



THE AUCTION ROOMS

LET HISTORY INSPIRE

Elevate Your Workspace in the Heart of Edinburgh's New Town

Atom Group proudly presents The Auction Rooms - a cutting-edge, flexible office space in a prime central location, designed for the evolving needs of modern businesses.



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Uniquely
designed for
doing business,
sharing ideas
and cultivating
creativity



Memberships

MEMBERSHIP OFFERS MORE THAN JUST ACCESS; IT UNLOCKS A WORLD OF FLEXIBLE, TAILORED WORKSPACE SOLUTIONS.

Whether you seek occasional access or a dedicated workspace, The Auction Rooms has a variety of membership options to suit your business needs. Experience the convenience of a prime central location without compromising on tranquility, all while enjoying customisable workspaces, priority meeting room access, and exclusive services.



Membership includes

- Secure 24/7 access
- Data Points & WIFI enabled
- Fully furnished
- Task & Feature Lighting
- Credit allocation for bookable spaces
- Access to boardroom facility
- Access to separate meeting rooms
- Access to member's lounge
- Townhall events
- Ballroom hire on request
- Space allocated in server room
- Cycle storage
- Showering & changing facilities
- Car parking by negotiation



Private Secure Offices

Experience the privacy and focus that comes with having your own dedicated office space. Choose from a range of sizes and layouts, with the flexibility to scale as your business grows.

Our available offices offer 10 or 12 desks, with the option to oversubscribe through hybrid memberships. We have a unique opportunity to lease an entire floor by combining our first or second-floor suites, for a 22-desk setup. For larger teams, we also provide an exclusive 32-desk gallery.



Owned Desk

Owned desks give members the convenience of a personal, dedicated workspace. Each desk is equipped with designated storage solutions, allowing you to securely store personal belongings and work documents.

This blend of flexibility and personalisation fosters a comfortable, efficient environment, contributing to a positive and productive atmosphere for your team.

Dependent on availability.



Hybrid Licenses

Our Hybrid Licenses offer the ultimate flexibility for your business. With full membership access to The Auction Rooms, you can manage desk allocation within your private office space.

Using our in-house software, your team can easily book desks based on their individual schedules, allowing for dynamic, self-managed desk allocation through our members' app.



Meeting Rooms

DISCOVER A BEAUTIFUL ARRAY OF METICULOUSLY DESIGNED MEETING SPACES AT THE AUCTION ROOMS.

Each room is equipped with state-of-the-art conferencing technology, ensuring a seamless experience that blends elegance with productivity.

Pictured, clockwise from top left:

- Integrated ClickShare technology
- The Gun Room, 4 person capacity
- The Jewellery Room, 4 person capacity
- New Town Boardroom, 12 person capacity



Members' Lounge

LOCATED ON THE FIRST FLOOR IS OUR SHOWSTOPPING MEMBERS' LOUNGE, THE AUCTION HALL.

This large and comfortable breakout space is designed for informal meetings, relaxing and socialising, as well as the ability to transform into a stunning venue for events. Equipped with coffee and tea facilities and embellished with a variety of soft furnishings, The Auction Hall suits tête-à-têtes and team gatherings alike.



Wellness & Events

CONNECT WITH FELLOW MEMBERS THROUGH A RANGE OF EXCITING COLLABORATIONS, EVENTS AND WORKSHOPS.

Unlock special access to members-only events, workshops and wellness sessions to nourish body and mind. As we continue to forge valuable partnerships for our members, stay tuned for an ever-expanding ecosystem that adds even more value to your membership.



Tech Add-Ons

Private WiFi (SSID)	Enhance data security by providing your employees with a branded wireless (WiFi) network that offers unrestricted access to the available internet bandwidth.	£180/mo
Public IP Address	For those interested in building their own network, configuring a public IP on The Auction Rooms Network will grant your members direct internet access to their own firewall or device.	POA
Private VLAN	Establish a private and security-enhanced connection on our wired network - separating your employees internet traffic from other members.	Set up cost £100, price per port £3/mo
On-site-Co-location	Safeguard your network gear within a dedicated facility. This service is available on a per-rack unit ("RU") basis.	1RU: £300/mo + VAT

Tech Add-Ons (Continued)

Enterprise direct connect VPN	A secure and dependable connection to your company's network, utilising primary and backup circuits. No VPN client necessary.	POA
Firewall-as-a-service	Unlock the advantages of a dedicated firewall with continuous 24/7 monitoring, all without the need for complex configuration or ongoing management.	POA
Digital Keycard	Boost your efficiency by eliminating the need for a physical card and storing it conveniently inside your smartphone.	£5 one time set up fee, £2/mo per member

Membership Add-Ons

Parking Space	Park inside our garage that is located on site. Includes private fob that opens your individual garage door.	Starting at £750/mo
EV Parking Space	Outside parking with an EV charger. Never worry about running out of charge!	Starting at £1100/mo
Locker	Think you will use our showers frequently? Want to store personal items on site? Rent a locker through concierge.	£10/mo
Events Space Hire	Function space for your company to hire. Speak to concierge for more information,	POA

Please note all offers are dependant on availability.

Membership Add-Ons (Continued)

Car Valet	Car cleaning bookings available for parking space holders only.	£100/service
Picnic	Elevate your lunchtime in Queen Street Gardens with a prepacked picnic basket. Choose from three options of baskets. Booking in advance required.	£35/per member
Office Flowers	Want weekly or bi weekly flowers to brighten your space?	POA
Bike Storage	Make the most of excellent nearby cycling infrastructure with access to secure bike storage and a repair station.	£10/mo

Please note all offers are dependant on availability.

Specification

- Workplace hospitality delivered by the Atom Concierge team operating from 7 AM to 7 PM, Monday to Friday.
- Seamless high-speed, resilient, and secure connectivity throughout the building.
- Dedicated meeting rooms with state-of-the-art video conferencing technology.
- Sumptuous modern boardroom available for client or team meetings.
- Members Lounge for social connection and breakout space. Available for private venue hire for Town Halls or company events.
- Free events for members.
- Access to Member Benefits programme, offering exclusive perks with local businesses.
- Partnerships with local businesses offering additional membership perks.
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- Specialty coffee, tea, and fresh fruit docks throughout the building.
- Cycle infrastructure, including a repair station and secure bike storage.
- On-site shower facilities.
- On-site locker and storage facilities.
- Secure off-street parking, available by negotiation.
- Two EV car charging ports.
- RFID secure access control.
- Automated heating and LED lighting controls for operational efficiency.
- Modernised office building with environmental efficiency, achieving EPC B status

Virtual Office Services

Enjoy the prestige of a prime business address in Edinburgh without the need for a physical space.

- Tailored packages: from Basic to Premium Plus, scale your services as you grow.
- No long-term contracts: flexible monthly subscriptions to suit your needs.
- Exclusive access: premium networking events and meeting rooms with select plans.

Starting at just £125/month, our services offer a refined solution for maintaining a professional presence—wherever you are.

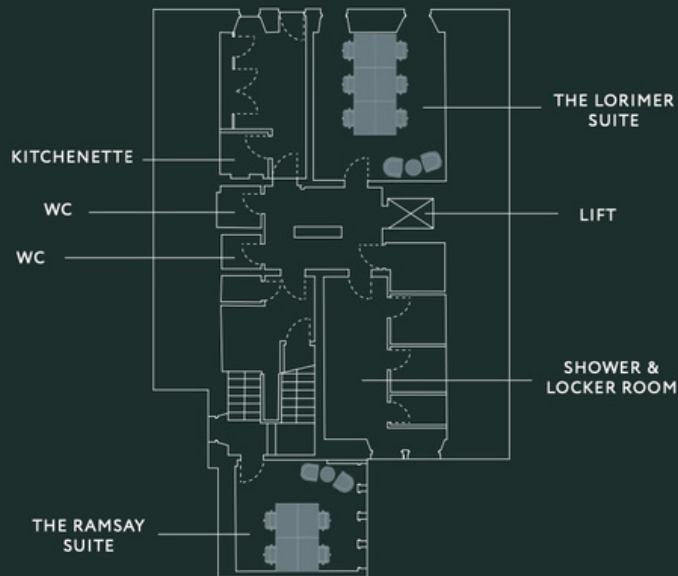


Floor Plans

LOWER GROUND FLOOR

The lower ground floor can be accessed through the lower ground entrance or through the main building. Meticulously crafted private offices provide an atmosphere conducive to productivity and creativity.

Adjacent to these offices, a well-appointed kitchenette offers a chance to refuel with a coffee or lunch. Complementing these facilities are the locker and shower rooms, providing secure storage and refreshing amenities for a seamless transition between work and leisure.

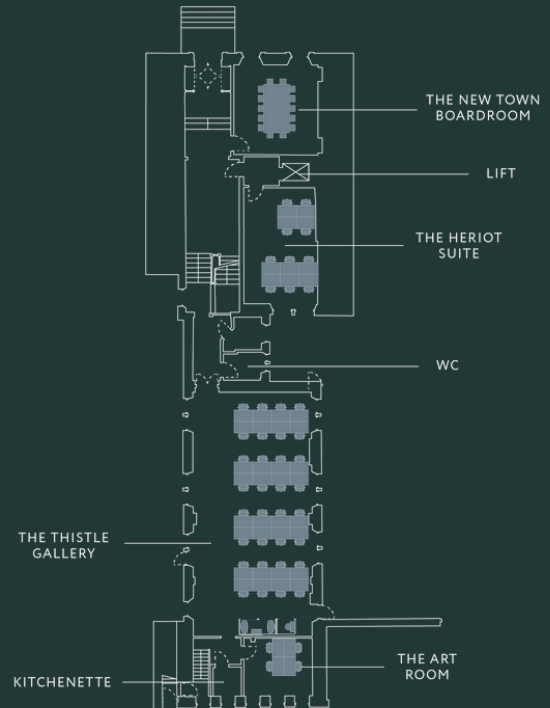


Floor Plans

GROUND FLOOR

The ground floor of The Auction Rooms opens with a welcoming reception, where visitors are greeted as they step into the heart of the building. This level features two private office suites: The Heriot Suite, offering 10 desks, and The Thistle Gallery, an expansive space with 32 desks.

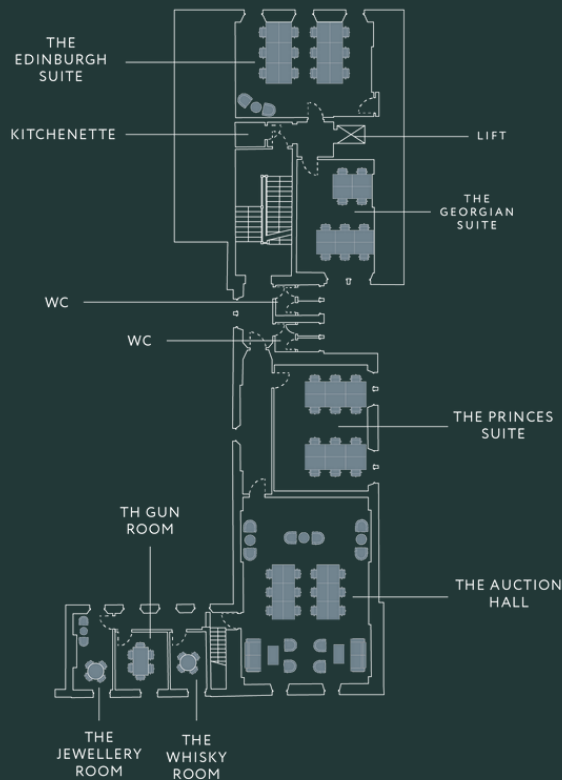
The New Town Boardroom accommodates 12 people, offering a state-of-the-art space for impactful presentations and teamwork, while The Art Room provides a more intimate setting for up to six. Toward the rear, you will find the building's largest kitchenette offering the space to refuel.



Floor Plans

FIRST FLOOR

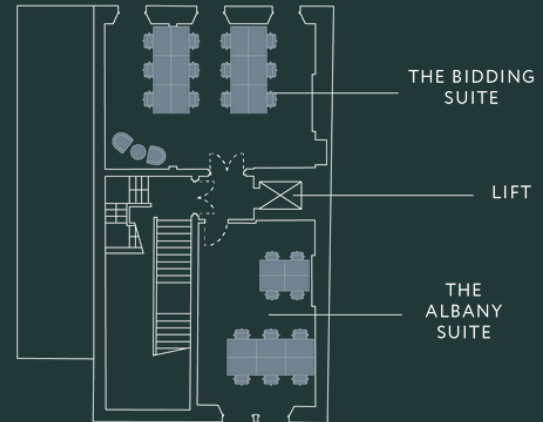
The first floor of The Auction Rooms features three private office suites: The Edinburgh Suite (12 desks), The Georgian Suite (10 desks), and The Princess Suite (12 desks), all designed for focused work and privacy. A nearby kitchenette offers convenient access to refreshments. Towards the rear of the building, you'll find three meeting rooms—The Jewellery Room, The Gun Room, and The Whisky Room—each seating four. At the centre is our members lounge, The Auction Hall.



Floor Plans

SECOND FLOOR

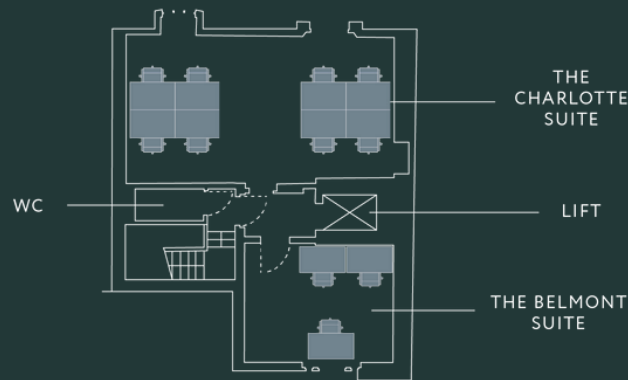
On the second floor of The Auction Rooms, you'll find two private office suites: The Bidding Suite, offering space for 12 desks, and The Albany Suite, with 10 desk spaces. Both are designed to provide a serene retreat for focused work. These tucked-away spaces offer breathtaking views of Edinburgh's New Town, the Firth of Forth, and Queen Street Gardens, creating an inspiring backdrop for professionals.



Floor Plans

THIRD FLOOR

Tucked away on the third floor of The Auction Rooms, this hidden oasis features the Charlotte Suite, which accommodates eight desks and includes a convenient kitchenette, and the Belmont Suite, with space for three desks. Both private offices provide stunning views of Edinburgh's New Town, the picturesque Firth of Forth, and the landscape beyond toward Fife, creating an exclusive place for focused work surrounded by beautiful scenery.



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