

# TO LET VENUE STUDIOS



21 CALTON ROAD EDINBURGH EH8 8DL





# 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





# Offering desirability and flexibility



Available floor 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 throughou

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

Raised access floors and suspended ceilings in par

One car parking space available

New high-efficiency VRF air-conditioning

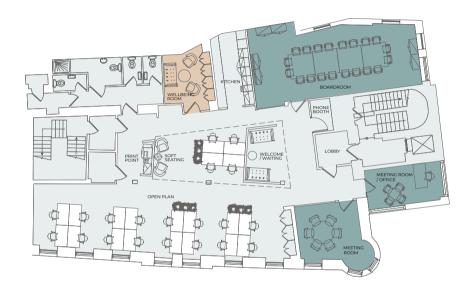
# The Venue







# A Venue where creativity and productivity collide



Further indicative space plans available by request

#### Office Capacity

Total number of fixed desk positions Total number of meeting room positions 3

Meeting Rooms Wellbeing Space









High quality open plan accommodation



One large shower room



Openable windows throughout for natural ventilation

The Third Floor



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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