



TO LET

VENUE STUDIOS



21 CALTON ROAD
EDINBURGH
EH8 8DL

One Venue, endless opportunities



Offering a Prime location, essential for any Venue



Venue Studios is located at the foot of Calton Hill within a thriving business community



Conveniently placed for access to Edinburgh's prime retail and leisure hubs, including Princes Street, George Street and St James Quarter



Well connected via bus links, with stops just minutes away at Waterloo Place and Princes Street



Situated opposite to Waverley Train Station's east entrance



Five minutes' walk to the nearest tram stop at St Andrew Square



Choose from a selection of nearby bars, restaurants, cafés and entertainment venues

The Location



[CLICK TO VIEW ON GOOGLE MAPS](#)



Offering desirability and flexibility



Available floors highlighted in the image above



Venue Studios provides office accommodation arranged over five floors



The building spent 30 years as one of Edinburgh's most vibrant entertainment venues before being repurposed for quality office accommodation



A comprehensive refurbishment of the common parts, including the stairwell, entrance lobby and lift area has been undertaken.

Further details are available upon request



The specification includes:

Open-plan, modern office suite

2,840 sq. ft. available

Full lift access throughout

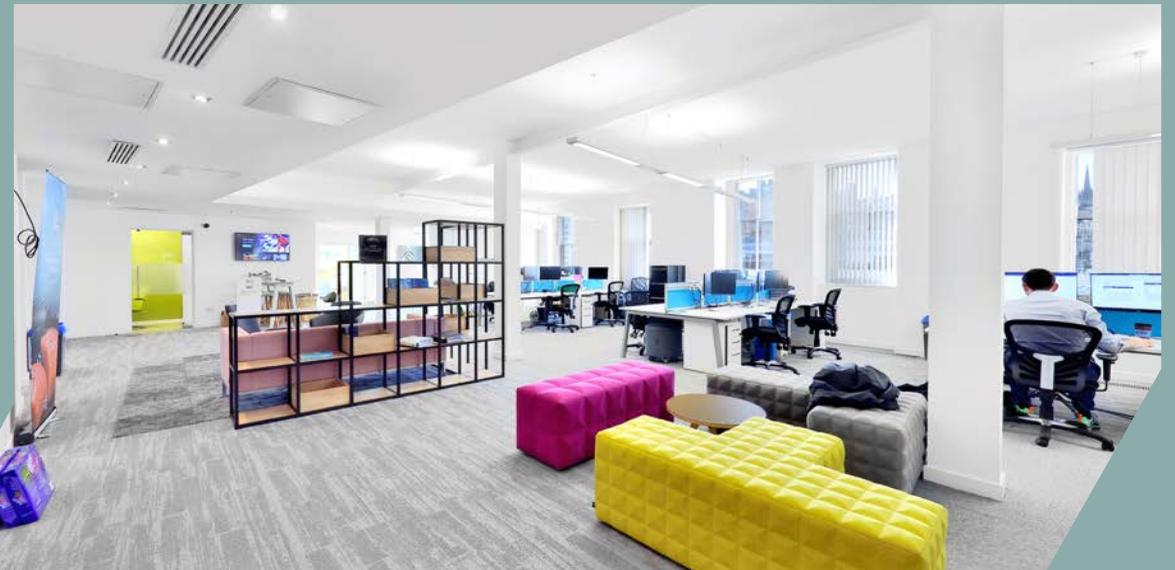
Dedicated shower and toilet facilities for exclusive tenant use within each suite

Raised access floors and suspended ceilings in part

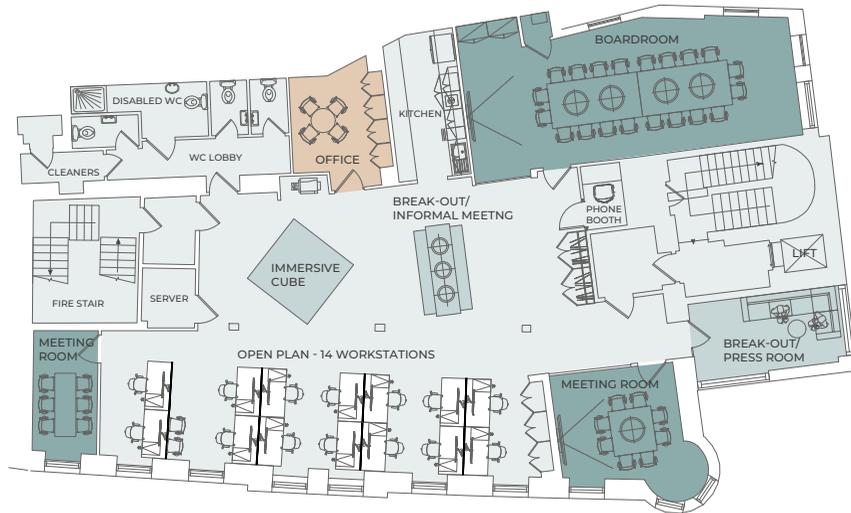
One car parking space available

New high-efficiency VRF air-conditioning

The Venue



A Venue where creativity and productivity collide



Further indicative space plans available by request

Office Capacity

Total number of fixed desk positions	14	■ Meeting Rooms
Total number of meeting room positions	3	■ Office Space
Total number of informal work positions	3	■ Collaboration

The Third Floor



Images of the suite as they currently stand with existing tenant fit-out



-  High quality open plan accommodation
-  One large shower room
-  Openable windows throughout for natural ventilation
-  LED lighting throughout
-  Superb views of Arthur's Seat
-  New high-efficiency VRF air-conditioning



It's the office Venue for you... come and see for yourself

AVAILABILITY

3RD FLOOR 2,840 SQ FT
(263.84 SQ M)

EPC

EPC Rating – B.

RENT

Available on application to the letting agents.

RATEABLE VALUE

The rateable value of the third floor is £41,700.

AVAILABILITY

The property will be available on a full repairing and insuring basis.

VAT

The rent and all other outgoings will be subject to VAT at the prevailing rate.

SERVICE CHARGE

The service charge is running at a low level for a city centre location. Further details available upon request.

FURTHER INFORMATION:

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