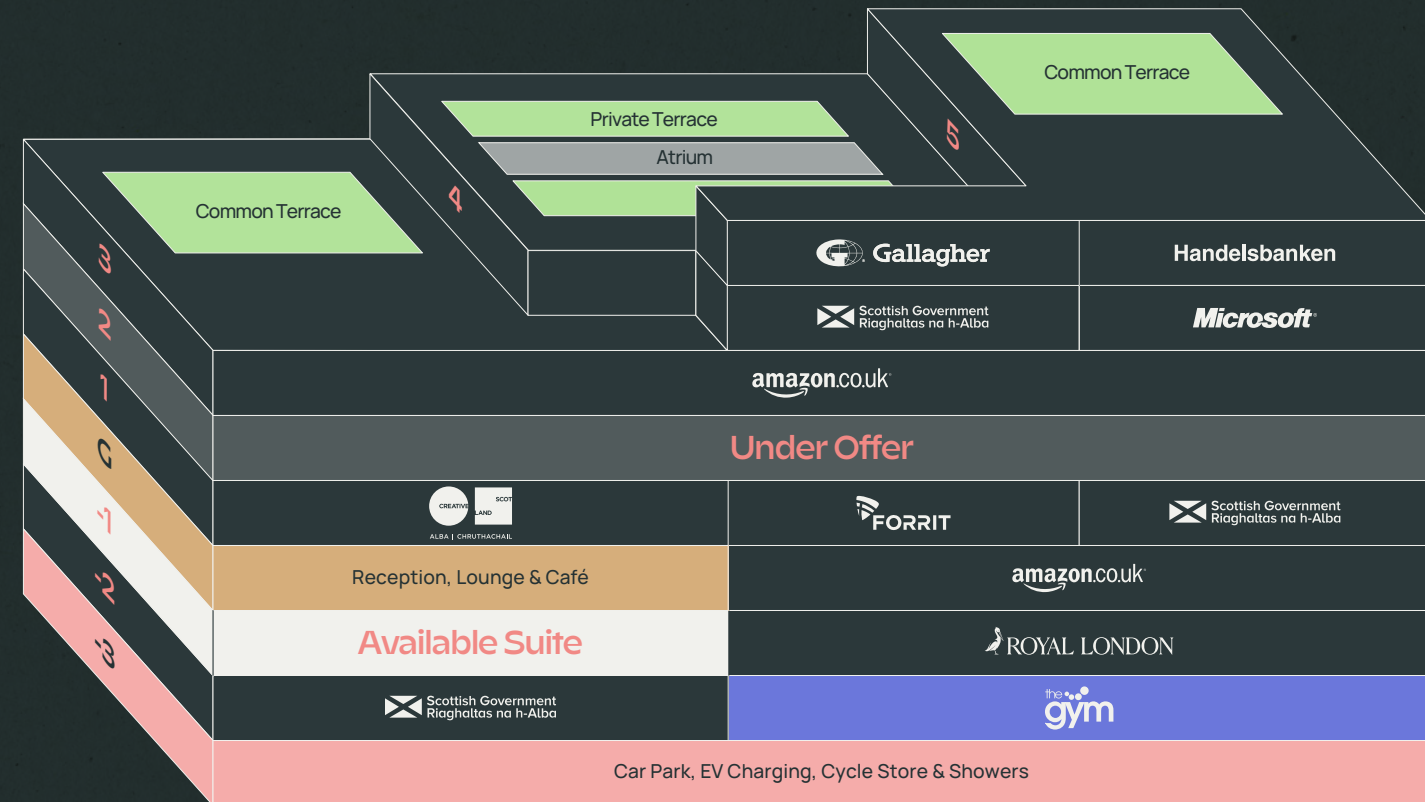


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# THE COMMUNITY

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 4<sup>th</sup> and 6<sup>th</sup> 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.





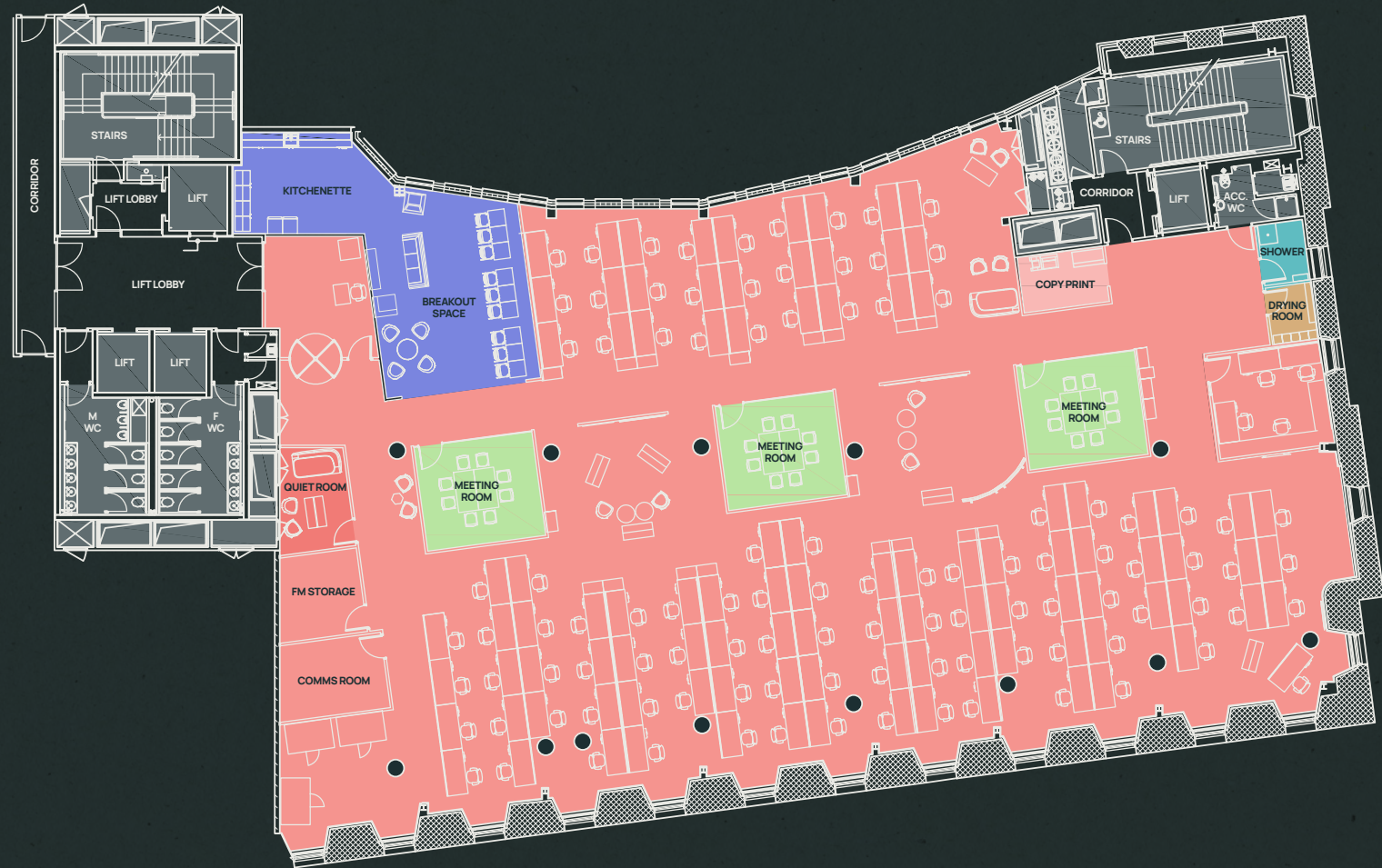
# AVAILABILITY

**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  
10,119 sq ft



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# LEVEL LG1







[waverley-gate.com](https://waverley-gate.com) →

Play video →



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