

THE HOTTEST TICKET AROUND.

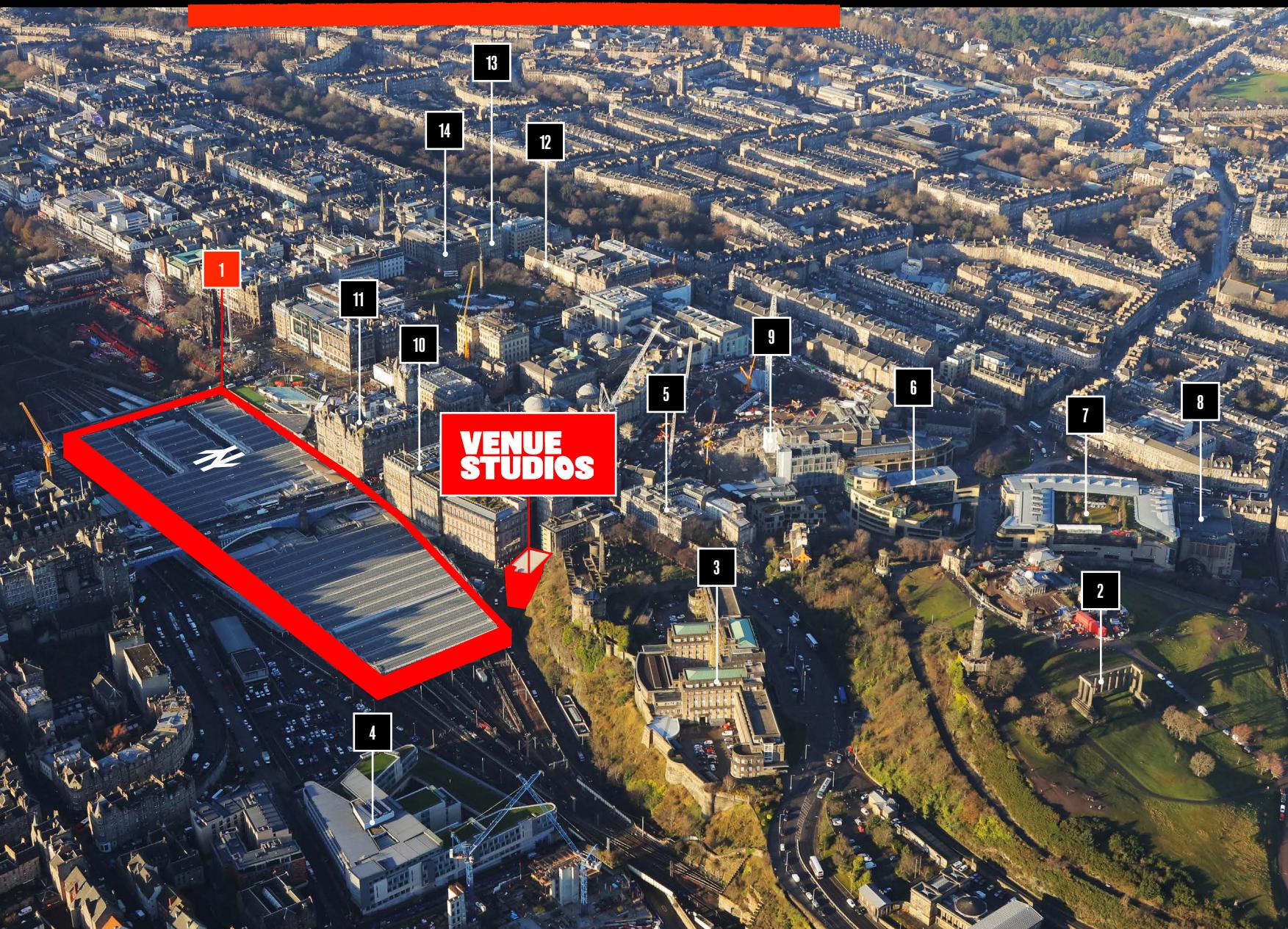
2,840 sq ft (263.8 sq m) of premium office space available to let, adjacent to Waverley Station, Edinburgh

**VENUE
STUDIOS**

21 CALTON ROAD, EDINBURGH EH8 8DL



A LOCATION TO HARP ON ABOUT.



- 1 Waverley Station
- 2 Calton Hill
- 3 Scottish Government
- 4 The City of Edinburgh Council
Business Gateway Edinburgh
- 5 Pure Spa & Beauty
- 6 Baillie Gilford & Co
- 7 Omni Centre
(Cinema & Restaurants)
- 8 Edinburgh Playhouse
- 9 New Edinburgh St James
- 10 Scottish Legal Complaints Commission
The Gym Edinburgh
- 11 Eric Young & Co
Harvey Nash
Amazon
Museums Galleries Scotland
- 12 Virgin Bank
Eden Scott
Rathbone Investment Management
- 13 Royal London
- 14 Aberdeen Standard Investments



View from Venue Studios

MAKE A KEY CHANGE TO VENUE STUDIOS.

Located at the East End of Princes Street and adjacent to Waverley Station, Venue Studios enjoys dramatic views of Carlton Hill and Princes Street and offers occupiers VIP access to the heart of the city.

Formerly one of Edinburgh's most iconic entertainment venues, playing host to legendary bands and artists, the building is now home to six floors of modern office accommodation – whilst retaining whispers of its rock and roll past.

SPACE IN TUNE WITH YOUR NEEDS.

Venue Studios comprises a multi let office building, with surface parking and lift access. All floors offer contemporary open plan office accommodation, with dramatic views over the Waverley Valley.

Access to Waverley Station on foot takes three minutes and the bus station and tram halt in St Andrew Square are a five minute walk away.



2,840 SQ FT
(263.8 SQ M)

NEW RELEASE

The 3rd floor suite available from February 2020 offers 2,840 sq ft (263.8 sq m) of open plan accommodation, with tea preparation area, and benefits from the following specification:

- Raised access floors
- Comfort cooling
- Cat 6 cabling (to perimeter)

CURRENT OCCUPIERS

Big Partnership
JTP

AMENITIES

Male and female toilets and shower facilities are available. Secure cycle storage is available within the building.

OFFICE SPACE THAT CAN'T BE BEAT.



MAKE TRACKS.

Not only is Waverley station on the doorstep, but Venue Studios is only a five minute walk from the tram stop on York Place, and just around the corner from several bus routes on Leith Street and Princes Street, offering unrivalled connectivity across the city and beyond.



One minute walk from Waverley Station

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RATEABLE VALUE

We have been informed by the Lothian Valuation Joint Board that the premises are entered in the valuation roll as follows:
Office £41,200.

EPC

The suite benefits from the following Energy Performance rating: E

LEASE TERMS

The accommodation is available on a new full repairing and insuring lease with flexible lease terms considered. Full details of the quoting rental and lease terms are available from the letting agent.

ENTRY

The accommodation is available for occupation from February 2020.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction and Land and Buildings Transaction Tax.

VAT

All prices, rents and premiums are quoted exclusive of VAT.

VIEWING

By appointment through the sole letting agent:



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