



Built for Success

Inspiring workspaces from 1,100 - 10,523 sq ft

Modern & Beautifully Designed Workspaces

Already home to



The ROYAL COLLEGE of SURGEONS of EDINBURGH

FULLFAT TV

Clear Cut.
Nations & Regions

STYLE & CHARACTER

Built in 1911 for nautical instrument inventors Thomas Walker & Son, The Walker Building is an inspirational and dynamic working environment with the fabric of ambition and entrepreneurial spirit ingrained throughout.

Set across two interconnected buildings, the Grade II listed former factory is accessed via a central courtyard, with a striking light-filled atrium leading to stylish workspaces from 1,100 - 10,523 sq ft.

Original features are in abundance as you navigate the space, with exposed interiors, high ceilings and authentic tiling details throughout. Additional building benefits include sheltered cycle storage and shower facilities for the active commuter, as well as onsite car parking with additional electric vehicle charging points.



Building Features



Telecom Entry System



Platform lift



30 secure car parking spaces



Shower facilities



Electric vehicle charging points



Male, Female and disabled toilets



Courtyard with seating



Sheltered cycle racks



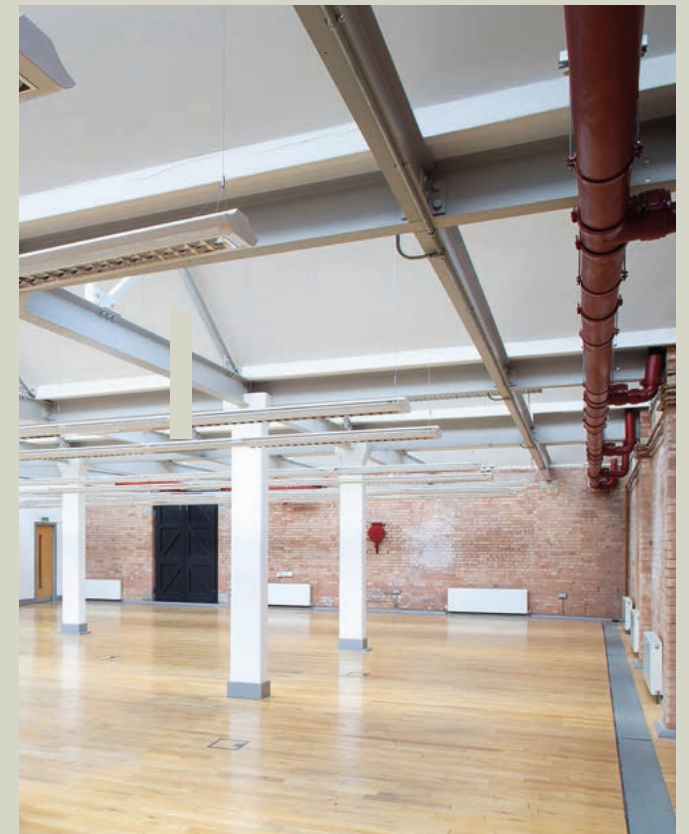
SPACE & INSPIRATION

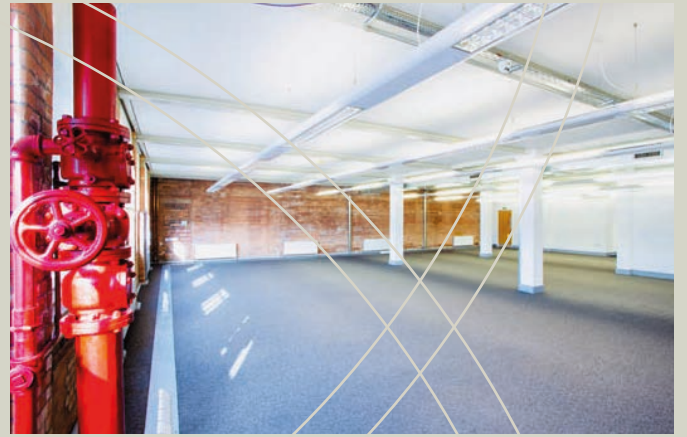
Modern and beautifully designed workspace ranges from 1,100 - 10,523 sq ft, giving businesses the flexibility to grow as their space requirements change over time.

Each open-plan space boasts its own unique style, with raw materials including exposed brickwork, dramatic steel beams and large period windows giving historical context to the modern interiors, ideal for a range of working layouts.

Specification

- Exposed original supporting beams
- Period double glazed windows
- Exposed brick and plaster wall finishes
- Solid wooden flooring
- Perimeter trench trunking
- Perimeter radiators
- Fully equipped kitchenette
- EPC Rating: B (46)





EFFICIENT & FLEXIBLE

Our stunning, characterful workspaces from 1,100 - 10,523 sq ft, offer the flexibility to accommodate education, media, creative or commercial office use, supporting a variety of working styles and business setups.

Floor	Space	Sq Ft	Sq M
Ground	B1*	3,821	355
	C1	3,199	297
	D1**	265	24
First	C2	2,971	276
	D2**	267	25

*Capable of split to create a suite of 1,140 sq ft and a further suite of 2,787 sq ft
** Suite D1 and suite D2 can only be taken with suites C1 and C2 respectively

Ground Floor



First Floor



SEE & BELIEVE

thewalkerbuilding.co.uk

Want to be part of The Walker Building's ambitious community?

Contact the buildings letting agents to book a tour of the space.



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