

Office Space Research

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1. Edinburgh venue research – hot desk and co-working






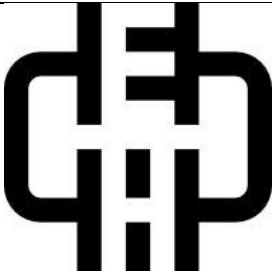

Work spaces that can be used by anyone.








Fixed desk space in a shared room.

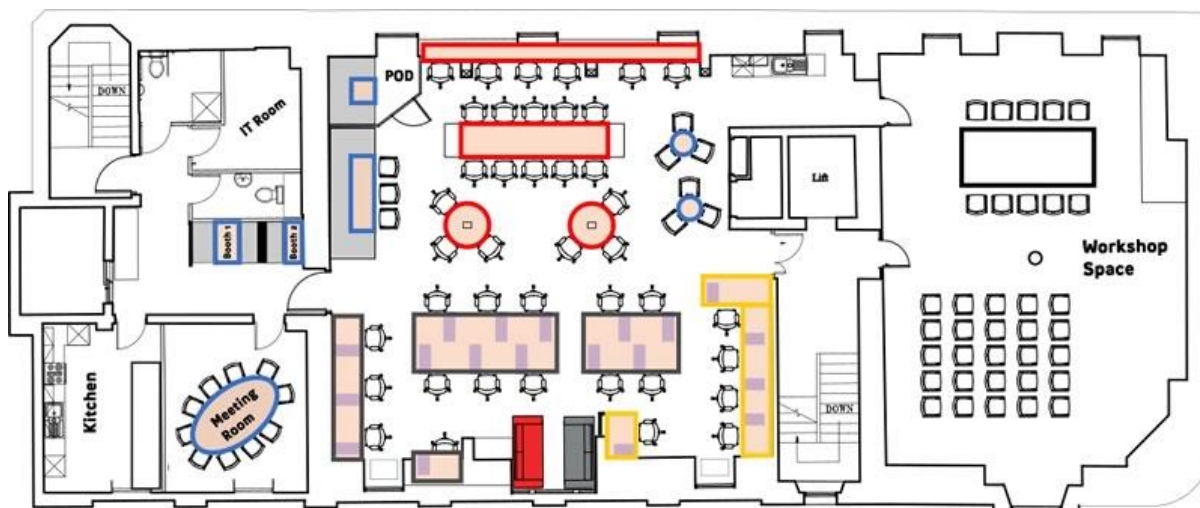
Venue	Prices HOT DESK	Prices CO WORKING	Venue/Meeting Room Hire
<p>Melting pot</p> <p>Can book on https://copass.org/cospaces/the-melting-pot</p> <p>Global network of co-working spaces.</p> <p>FULL with waiting list.</p> <p>Central Edinburgh</p>	<p>Hot Desk - Per month:</p> <p>25 hrs - £58 + VAT</p> <p>50 hrs - £100 + VAT</p> <p>100 hrs - £165 + VAT</p> <p>Voicemail or call forwarding £6.25/month (ex VAT)</p> <p>Monthly contract – 4 weeks notice.</p> <p>Or hourly desk rental for £10 for 2 hours.</p>	<p>Weekday access, 8.30 – 6pm £250</p> <p>24/7 access £290</p> <p>Personal phone line with voicemail or call forwarding included</p>	<p>3 rooms at Rose, 1 Room at Craggs</p> <p><u>Craggs: Tues-Thurs - Up to 30 people</u></p> <p>1/2 Day: 9am-12:30pm or 1.30pm-5pm £150 + VAT</p> <p>Mid-day: up to 5 hours 10am – 3pm £200 +VAT</p> <p>Full day: 9am-5pm £240 +VAT</p> <p><u>Rose: Workshop Space – Up to 100</u></p> <p>Monday to Friday</p> <p>1/2 day: 9am – 1pm or 1:30pm-5:30pm £200</p> <p>Mid-day: up to 5 hours 10am – 3pm £267</p> <p>Full day: 9am – 5pm £317</p>

			<p>By the hour: Before 9am and from 6pm £40 £40 an hour at the weekend.</p> <p>Rose: Meeting room – Up to 12 Monday-Friday Normal opening hours: Mo / We / Fr 8:30am – 6pm £15 per hour Tu / Thu 8:30am – 8pm £15 per hour Out of office hours £23.50 per hour</p> <p>Rose: Pod – Up to 4 £15 per hour</p>
Co Working Edinburgh	From £240 +Vat a month Or £55 a day		
<p>Codebase Central Edinburgh (and Stirling & Aberdeen) Tech Based Companies</p> 	Hot Desk: £10 daily (9-5) Or £50 per month (unlimited use)	Co working: £240 (inc VAT) per month + Free use of meeting rooms.	<p>Codebase: As one of the fastest growing incubators in Europe, Codebase offers 20,000 square meters of unique collaborative space for tech developers and entrepreneurs. Besides mentoring, access to advice and funding, the space offers hot-desking and coworking space, meeting rooms, and networking events. Known to offer the legendary Filament Coffee. Costs: Monthly packages vary from £50 to £220.</p>
 Central Edinburgh location	Hot desk: £12 per day	Co working: From £300	<p>Codesk offers a unique space for freelancers, entrepreneurs, businesses or individuals to meet and collaborate. 24/7 access is allowed to the coworking space and meeting rooms, with different membership options available. In addition, there is a fully equipped kitchen with tea coffee and fresh fruit, a bar and cafe, printing services, bike storage, and social</p>

			<p>events. Costs: Monthly package is available for £300. Meeting room £16 per hour</p>
		<p>Membership Model Co working: From £250 (can't get a price without a sales tour!)</p>	<p>Spaces combining classic and contemporary elements, Spaces offers a highly professional environment with designer desks, tables, sofas, super-fast wifi and informal meeting areas. Situated in the historic West End district of the city, Spaces has flexible memberships, tailored to your specific needs and a full calendar of business events, speakers and networking lunches. Costs: Monthly packages start from £250.</p>
	<p>Hot desk: From £25 per month</p>	<p>Membership Model</p>	<p>Edinburgh Hacklab: Part of the worldwide movement of Hackerspaces, this hacklab was opened in 2010 and it is an ideal networking space for hackers and tech nerds. The DIY approach is supported with 24/7 access to the coworking space, joint use of the tech equipment and some space to store your projects. They regularly run different types of events with drinks/snacks available. Costs: Monthly packages start from £25.</p>
		<p>£295 + VAT per month. £25 sign up fee. £18 per hour meeting room.</p>	<p>Kingsford Office: Kingsford Office is known for its creative design and great atmosphere. The place is situated in the heart of the city and offers flexible membership plans with access to all the networking events, super fast wifi, coffee, refreshments & cereal, printing, stationery, mail handling, and extremely fun Friday open bar. Costs: Monthly packages vary from £125 to £295.</p>

 <p>Central Ed. Social Business</p>		<p>The Melting Pot: One of the first coworking spaces in the UK, the Melting Pot also hosts Scotland’s Centre for Social Innovation, providing a great selection of people and diversity. Centrally located, this coworking space is available in fixed or flexible desks, and all their packages include free wifi, fair-trade tea and coffee, printing, events and use of meeting rooms. Costs: Monthly packages vary from £58 to £290.</p>
		<p>Regus: The world’s largest provider of flexible workplaces is spread in 8 locations in Scotland’s capital city. Regus satisfies every coworking need, with their flexible coworking options, all the necessary amenities for work, bookable meeting rooms, available on an hourly basis, and an excellent networking opportunity. Costs: Prices start from £3.80 per person per day.</p>
		<p>Schop offers fully flexible and affordable coworking memberships including an individual desk space with a locker, a space for meetings, internet connection, shared kitchen, printing and photocopying facilities, and access to various networking events. With two locations around the city in quirky Victorian former shops, Schop is all about comfortable and charming atmosphere. Costs: Monthly package is available for £210.</p>

 <p>Portabello</p>	<p>£150 per month, unlimited use.</p> <table border="1" data-bbox="590 291 805 840"> <tr> <td>2 days a month</td> <td>£30 pcm</td> </tr> <tr> <td>5 days a month</td> <td>£65 pcm</td> </tr> <tr> <td>8 days a month</td> <td>£95 pcm</td> </tr> <tr> <td>12 days a month</td> <td>£135 pcm</td> </tr> <tr> <td>Unlimited hot desking plus small storage option</td> <td>£150 pcm</td> </tr> </table>	2 days a month	£30 pcm	5 days a month	£65 pcm	8 days a month	£95 pcm	12 days a month	£135 pcm	Unlimited hot desking plus small storage option	£150 pcm	<p>These are available for £170-£190 per calendar month with a 12-month minimum contract.</p>	<p>Tribe Party: a connectivity hub where people work on multidisciplinary creative projects. The space offers a range of opportunities for coworking including office spaces, permanent desks, hot desks and meeting spaces, with full amenities included, access to kitchenette and discounts on yoga and other fitness sessions. Costs: Monthly package is available for £170.</p>
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			<p>Landmark: Located in Edinburgh's main financial and business district, Landmark is providing highest quality offices on flexible terms backed up by state of the art technology and services. There are fully furnished and equipped private and open offices, lounge area, bike storage, unlimited amount of coffee and tea and shower facilities. Costs: Monthly packages vary from £50 to £250.</p>										



The Melting Pot

Light, bright, open space, and cohesive ecodesign, with clean lines.

- Fix Desk:** Your own private desk with your own pedestal.
- Hot Desk:** Continued flexible time based packages.
- TMP staff desk.**
- Break out/meeting areas.**



The Melting Pot
Inspire. Share. Grow.

Craggs (Melting Pot)



2. Long-term office let – example: UpMo
Contact: clairreturnbull@upmo.org

Summary: Example of a third sector organisation that has ambitious growth plans and needs a good infrastructure to make this happen. They are potential tenants for a similar project in Leith, Duncan Place.

Current Situation & Rent:

- The organisation is 12 years old, 170 students, 40 on the waiting list. 4 senior office-based staff, 98 case managers, teachers etc.
- Currently bases:
 - St Margarets House - but it doesn't really meet their needs. 3 art rooms at St Mags. 1 small, 2 larger. Used full time, daily between 4-10 students each day. Reduced rent because they have been there a long time. (est **£8 sq ft**)
 - Links House - top floor office for their head office, IT, employability staff etc. double the St Mags rent. Negotiated 3 months rent free. **£15 sq ft**. Within a complex. They have concierge service, lifts etc which is included. Includes utilities but not phones etc.
 - Industrial estate (near Duncan Place)- renting unit and using containers to convert it into a performing arts hub. **£48,000 a year for 500,200sq ft**.
 - Also looking at another cafe and shop front.
 - Gorebridge - looking at the police station opposite The Hub.
- They would look to rent space full time but sublet the rooms evenings and weekends. Mostly to people they already know, art staff or yoga etc. Staff could lock up on the evenings.
- Need sinks - place to wash artists equipment - would need to put this in.