



THE AUCTION ROOMS

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

Elevate Your Workspace in the Heart of Edinburgh's New Town! Atom Group, dedicated to excellence in Edinburgh's New Town, proudly presents The Auction Rooms – a cutting-edge, flexible office space designed for the evolving needs of modern businesses.

In response to the shifting landscape of work environments, The Auction Rooms offers a decentralised, agile workspace in a prime central location, departing from traditional workplace structures. Meticulously planned for nearly a year, this flexible office space is Atom Group's answer to the rising demand for collaborative, adaptable workspaces in Scotland's capital.



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Uniquely designed for
doing business, sharing
ideas and cultivating
creativity

Memberships

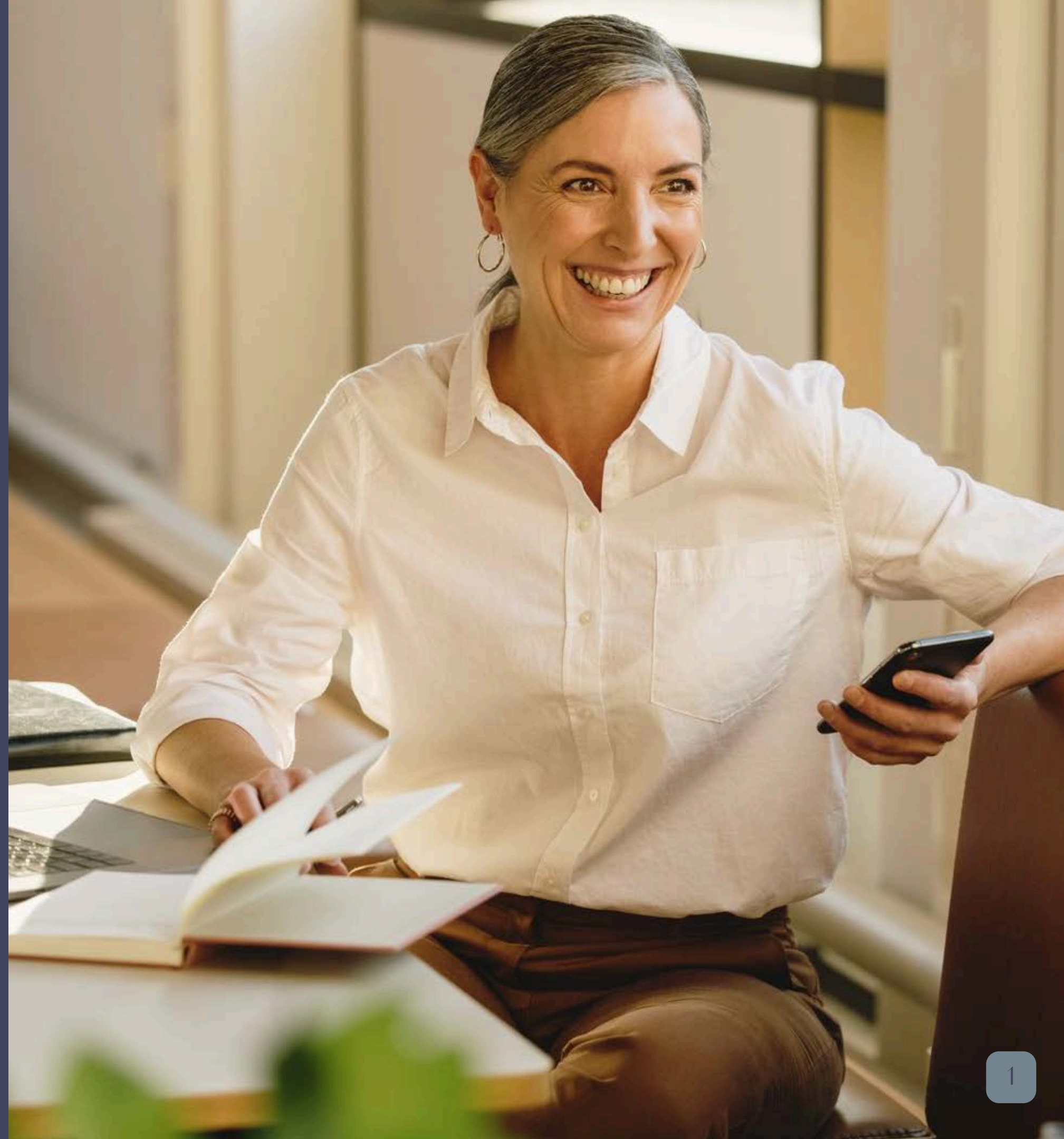
Our memberships offer more than just access; they unlock a world of flexible, tailored workspace solutions

With our memberships you can enjoy access to dynamic workspaces equipped with top-tier amenities. As a member, you'll immerse yourself in a vibrant network of professionals, fostering collaboration and growth opportunities. Whether you seek occasional access or a dedicated workspace, our memberships cater to diverse needs, providing the resources and environment to thrive.

Experience the convenience of a prime central location without compromising on tranquility, all while enjoying customisable workspaces, priority meeting room access, and exclusive services.

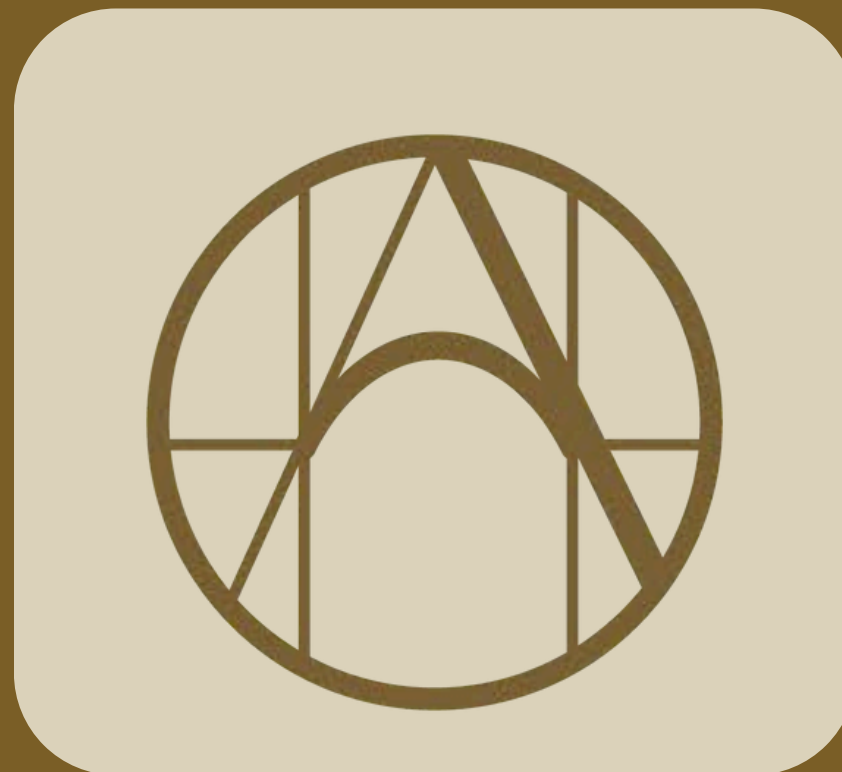


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Private Secure Office

Enjoy the privacy and focus you need to thrive in your own dedicated office space. Choose from a variety of sizes and layouts that can accommodate individual workstations or small teams, with the flexibility to scale up as your business grows.



Hybrid Membership

We offer a solution for dynamic working. When taking a private office at The Auction Rooms you are able to oversubscribe your membership. This allows your company access to a hybrid workplace software in which you can manage and book your desks.



Memberships include

- 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



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Meeting Rooms

Discover an array of meticulously designed meeting spaces within The Auction Rooms, each offering its unique ambiance and purpose. Each room is equipped with cutting-edge technology and premium amenities, ensuring an environment that seamlessly blends elegance with productivity. Elevate your business encounters in these distinguished spaces, where every detail is crafted to make your meetings impactful and memorable.

THE
ART
ROOM

4 Person

THE
JEWELLERY
ROOM

4 Person

THE GUN
ROOM

4 Person

THE
WHISKY
ROOM

4 Person

THE
BOARDROOM

12 Person

Members Lounge

Our memberships offer more than just access; they unlock a world of flexible, tailored workspace solutions

Choose from our range of memberships where you can enjoy access to dynamic workspaces equipped with top-tier amenities. As a member, you'll immerse yourself in a vibrant network of professionals, fostering collaboration and growth opportunities. Whether you seek occasional access or a dedicated workspace, our memberships cater to diverse needs, providing the resources and environment to thrive.

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Wellness & Events

Connect with fellow members and tap into the collective knowledge of our community through a range of exciting collaborations, events and workshops.

Unlock special access to members only events and wellness sessions and workshops, providing you with the tools to nourish your body and soul. We strive to create an environment that fosters well-being and work-life balance.

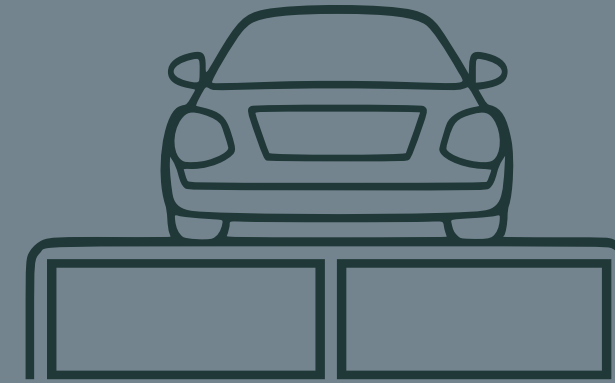
Our Atom Concierge team is actively forging valuable partnerships for our members. Stay tuned for an expanding ecosystem that adds even more value to your membership.



Specification

Whether you're seeking privacy, collaboration or hosting a client, we have a solution perfectly tailored to your requirements. We understand that every business venture is unique, and we offer versatile spaces that can adapt to your changing needs.







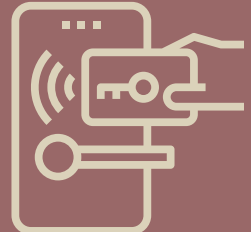
- 24/7 access for members.
- Partnerships with local business offering membership perks.
- In house healthy eating options through catering partner Canteen.
- Coffee, Tea and fresh fruit docks throughout the building.
- Cycle infrastructure including repair station and secure bike storage.
- On-site 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.
- Modernised office building offering operational and environmental efficiency achieving EPC B status.
- Lift access to all floors.



- Seamless high-speed resilient and secure connectivity.
- Concierge available 7am to 7pm Monday to Friday or by request.
- Sumptuous modern boardroom for client or team meetings.
- Dedicated meeting rooms video conference enabled.
- Concentration and quiet work areas.
- Members lounge for social connection and breakout space.
- Townhall space – venue hire option(members only) for larger events.
- Free events for members.



Elevate Your Membership

SERVICE	DESCRIPTION	PRICE (exc VAT)
 <p>Private WiFi (SSID)</p>	<p>Enhance data security by providing your employees with a branded wireless (WiFi) network that offers unrestricted access to the available internet bandwidth.</p>	<p>£180/mo</p>
 <p>Public IP Address</p>	<p>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.</p>	<p>POA</p>
 <p>Private VLAN</p>	<p>Establish a private and security-enhanced connection on our wired network - separating your employees internet traffic from other members.</p>	<p>Set up cost £100 Price per port £3/mo</p>
 <p>Enterprise direct connect VPN</p>	<p>A secure and dependable connection to your company's network, utilising primary and backup circuits. No VPN client necessary.</p>	<p>POA</p>
 <p>Firewall-as-a-service</p>	<p>Unlock the advantages of a dedicated firewall with continuous 24/7 monitoring, all without the need for complex configuration or ongoing management.</p>	<p>POA</p>
 <p>On-site-Co-location</p>	<p>Safeguard your network gear within a dedicated facility. This service is available on a per-rack unit ("RU") basis.</p>	<p>1RU: £300/mo + VAT</p>
 <p>Digital Keycard</p>	<p>Boost your efficiency by eliminating the need for a physical card and storing it conveniently inside your smartphone.</p>	<p>£5 one time set up fee, £2/mo per member</p>

Custom packages available by negotiation

TECH-ADD-ONS'S

SERVICE	DESCRIPTION	PRICE (exc VAT)
 <p>Parking Space</p>	Park inside our garage that is located on site. Includes private fob that opens your individual garage door.	Starting at £750/mo
 <p>EV Parking Space</p>	Outside parking with an EV charger. Never worry about running out of charge!	Starting at £1100/mo
 <p>Locker</p>	Think you will use our showers frequently? Want to store personal items on site? Rent a locker through concierge.	£10/mo
 <p>Events Space Hire</p>	Function space for your company to hire. Speak to concierge for more information,	POA
 <p>Flowers for your office</p>	Want weekly or bi weekly flowers to brighten your space?	POA
 <p>Car Valet</p>	Car cleaning bookings available for parking space holders only.	£100/service
 <p>Picnic</p>	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

Please note all offers dependant on availability

MEMBERSHIP ADD-ONS'S

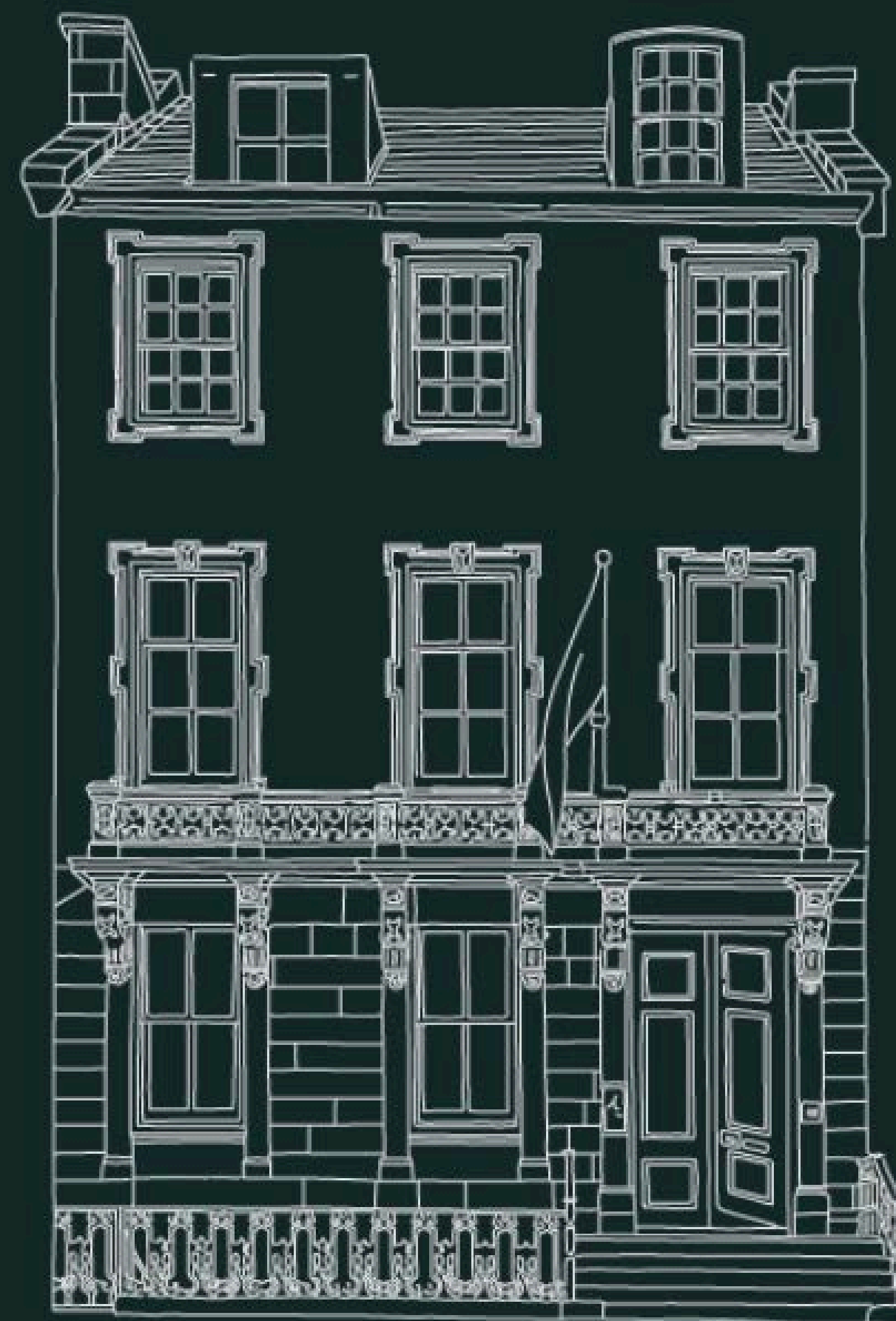
Communal Spaces

Our main communal space is based on the 1st floor in our members lounge, The Auction Hall. This is a breakout space fit for informal meetings, relaxing and socialising. This space can also transform into a stunning events space with can be hired through our concierge team.

Aside from this main communal space we have a main pantry set just below The Auction Hall on the ground floor which offers a larger kitchen space.

The Lower ground offers a Main Street entrance, fitted with showers located within private changing facilities.

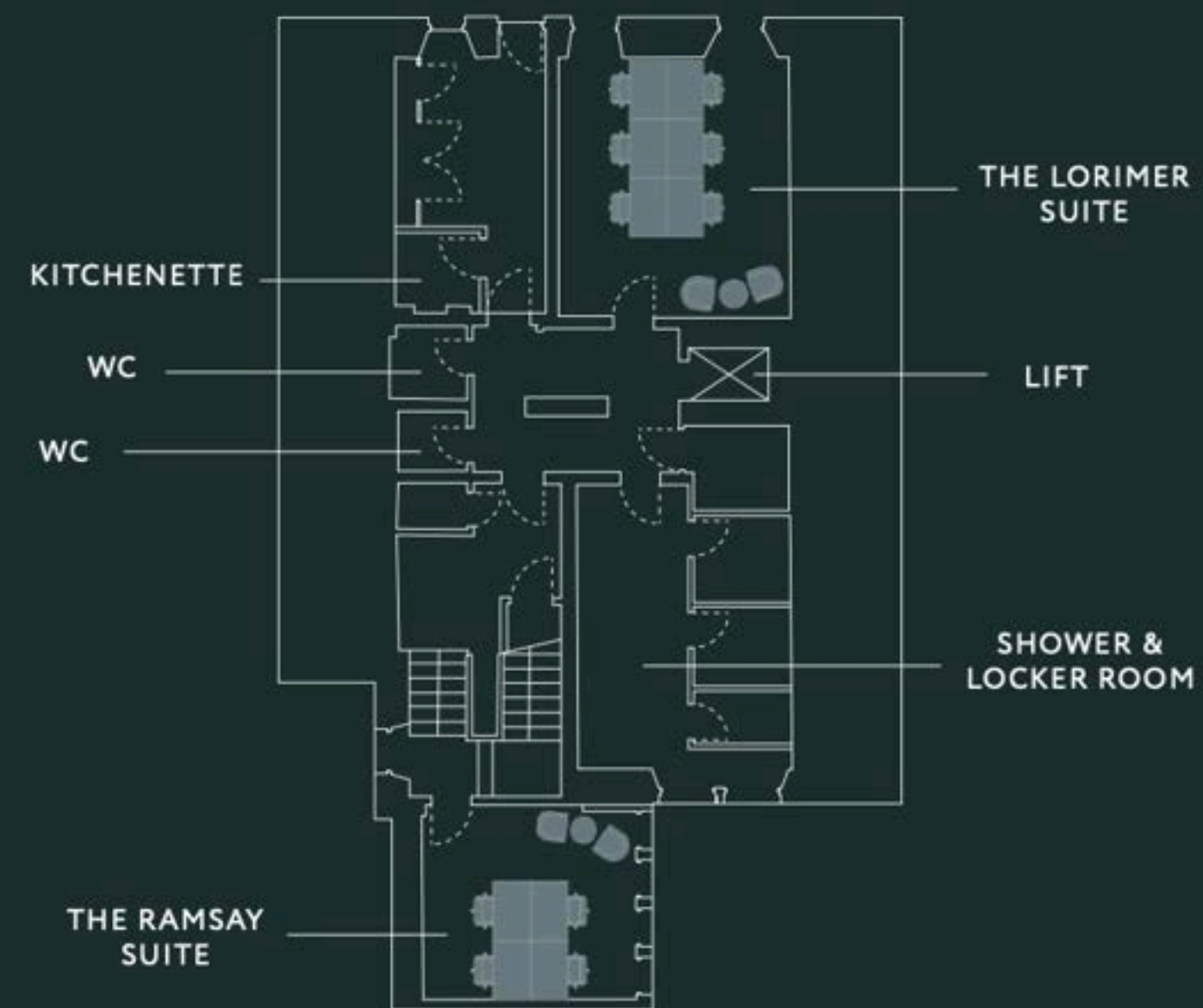
Across 1st and lower ground we have smaller pantries for convenience.



Lower Ground Floor

Descending to the lower ground floor unveils a world of tailored functionality and personalised amenities within The Auction Rooms. This floor can be accessed separately through the lower ground entrance or through the main building. Meticulously crafted private offices provide exclusive spaces for focused work and confidential discussions, fostering an atmosphere conducive to productivity and creativity.

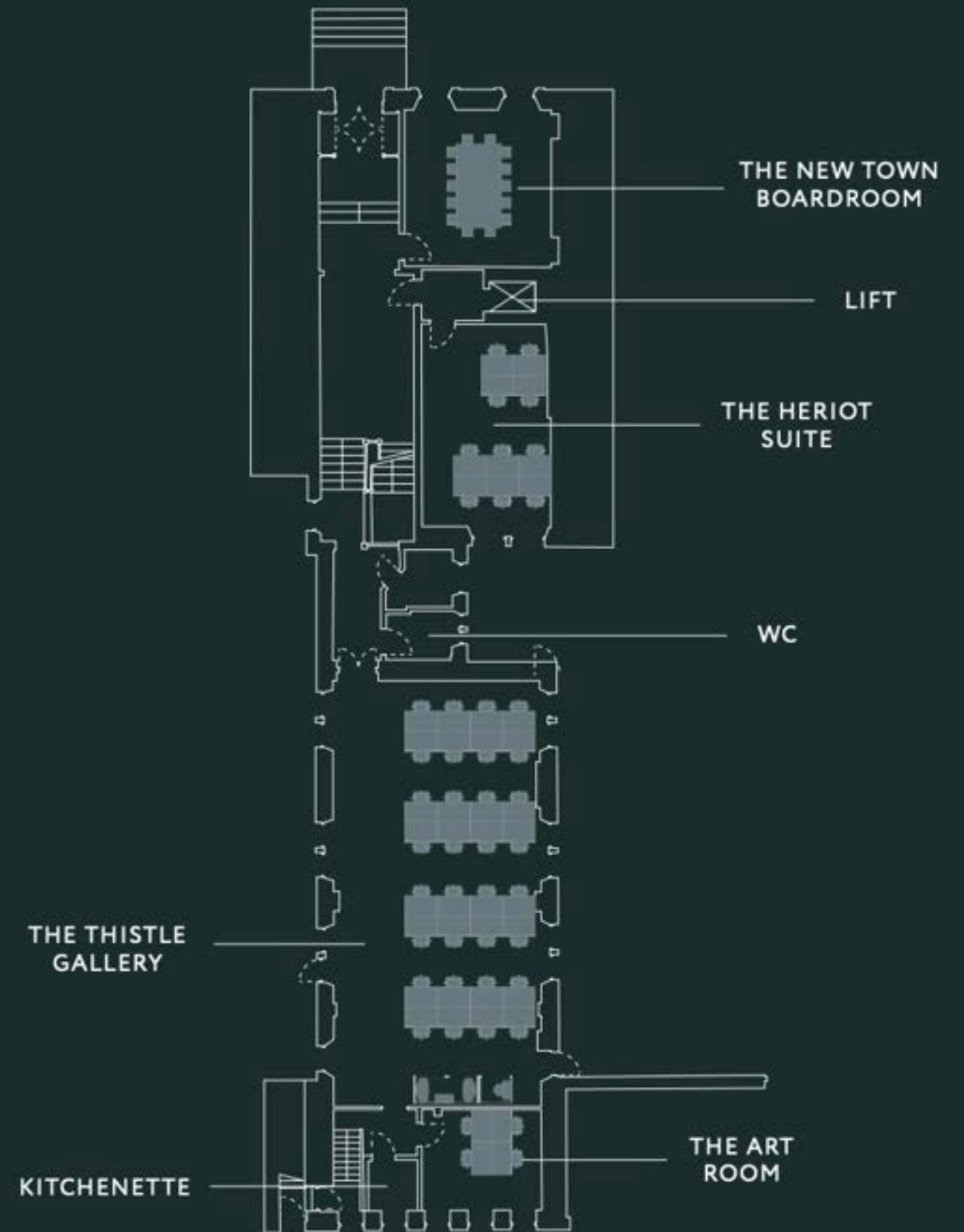
Adjacent to these offices, a well-appointed kitchenette offers a chance to refuel with a coffee or lunch. Complementing these facilities are the locker and shower rooms, catering to an active lifestyle by providing secure storage and refreshing amenities for a seamless transition between work and leisure. This thoughtfully designed space ensures professionals can thrive in an environment that harmonises practicality with comfort, allowing for a fulfilling and versatile workday experience.



Ground Floor

The ground floor level of The Auction Rooms is a vibrant hub designed to cater to diverse work styles and professional needs. Here, a state-of-the-art boardroom and meeting rooms facilitate seamless collaboration and impactful presentations. Private offices provide sanctuaries for focused work, while open desks encourage interaction and networking in a communal setting. Tailored owned desks offer personalised workspaces within a shared environment, ensuring familiarity and comfort.

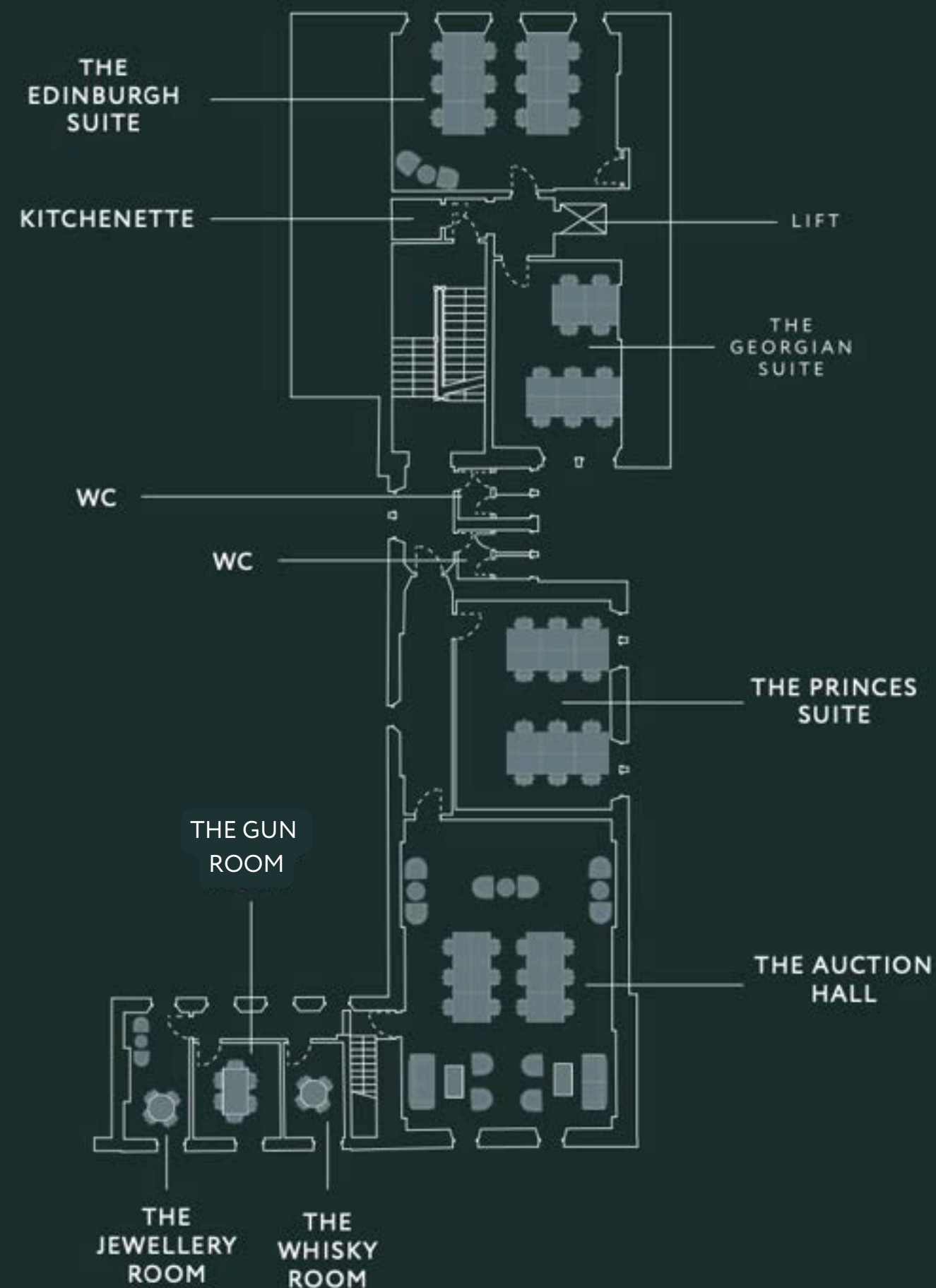
A kitchenette to the rear of the building serves as a social epicenter, fostering connections and a chance to refuel during breaks. This meticulously crafted space promotes versatility, encouraging collaboration, networking, and productive endeavors within a dynamic and supportive community.



1st Floor

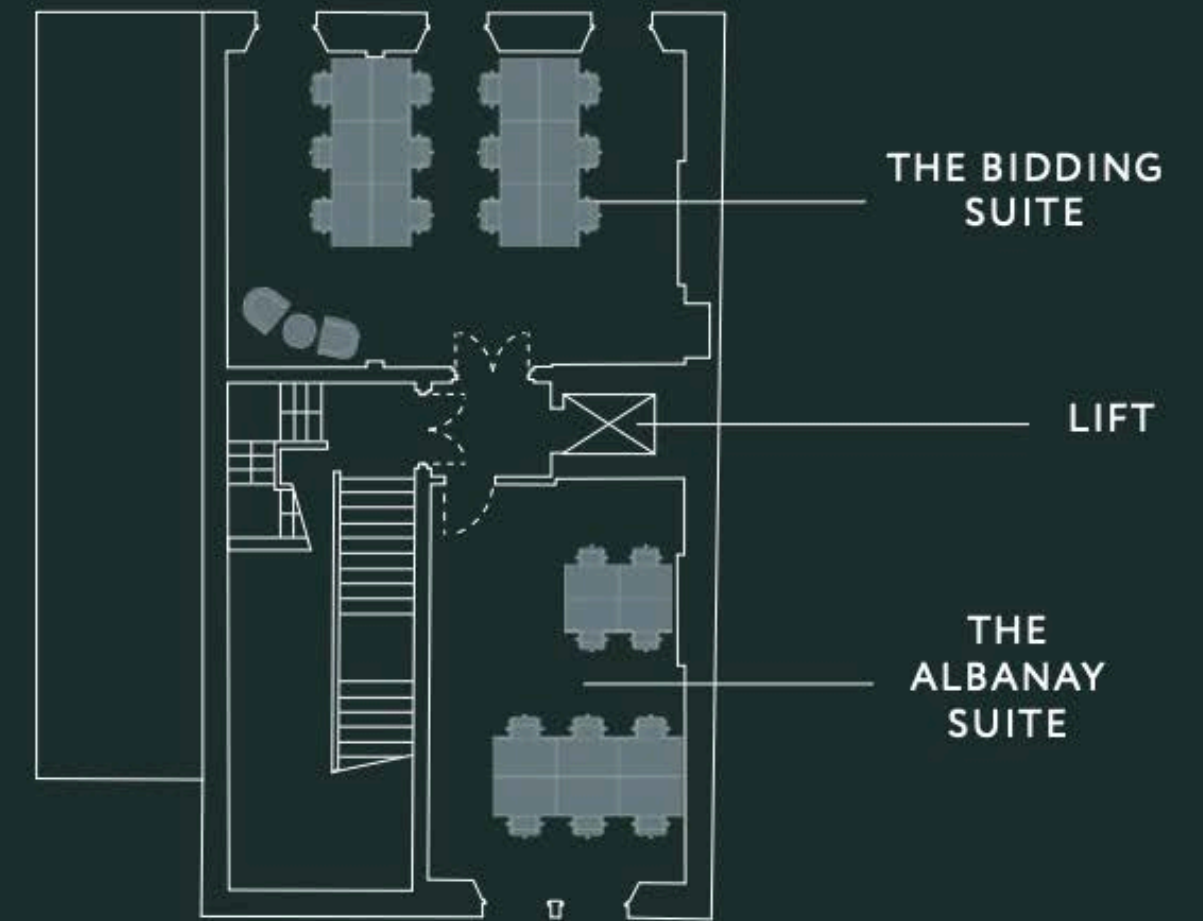
Ascend to the 1st floor and immerse yourself in a tailored workspace designed for diverse professional needs. Encounter meticulously designed private offices offering exclusive environments for focused work and confidential discussions, fostering productivity and concentration. Adjacent to these spaces, a well-appointed kitchenette invites moments of relaxation and casual interactions, promoting a sense of community among occupants. Explore the versatility of three purpose-built meeting rooms, each equipped with cutting-edge technology to facilitate seamless collaboration and impactful presentations.

Additionally, indulge in the sophisticated comfort of the Members Lounge—a relaxed yet vibrant space boasting inviting sofas, coworking tables, and an open-plan kitchen, fostering a more relaxed and collaborative atmosphere for networking and creativity. This floor offers a spectrum of work environments catering to varied preferences, ensuring professionals thrive in an environment that encourages productivity, comfort, and meaningful connections.



2nd Floor

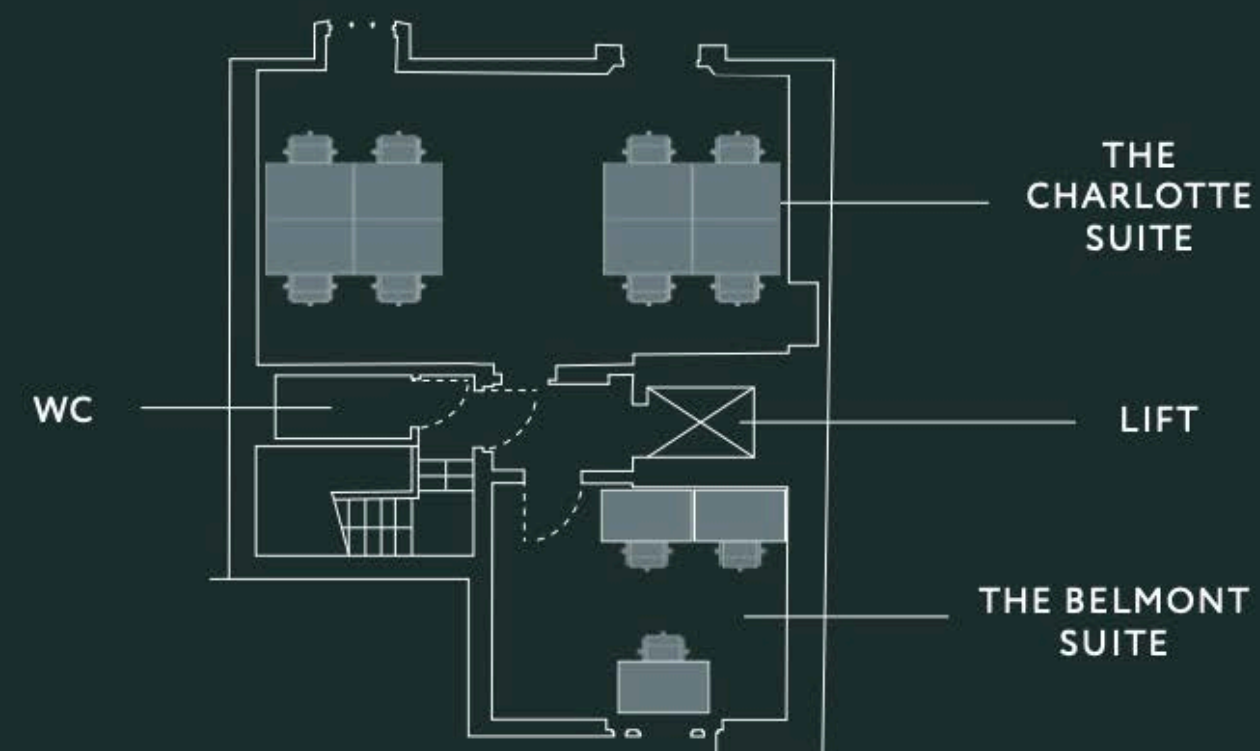
Discover a secluded retreat on the 2nd floor of The Auction Rooms, offering private offices designed to embrace serenity and showcase remarkable views of Edinburgh's New Town and the Firth of Forth. These thoughtfully tucked-away private spaces provide an unparalleled setting for focused work, enveloping professionals in quiet privacy while allowing them to draw inspiration from the awe-inspiring views. With each office offering stunning vistas, this floor provides a serene environment that fosters productivity and creativity, ensuring professionals can immerse themselves in their tasks while experiencing the tranquil beauty of the surrounding landscape.



3rd Floor

Benefiting from both lift and stair access the top floor of the Auction Rooms, presents a hidden oasis boasting unparalleled vistas across Edinburgh's New Town, the picturesque Firth of Forth, and onwards to Fife. This floor offers meticulously designed private offices and a meeting room strategically positioned to capture the breathtaking scenery, creating an exclusive haven for undisturbed work immersed in the captivating surroundings.

Within the front office, an integrated kitchenette adds convenience, allowing professionals to enjoy a quick break while still basking in the inspiring views that enhance productivity and creativity. The 3rd floor at The Auction Rooms provides a secluded retreat where professionals can find solace in focused tasks.





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