



NEXUS

business space

Welcome to Nexus Business Space

Nexus Business Space is a luxury, independently owned serviced office company providing fully furnished and serviced office spaces, bespoke serviced office spaces, and virtual office packages in the heart of Scotland's capital city, Edinburgh.

Our Edinburgh portfolio is comprised of multiple townhouses on Young Street, which we effectively operate as one business centre. Our historic buildings, originally built for Scotland's wealthy merchants over 200 years ago, have been converted for the digital age and professionally interior decorated.

Located in the heart of Edinburgh's business district, our offices are perfectly positioned in a prime city centre location, with unbeatable access to transport links and first-class amenities. This is workspace without compromise.

Private offices available to accommodate 2 to 30 workstations.

Fully Serviced Office Option

Rarely available. Exceptionally positioned. Effortlessly impressive.

Why settle for ordinary when you can secure an office in one of the city's most prestigious locations?

Make a statement with a sought-after New Town address that reflects your ambition. Our modern, fully serviced office space combines style, convenience, and flexibility — all in one exceptional package.

Move straight in and start working from day one. Our fully serviced offices offer inclusive, transparent pricing — no hidden extras, no surprises. From your first morning coffee to your late-night deadline, everything is taken care of.

Our fully serviced office option:

- ✓ Move-in ready
- ✓ Fully furnished
- ✓ All-inclusive pricing
- ✓ Flexible length of agreement
- ✓ Dedicated meeting room/s
- ✓ Private lounge space
- ✓ Multifunction print device
- ✓ 24/7 access
- ✓ CCTV and security
- ✓ Ultrafast fibre and Wi-Fi connectivity
- ✓ Complimentary artisan coffee, tea, and biscuits
- ✓ Utilities (electricity, gas, and water)
- ✓ Daily office Cleaning
- ✓ Washroom servicing and hygiene management
- ✓ Waste management

Bespoke Serviced Office Option

Your office. Your brand. Your way.

More than office space — a workplace tailored to the way you do business.

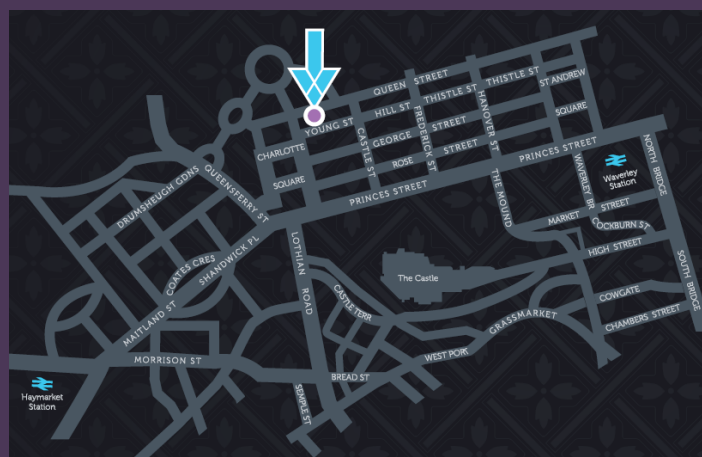
Bespoke office services designed for ambitious companies who expect flexibility, professionalism, and a premium experience.

Start with our move-in ready and fully furnished offices, 24/7 access, and flexible terms. Next select your bespoke services.

Choose your add on, bespoke services:

- ✓ Dedicated meeting room/s or bookable meeting room/s
- ✓ Weekly fruit delivery
- ✓ Morning pastry delivery
- ✓ Business lunch delivery
- ✓ Car parking
- ✓ Reception service
- ✓ Phone call answering and handling

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