

THE
AUCTION
ROOMS

NEW TOWN, EDINBURGH

*Premium flex workspace
built for Scotland's most
demanding briefs*

22 QUEEN STREET · EH2 1JX
THEAUCTIONROOMS.CO.UK

RECOMMEND WHEN YOUR CLIENT NEEDS

- Grade A Edinburgh base without a long lease
- Project team, satellite hub, or bridge space
- A client-ready environment from day one
- Flexibility to scale headcount as plans develop
- Operational burden with the operator, not their team

WHY THE AUCTION ROOMS?

Exceptional value in the form of a premium, fully managed workspace that removes friction and protects standards from day one, in one of Edinburgh's most iconic Georgian buildings.

KEY FEATURES

RISK READINESS

Compliant managed environment. Fast mobilisation with no fit-out risk.

CLIENT EXPERIENCE

Hospitality-led delivery, and shared areas that impress from the first visit.

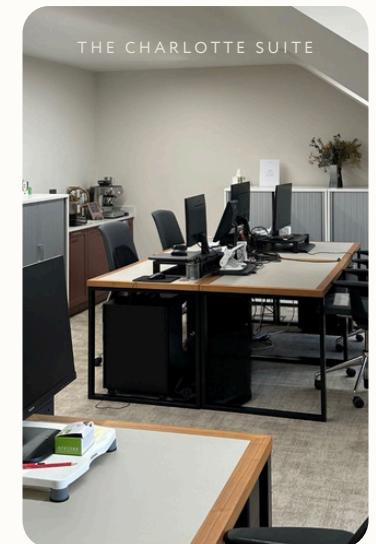
PRODUCTIVITY

Ultra-fast wifi, meeting rooms on demand and a dedicated members' app.

TALENT & CULTURE

Destination appeal, award-nominated design, wellbeing initiatives and sustainability credentials.

SPACE AVAILABLE



PRIVATE OFFICES

With optional hybrid arrangements

8-12 desks

MINIMUM TERM

Flexible or longer terms available

From 12 months

AVAILABILITY

Select suites ready now

Immediate

HOW TO POSITION

Client conversations & objections

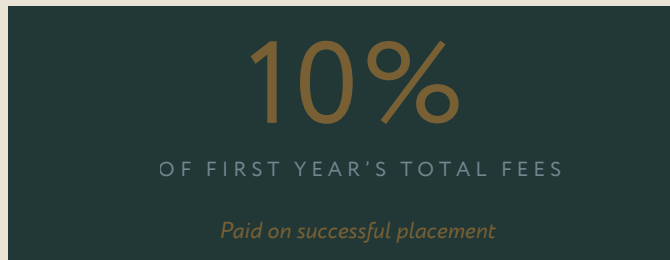
- COMPLIANCE & READINESS Managed, compliant environment. Fast mobilisation, no operational build-up
- PRODUCTIVITY Meeting-ready rooms, focus spaces, hybrid support and on-site help
- CLIENT FACING Hospitality-led standards and consistent delivery - rooms that impress
- TALENT PULL Destination appeal, wellbeing, sustainability - staff feel proud to work here
- COMMITMENT Flexible terms

THE MARKET CASE

Grade A flex in Edinburgh accounts for less than 3% of total office stock. When quality space becomes available, clients who move quickly win.

YOUR REWARD

Premium product, premium commission



EXAMPLE CALCULATION

12 desks × £670/desk/month

Year one fees £96,480

YOUR COMMISSION £9,648

Commission scales with office size. Larger suites mean proportionally higher returns. Contact us to discuss specific opportunities.

WORKING WITH US

We make placement straightforward

FAST RESPONSE

Quick turnaround on availability, pricing and tour scheduling – no delays when a client is ready to move.

DECISION-READY COLLATERAL

Clear, client-facing materials with transparent inclusions. Easy to share, easy to assess.

VIEWING EXPERIENCE

A tour designed to help clients decide. The building does the work – your role is to get them through the door.

DISCRETION

A professional approach that reflects well on you and your recommendation throughout.

ADDRESS

22 Queen Street,
Edinburgh, EH2 1JX

EMAIL

info@theauctionrooms.co.uk

WEB

theauctionrooms.co.uk

PHONE

+44 (0)799 0199712

LET HISTORY INSPIRE