

## Laboratory & Office Opportunities

Available from 2,500 sq.ft – 9,450 sq. ft



# Pioneer Building

EDINBURGH TECHNOPOLE

*Part of* Pioneer Group

# Available Space

A unique opportunity within Edinburgh Technopole to occupy modern fully fitted open plan offices over two floors of The Pioneer Building, set within the established life sciences sector in the Midlothian Science Zone, with an excellent reputation for world-class R&D in human, animal and planetary health.

## Ground Floor

6,533 sq ft

### Unit Specifications:

- Open plan offices
- 3 x middle suite of meeting rooms
- 1 x Board room
- 1 x Executive office
- Server/comms/file room
- Kitchenette/tea break out area
- Toilets
- Shower rooms
- Cleaners' cupboard
- Adjacent to exclusive occupiers only café, The Kitchen

## First Floor

9,450 sq ft

### Unit Specifications:

- Reception
- Open plan offices
- 6 x meeting rooms
- 2 x Executive offices
- 3 private booths
- Server/comms room
- File room
- Kitchenette/tea break out area
- Toilets
- Shower room
- Cleaners' cupboard
- Adjacent to exclusive occupiers only café, The Kitchen



# Edinburgh Technopole

## Base Building

- Designed with the flexibility to accommodate both office and lab users
- A standard or left in 'shell and core' to allow bespoke lab/office fit outs
- Lift access
- Ability to create self contained ground floor office suites
- Available to let with fitted out to CAT
- Electric car charging points and excellent parking ratio of 1:236 sq ft

## Site Amenities

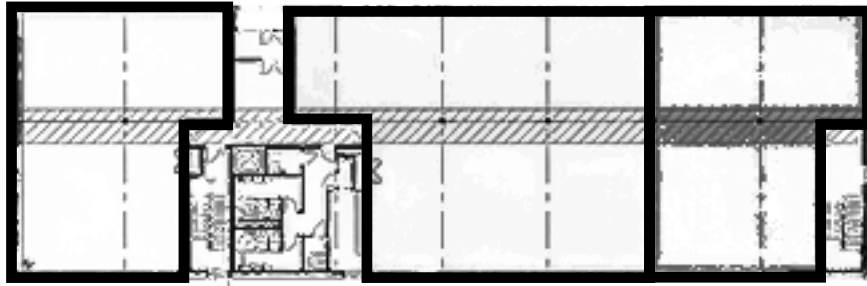
- Café
- Parking with EV chargers available
- 24/7 security
- Secure bicycle storage
- Meeting rooms
- Accommodation at The Cottage Suites
- Outdoor gym
- Woodland Trail & Running Track



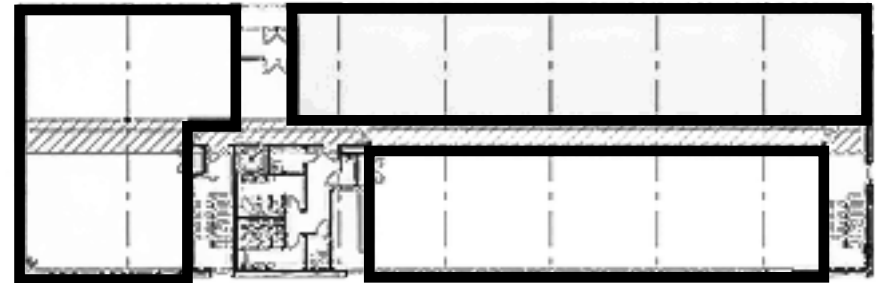
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# General Building Sub-Division Options Floorplan

Ground Floor GA (split A)



Ground Floor GA (split B)



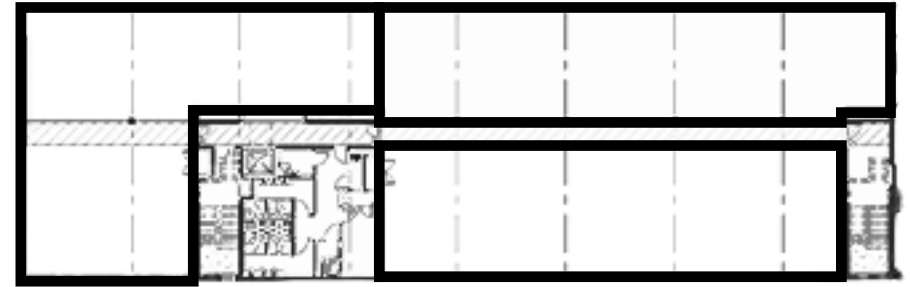
The floors have been designed to offer exceptional flexibility, with a range of subdivision options to suit different occupier requirements. The layouts can accommodate offices, laboratories or a combination of both.

# General Building Sub-Division Options Floorplan

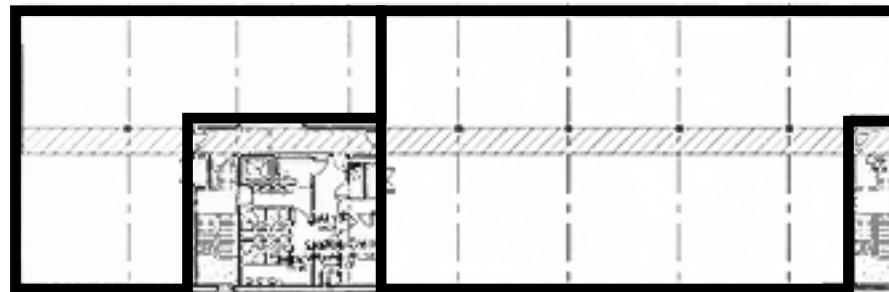
First Floor GA (areas C)



First Floor GA (areas E)



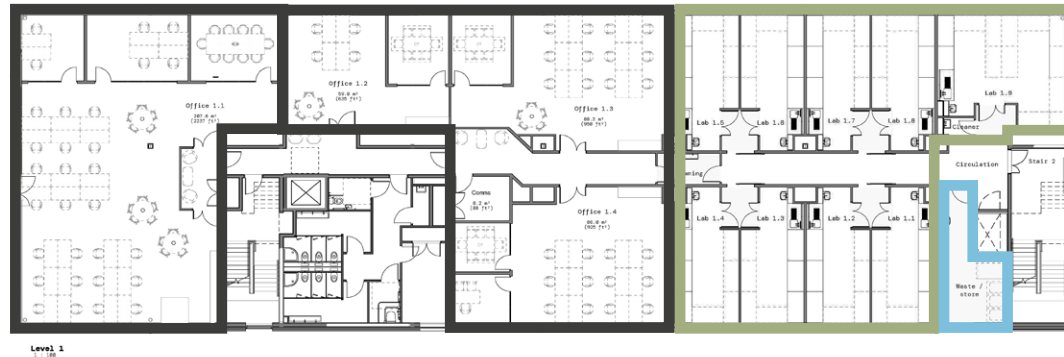
First Floor GA (areas D)



The illustrated configurations demonstrate how each floor can be adapted to create efficient, high-quality workspaces, providing the flexibility to meet a variety of business and operational needs.

# Detailed Building Sub-Division Options Floorplan

First Floor GA (areas 2A)



Ground Floor GA (areas 2A)



Laboratories



Offices



Shared Facilities

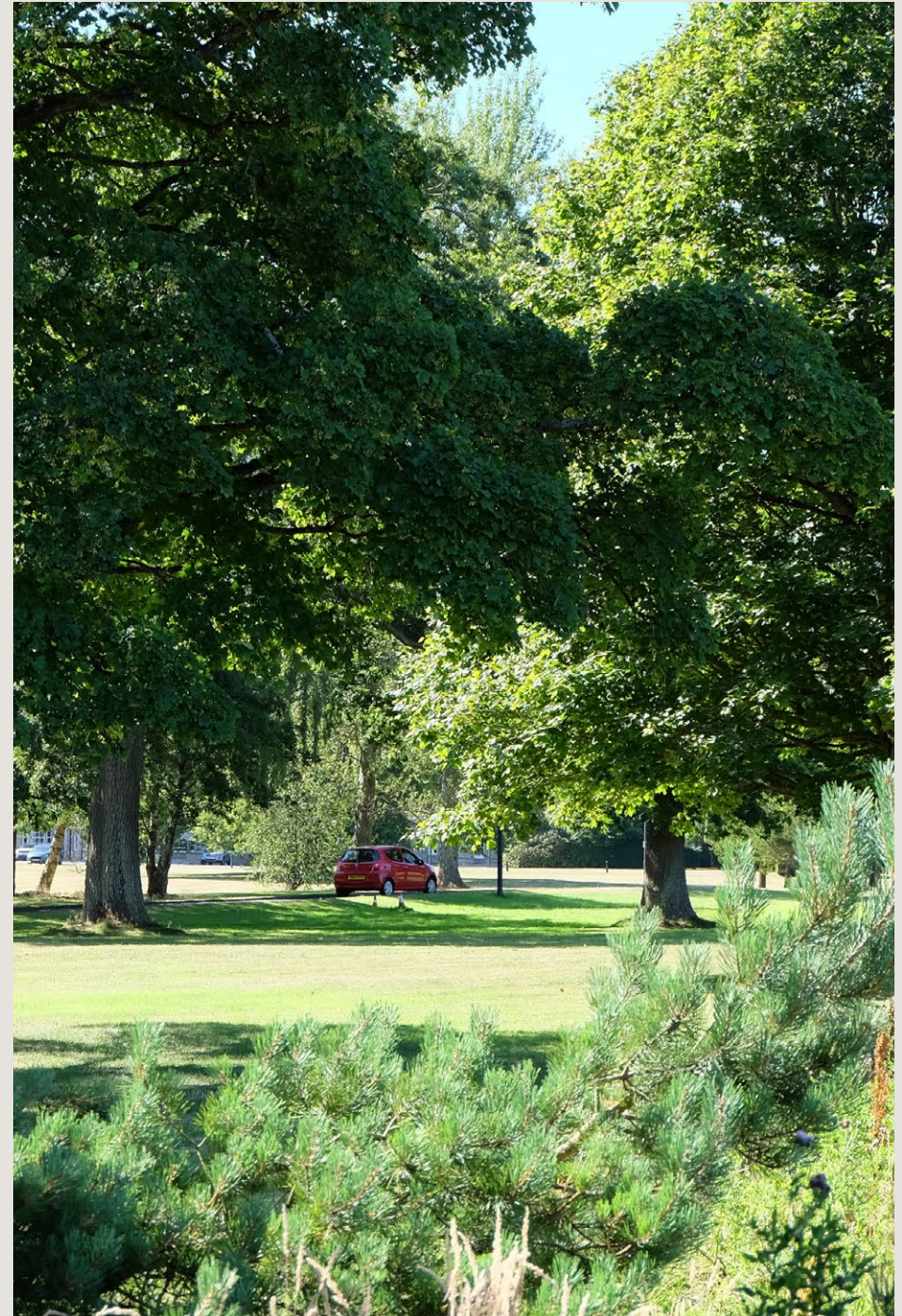
# Sustainability

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Edinburgh Technopole is committed to creating a sustainable, low-carbon environment through a range of initiatives that support environmental responsibility, health and wellbeing. The park has achieved Fitwel Certification, promoting a healthy and productive workplace for its community, while all facilities are powered by 100% renewable electricity, helping to significantly reduce carbon emissions.

The site's buildings are BREEAM-certified, reflecting high standards of sustainable design and construction. Energy-efficient features, including LED lighting and solar photovoltaic (PV) installations, further minimise environmental impact by reducing energy consumption and supporting renewable energy generation.

Looking ahead, Edinburgh Technopole continues to invest in sustainability through planned initiatives such as electric vehicle (EV) charging infrastructure, biodiversity enhancement projects and recycling and waste reduction campaigns. These ongoing efforts demonstrate the park's commitment to building a more sustainable future while providing an innovative and collaborative environment for businesses to thrive.



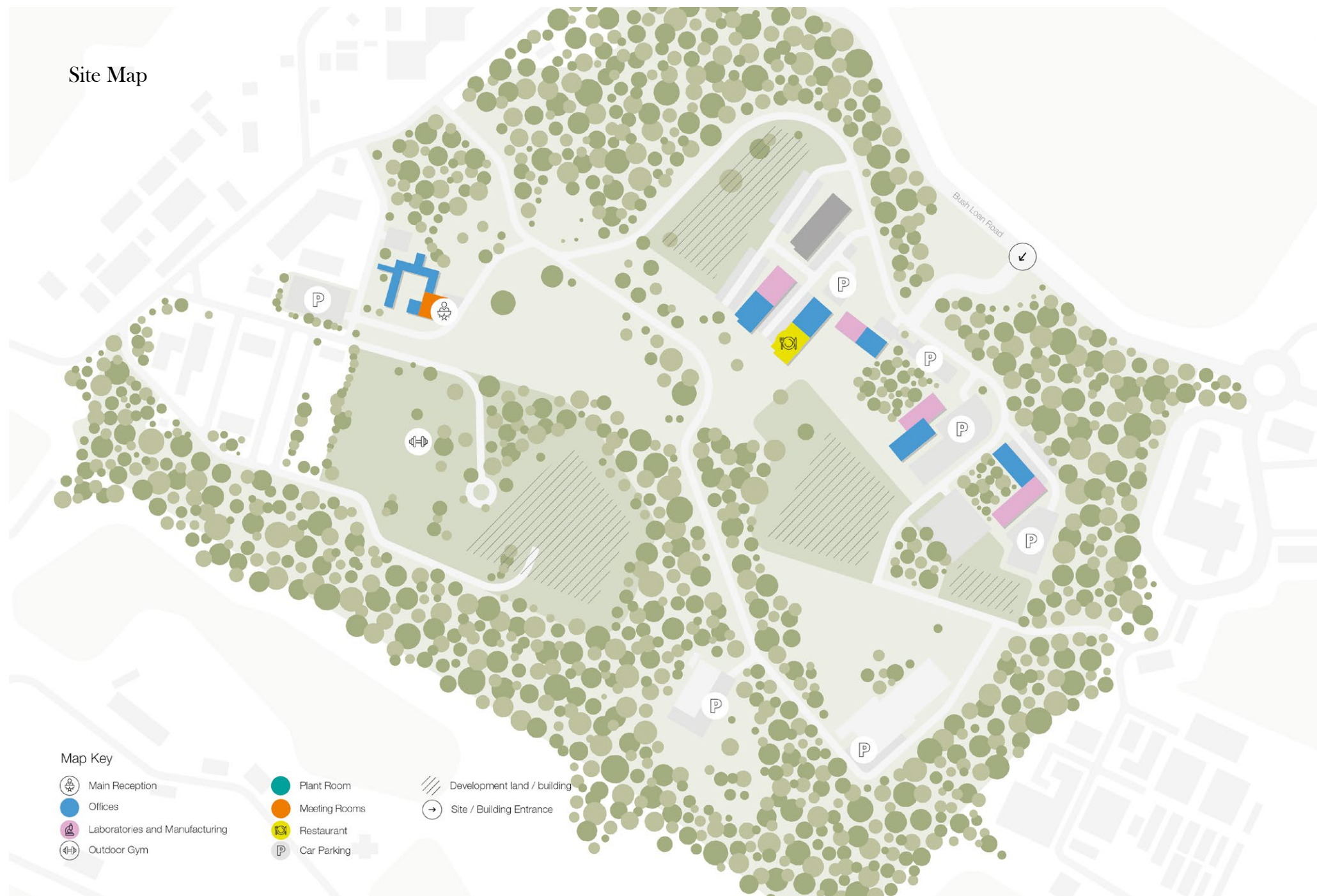
# Site Map

## Map Key

-  Main Reception
-  Offices
-  Laboratories and Manufacturing
-  Outdoor Gym

-  Plant Room
-  Meeting Rooms
-  Restaurant
-  Car Parking

-  Development land / building
-  Site / Building Entrance



# Strategic Location

## Quality of Life

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Providing access to knowledgeable and expertise, office and lab space, core facilities, services and resources, new technologies, business support and networks.

## Business-Friendly Environment

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A world-class science zone, providing services and facilities with a focus on life sciences and related services.

## Skilled Workforce

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With a focus on encouraging collaboration between scientists, researchers, academia and entrepreneurs within One Health, agriculture, aquaculture and other related sectors.

## Innovation Research

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Situation at the heart of a science cluster which benefits from a critical mass of research and development institutions, including the adjacent Moredun Institute, The Edinburgh Bio Campus, The Scottish Agriculture College, and The Royal Vet School of Veterinary Medicine, all in close proximity.

## Supportive Ecosystem

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Designed to connect and support a life sciences ecosystem offering office and lab space. With opportunities such as investment, accelerator programmes, scale-up training and connections to esteemed figures from the world of science and technology.



# Connected

With excellent public transport links, reaching our site is convenient and hassle-free. Located just 8 miles from Edinburgh city centre, the site is well-served by frequent bus routes and nearby train stations, ensuring seamless connections to the city and beyond. Edinburgh Airport is just a short drive away, providing easy access to national and international destinations.



## Train

### From Edinburgh Waverly Station

Glasgow Central: 55 mins | London Kings Cross: 5 hours | Newcastle: 1.5 hours  
Taxi from Edinburgh Waverly Station: 30 mins



## Drive

### To Site

Edinburgh City Centre: 30 mins | Glasgow: 50 mins

Easily accessible from the Edinburgh Bypass, with the park being connected to the A70 and A701 from the East. Google Map: EH26 0BB



## Bus

### To Site

Edinburgh City Centre: 45 mins

Buses services Edinburgh Technopole are operated by Lothian Buses and East Coast Buses



## Airport

### Site to Airport

Edinburgh Airport: 18 mins | Glasgow Airport: 1 hour



# Pioneer Building

at Edinburgh Technopole



## Address

## Contact

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Pioneer

thepioneergroup.com

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