

CORNERSTONE



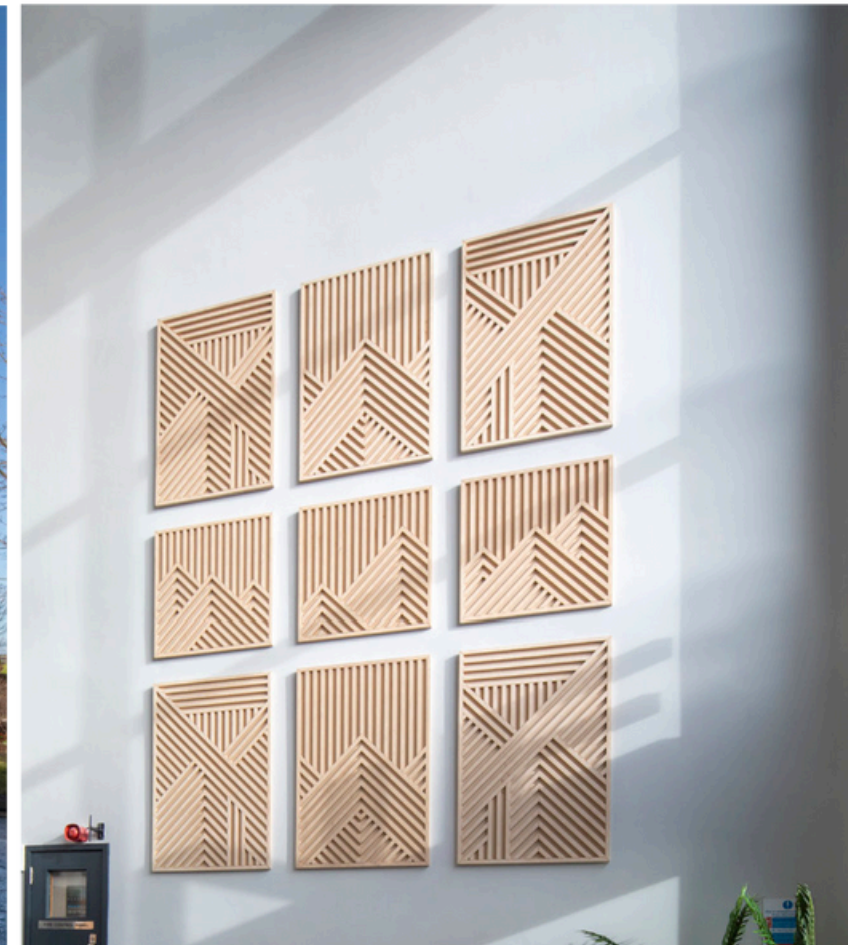
THE STONES

CORNERSTONE

WELCOME TO THE STONES

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

Cornerstone offers 1,420 - 11,680 sq ft of flexible space that can be fitted out. The building provides flexible workspace across 1 floor with a full-height atrium that floods the building with light.



FLEXIBILITY AND FIT OUT



WHAT'S ON OFFER

Our offices are adaptable to suit your requirements and our team is on hand to help craft fit out and space that works for you.

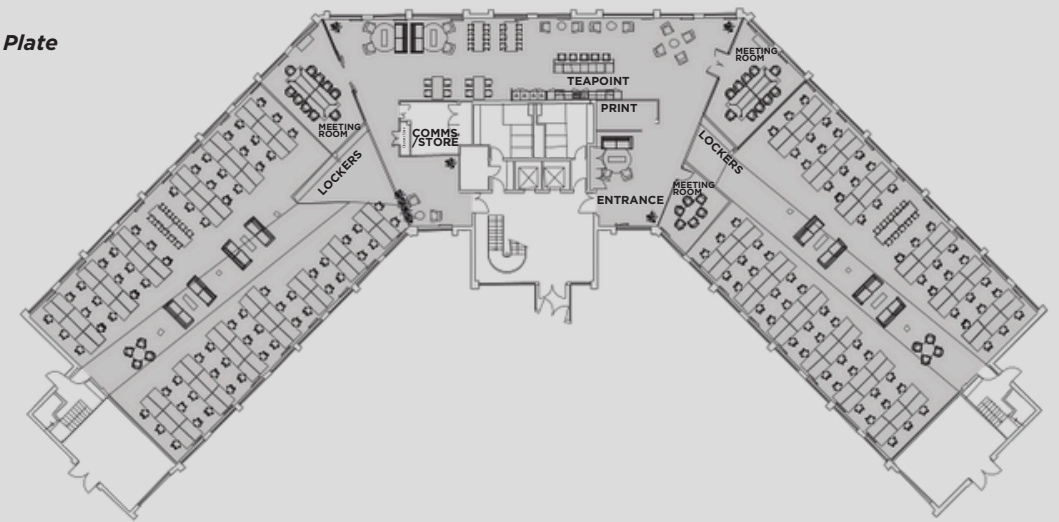
Specification

-  Reception foyer
-  Carpet and decorative finishes throughout
-  Onsite Security
-  Mechanical cooling
-  15m deep floor plate providing excellent natural light
-  Male & female WCs on each floor
-  On-site shower and locker facilities
-  On-site cycle bays
-  DDA compliant
-  300mm raised access floor
-  Existing fit out
-  2.75m floor to ceiling height
-  LED lighting
-  Car parking
-  EPC = C

Cornerstone Available Now

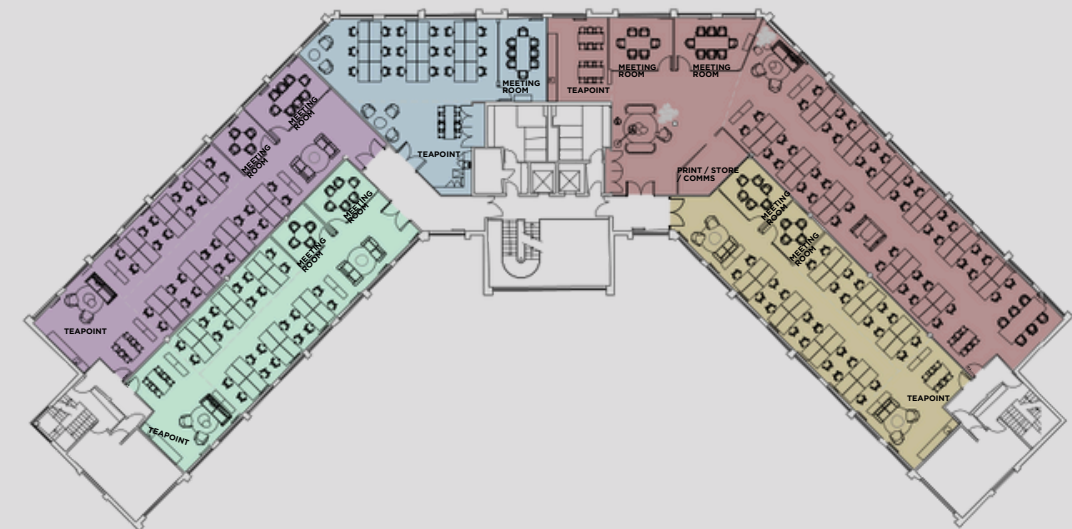
Cornerstone	sq ft	sq m
2nd	Let to Blyth & Blyth	
1st - Suite 1	1,872	174
1st - Suite 2	2,160	201
1st - Suite 3	1,420	132
1st - Suite 4	3,765	350
1st - Suite 5	1,915	178
Ground	Let to CHEC & EVO Dental	
Total	11,132	1,034

Cornerstone Typical Floor Plate



Cornerstone 1st Floor

- **SUITE 1**
1,872 sq ft / 174 sq m 24no. 1400x800 workstations
- **SUITE 2**
2,160 sq ft / 201 sq m 28no. 1400x800 workstations
- **SUITE 3**
1,420 sq ft / 132 sq m 18no. 1400x800 workstations
- **SUITE 4**
3,765 sq ft / 350 sq m 44no. 1400x800 workstations
- **SUITE 5**
1,915 sq ft / 178 sq m 28no. 1400x800 workstations



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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 Green Cube Café 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, 5-a-side Football and Basketball courts, Novotel Hotel, Patina Café / Bar, Greggs, Busy Bees Nursery and the Ibis Hotel.

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

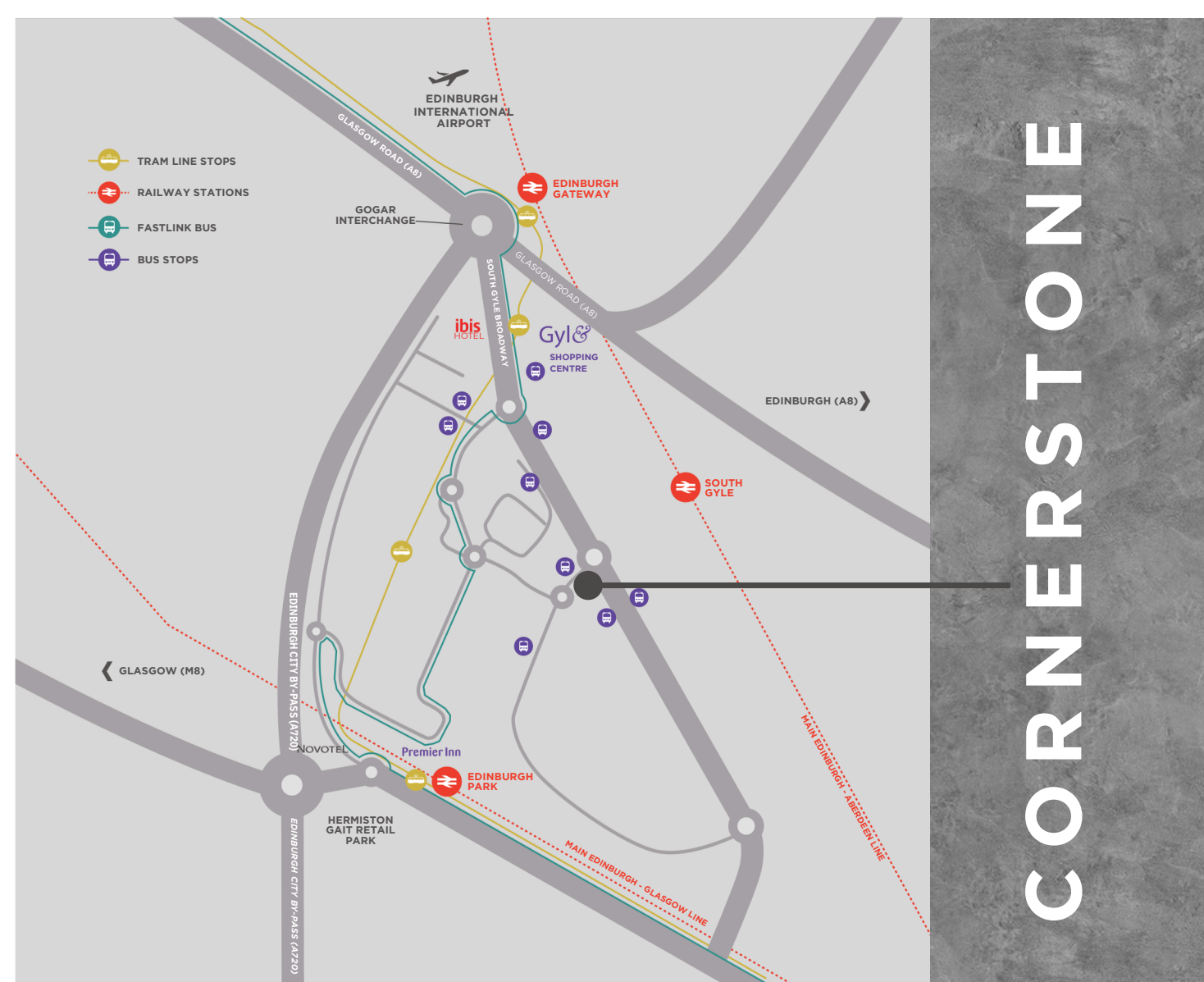


Walking times from The Stones

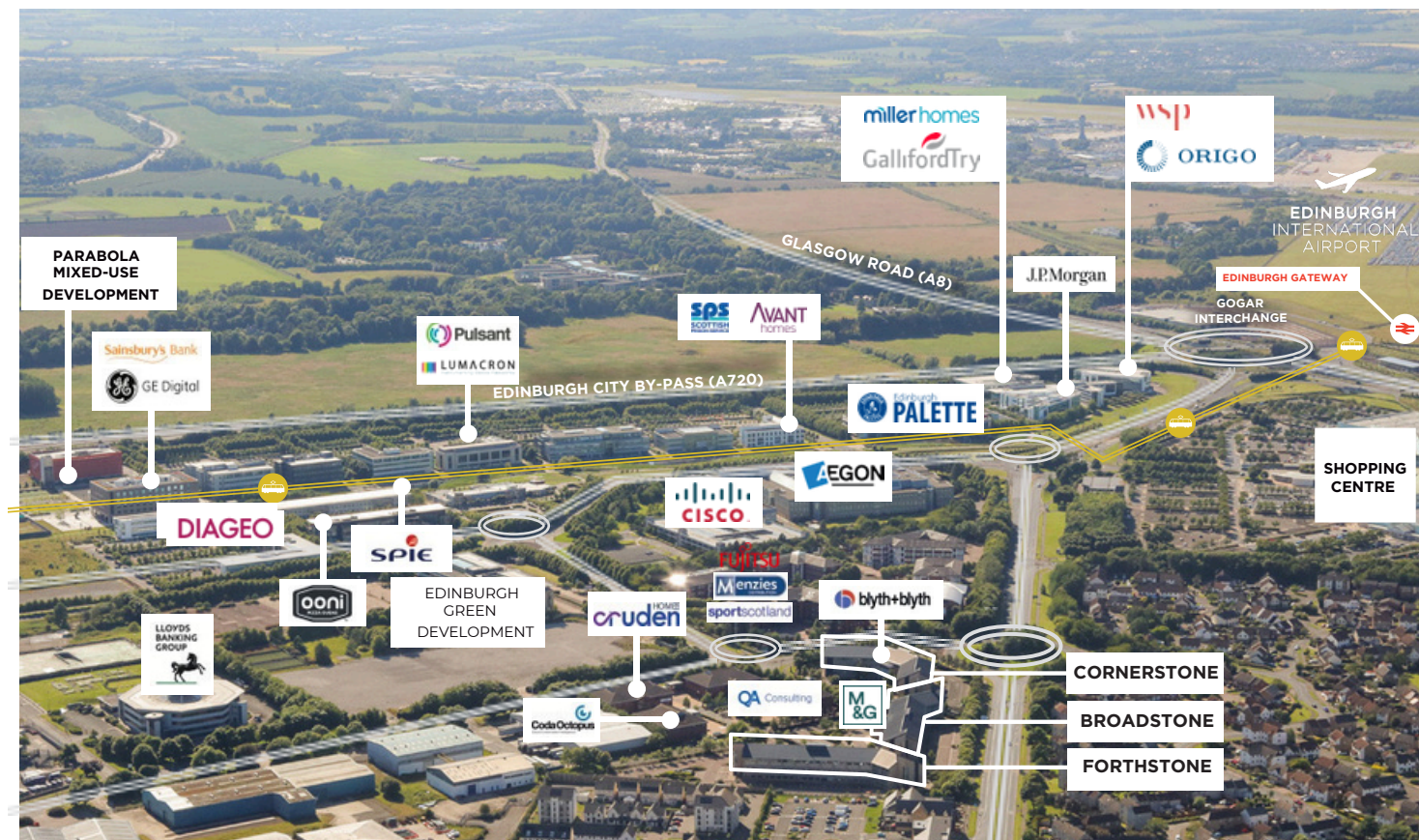
South Gyle Crescent & South Gyle Broadway Bus Stop	2 mins
Edinburgh Park Central Tram Stop	8 mins
South Gyle Train Station	10 mins
Edinburgh Park Train Station	14 mins
Edinburgh Interchange Train Station	18 mins

To Edinburgh city centre

Train	12 mins
Car	15 mins
Tram	18 mins



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Lease Terms

Cornerstone is available for immediate occupation.
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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Date of Preparation of Details February 2025.