

A large, dark grey, textured letter 'B' is centered on the page. The letter has a slightly distressed, stone-like appearance. The word 'BROADSTONE' is written across the middle of the 'B' in a bold, yellow, sans-serif font.

BROADSTONE

BROADSTONE

WORK

AND

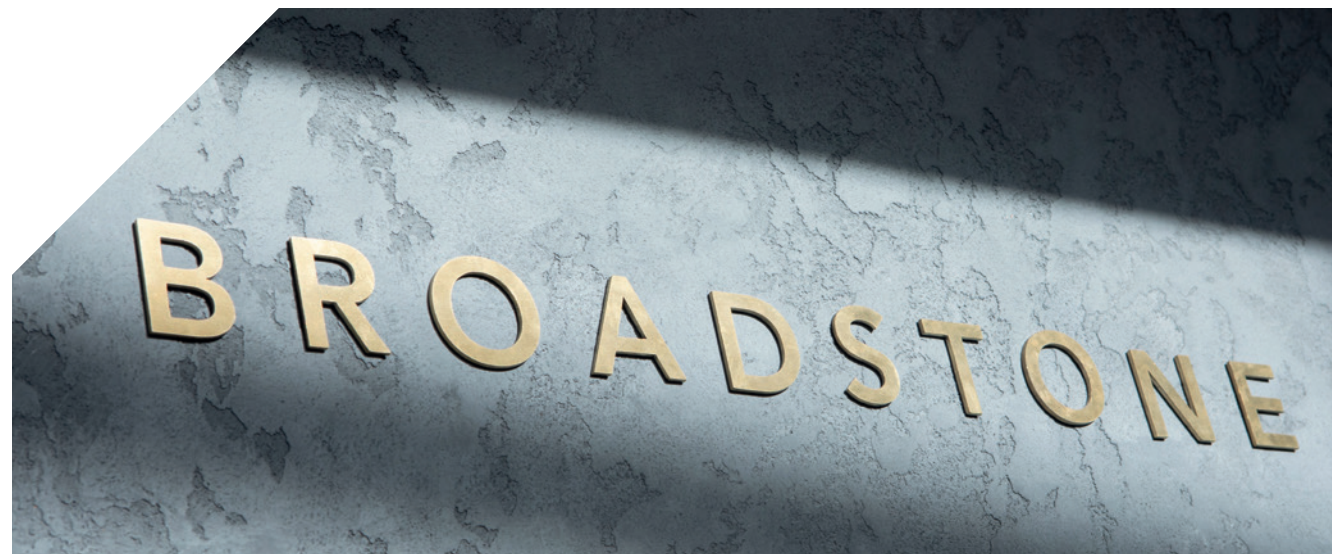
WELLBEING

WELCOME TO BROADSTONE

Ideally located to the West of Edinburgh, South Gyle Business Park is home to The Stones, 3 superb Grade A office buildings comprising of Broadstone, Forthstone and Cornerstone.

Broadstone has been extensively refurbished and offers 34,730 sq ft of exceptional Grade A space of which 23,165 sq ft is now available over 1st & 2nd floors. The building provides flexible workspace across 3 floors with a full-height atrium that floods the building with light.

With wellbeing going hand in hand with the working environment at Broadstone, you can take advantage of the state of the art facilities providing secure cycle storage, showers and excellent transport links within walking distance.



FLEXIBLE AND FIRST CLASS

WHAT'S ON OFFER

Our offices are adaptable to suit your requirements and our team is on hand to help craft and fit out space that works for you. Broadstone is newly refurbished and offers flexible space in its entirety or suites from circa 5,000 sq ft.

Specification



High quality reception foyer



High quality carpet and decorative finishes throughout



VRF air conditioning system



15m deep floor plate providing excellent natural light



Male & female WCs on each floor



Shower and locker facilities



Secure cycle storage



DDA compliant



300mm raised access floor



2.75m floor to ceiling height



LED lighting



Connected to fibre



97 spaces providing a ratio of 1 per 239 sq ft

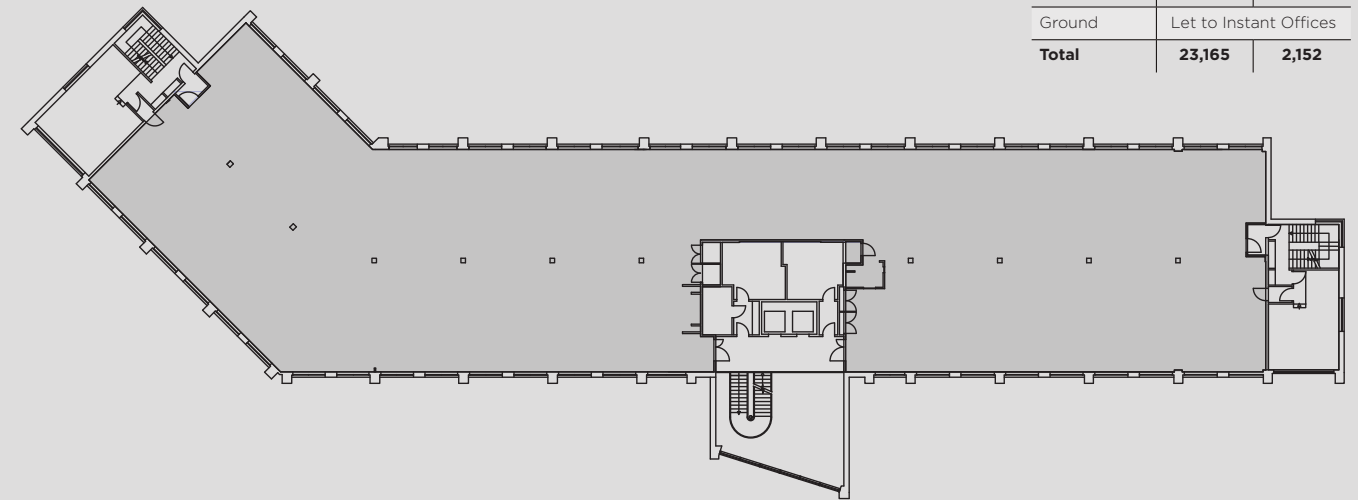


EPC = B

Typical Floor Plate

Broadstone
Available September 2024

Broadstone	sq ft	sq m
2nd	11,625	1,080
1st	11,540	1,072
Ground	Let to Instant Offices	
Total	23,165	2,152



Fit-out photography is for indicative purposes only.

BROADSTONE



AND



West Edinburgh is widely acknowledged as Scotland's premier business park location. The Stones are located in South Gyle Business Park, adjacent to Edinburgh Park, one of Europe's highest quality business parks.

The Glass Cube Deli Café and Coffee Shop is located onsite and an array of amenities lie within a few minutes' walk of The Stones including the Gyle Shopping Centre that is home to numerous well known brands and food operators including a large Marks & Spencer.

Further amenities nearby include Energize Gym, Novotel Hotel, Greggs the Baker, Busy Bees Nursery and the Ibis Hotel.

With first class road, rail, tram and bus services all nearby, commuting couldn't be easier.

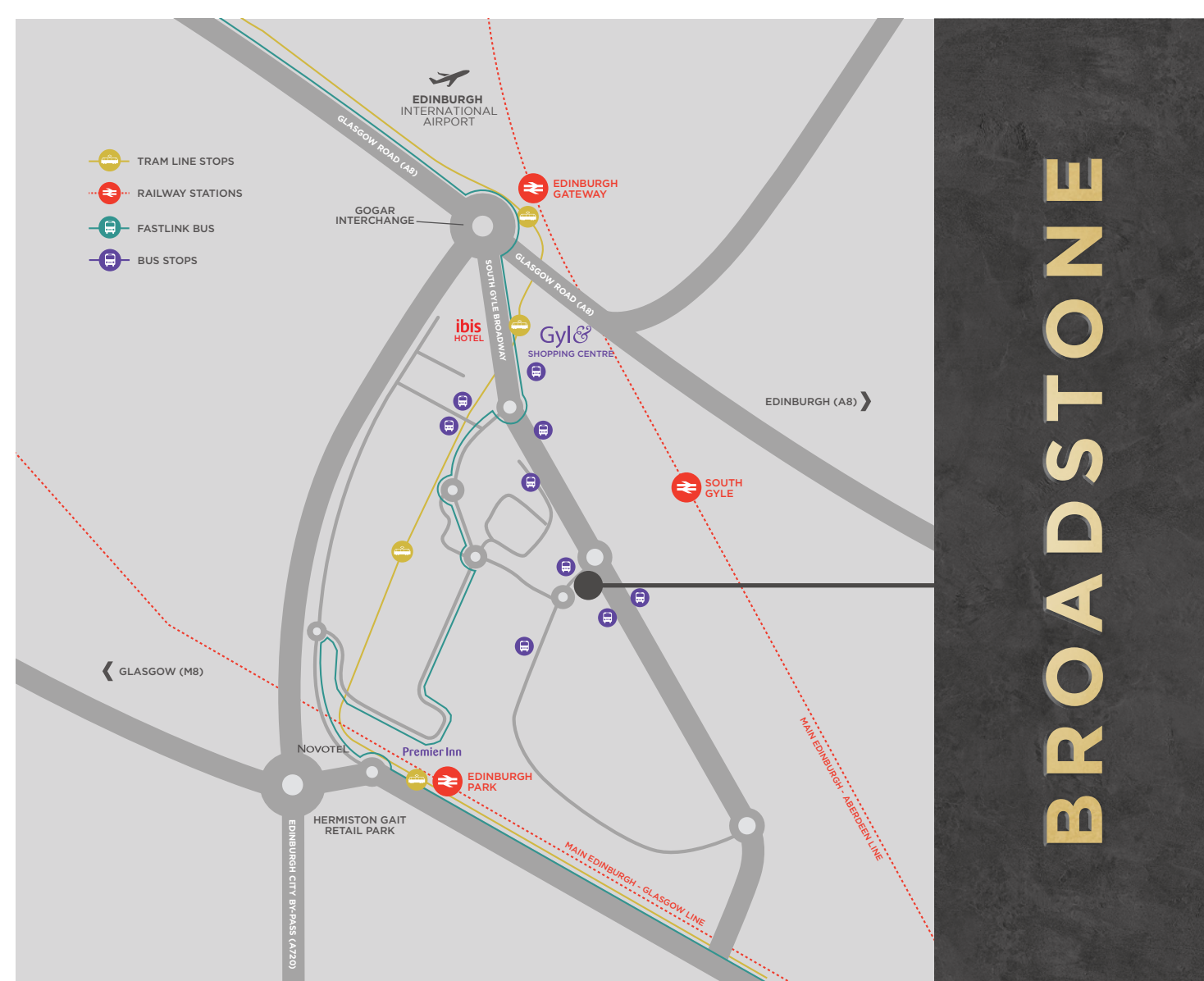


Walking times from The Stones

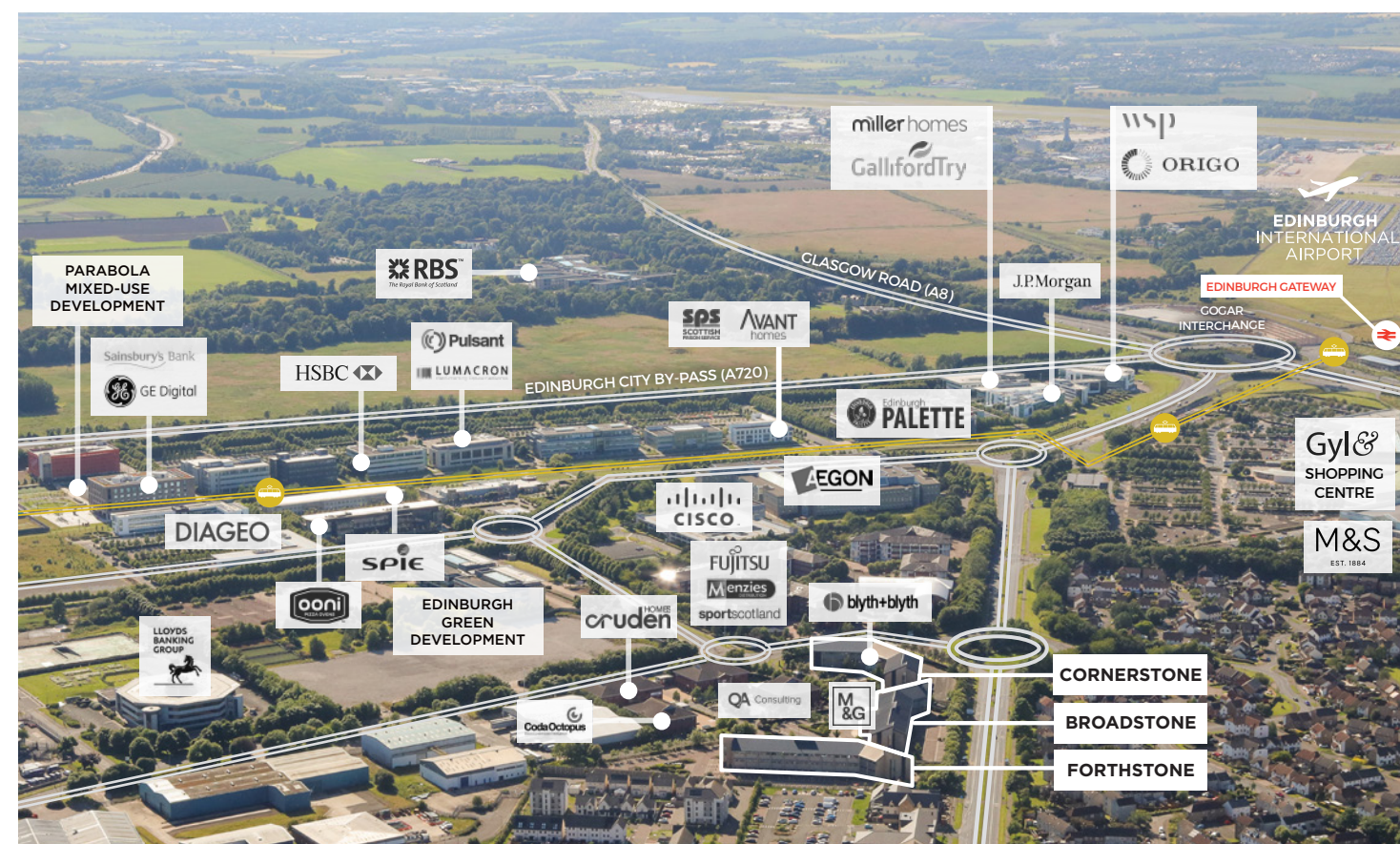
South Gyle Crescent & South Gyle Broadway Bus Stop	2 mins
Edinburgh Park Central Tram Stop	8 mins
South Gyle Train Station	10 mins

To Edinburgh city centre

Train	12 mins
Car	15 mins
Tram	18 mins



BROADSTONE



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Lease Terms

Broadstone is available for immediate occupation in September 2024. Terms are available on a new full repairing and insuring basis and further information is available from the joint letting agents.

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