



venuestudios

3rd Floor



www.venuestudios.co.uk



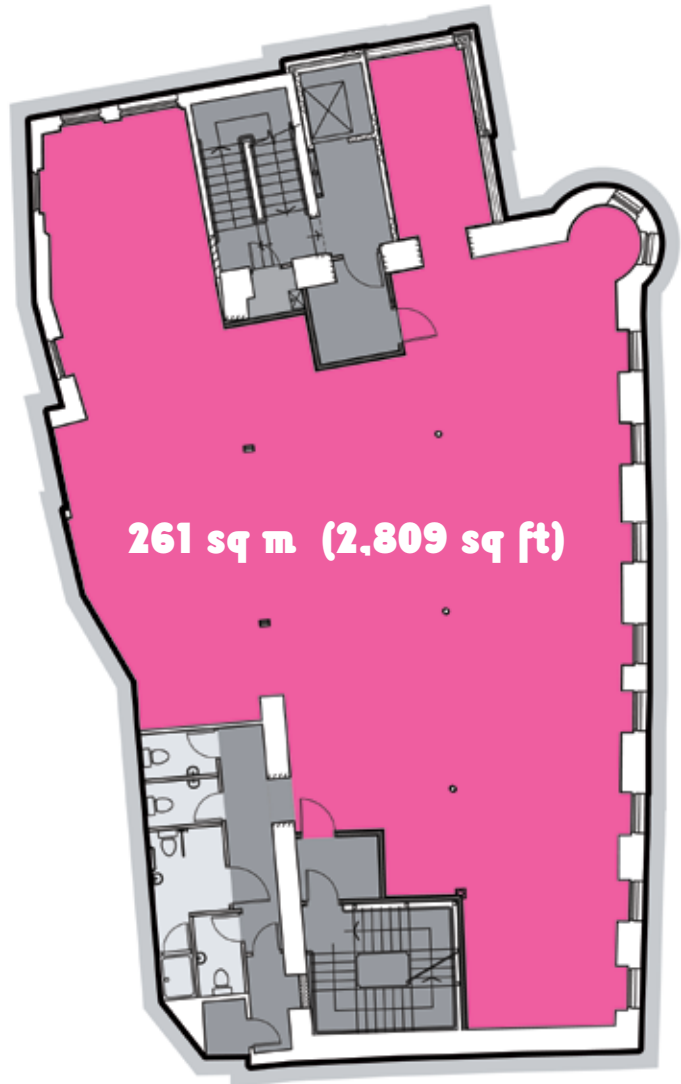
3rd floor

“Venue Studios has proved the ideal foundation for the growth of our business. The quality of the offices, along with the fantastic setting, has created a working environment which our staff really enjoy.”

- Virgin Money

Various Artists

V4.0	Virgin Money
V3.0	261 sq m (2,809 sq ft)
V2.0	John Thomson & Partners
V1.0	Ingleby Gallery
V0.0	Ingleby Gallery
V-1.0	Ingleby Gallery





Impressive glazed entrance

Full disabled and lift access

Open plan layout

Contemporary VDU compliant lighting

Raised access flooring with floor boxes

Gas fired under floor heating

Mechanical air handling ventilation system

Male, female and disabled toilet facilities

Dedicated shower facility

7 dedicated car parking spaces



Venue Studios is an established business location with occupiers including Virgin Money, John Thomson Architects and The Ingleby Gallery. Neighbouring occupiers include Microsoft, City of Edinburgh Council, Baillie Gifford, Rockstar and Citigroup.

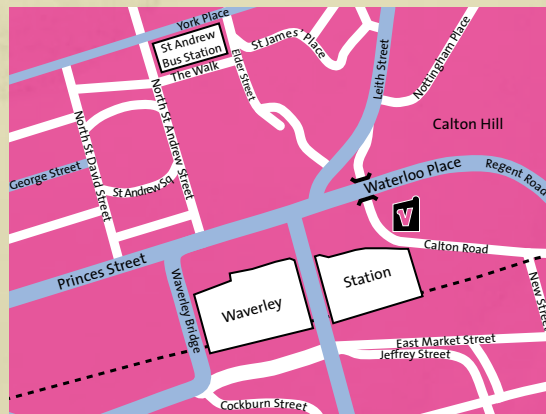
The building lies adjacent to Waverley station, with St Andrew Square Bus Station and a future tram stop within a five minute walk. Car drivers benefit from extensive on street and multi-storey car parking in close proximity to the property.

Venue Studios features panoramic views of some of Edinburgh's most recognisable landmarks including Edinburgh Castle, Arthurs Seat and The Old Town.

For further information, please contact:

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