



AVAILABILITY SCHEDULE

January 2026

| STUDIO | SQ FT | RENT PER ANNUM * | RATEABLE VALUE ** |
|-----------------------------|-------|------------------|-------------------|
| 3rd Floor | | | |
| Suite 3.01 | 1,650 | £30,525 | £12,300 |
| 4th Floor | | | |
| Suite 4.02 | 344 | £7,568 | £3,800 |
| 5th Floor | | | |
| Suite 5.02 | 428 | £9,416 | £4,800 |
| Suite 5.03 | 423 | £9,306 | £4,700 |
| Suite 5.04 | 433 | £9,526 | £4,800 |
| Suite 5.09 | 554 | £12,188 | £6,300 |
| Suite 5.10 | 441 | £9,702 | £4,800 |
| Suite 5.16 | 423 | £9,306 | £4,700 |
| 6th Floor | | | |
| Suite 6.08B | 523 | £11,506 | £5,700 |
| Suite 6.09 | 713 | £15,686 | £7,800 |

Fixed desk space available

Individual desk hire available for £200 + VAT per month

* The Rent is inclusive of service charge, electricity and gas charges for both the studio and the building, common parts maintenance and cleaning, and building insurance (not contents insurance).

**Suites may qualify for rates relief under the Small Business Bonus Scheme – qualifying occupiers can make further enquiries at <https://www.mygov.scot/non-domestic-rates-relief/small-business-bonus-scheme/>

*** For the avoidance of doubt all quoted rental figures are exclusive of VAT.