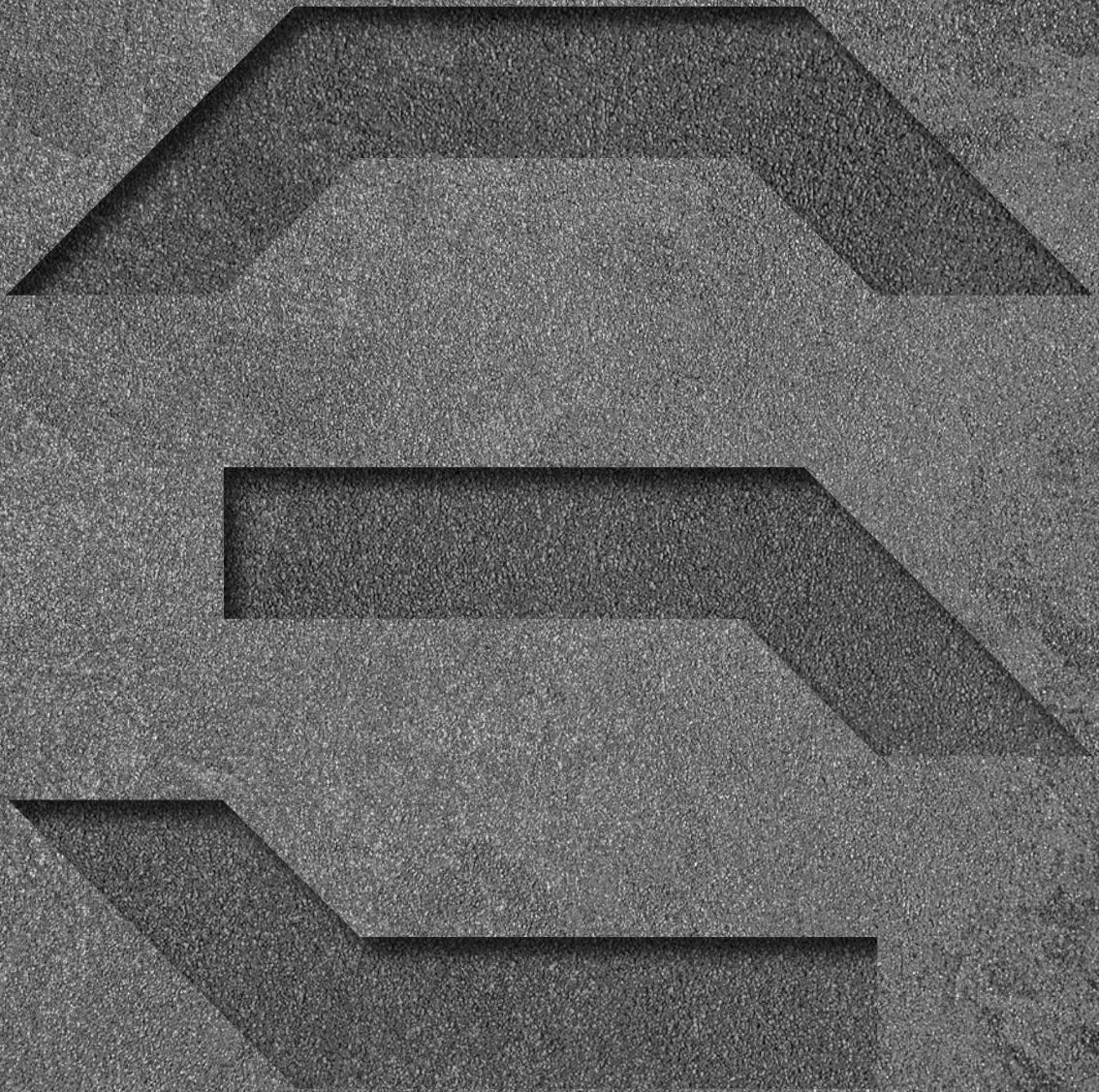


CORNERSTONE



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 1,872 - 22,931 sq ft of fitted out and flexible space that is capable of sub-division. The building provides flexible workspace across 2 floors with a full-height atrium that floods the building with light.

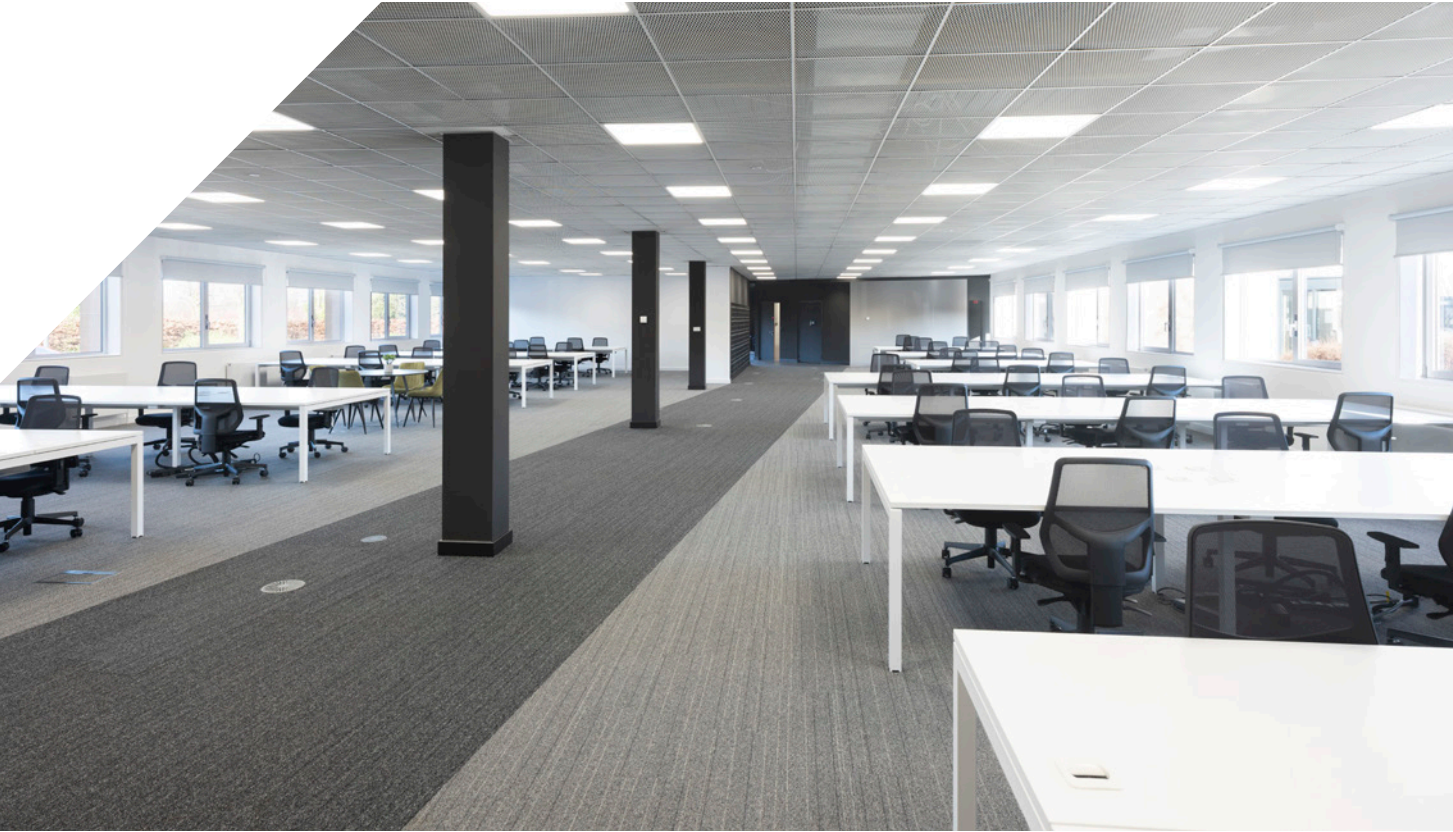


CORNERSTONE

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
- Existing fit out
- Male & female WCs on each floor
- On-site shower and locker facilities
- On-site cycle bays
- DDA compliant
- 300mm raised access floor
- Furnished ground floor
- 2.75m floor to ceiling height
- LED lighting
- 93 spaces providing a ratio of 1 per 253 sq ft
- EPC = B

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	Under Offer	
Total	11,132	1,035

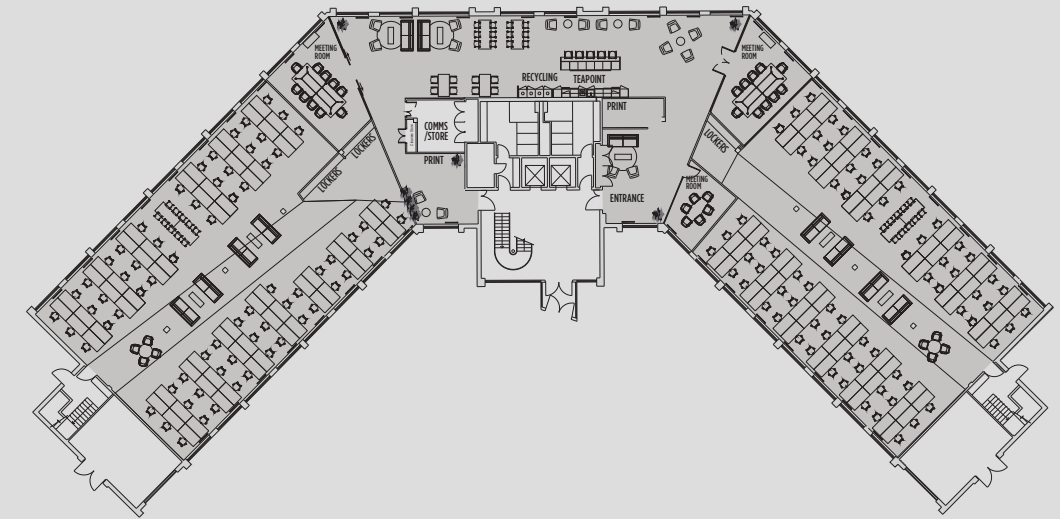
Broadstone

Fully let to Instant Offices

Forthstone

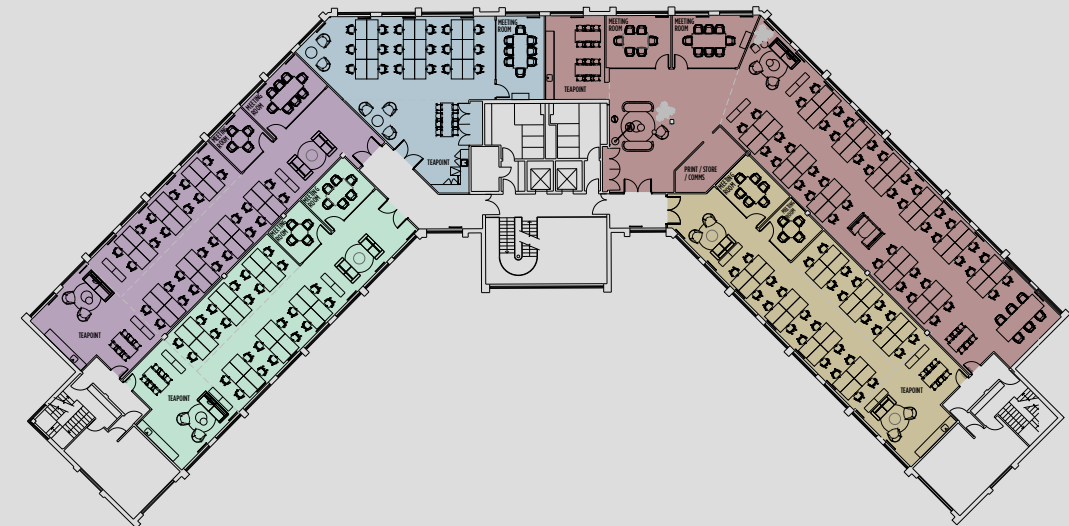
Fully Let to Mobility Scotland

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



CORNERSTONE



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 on Edinburgh Park 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.

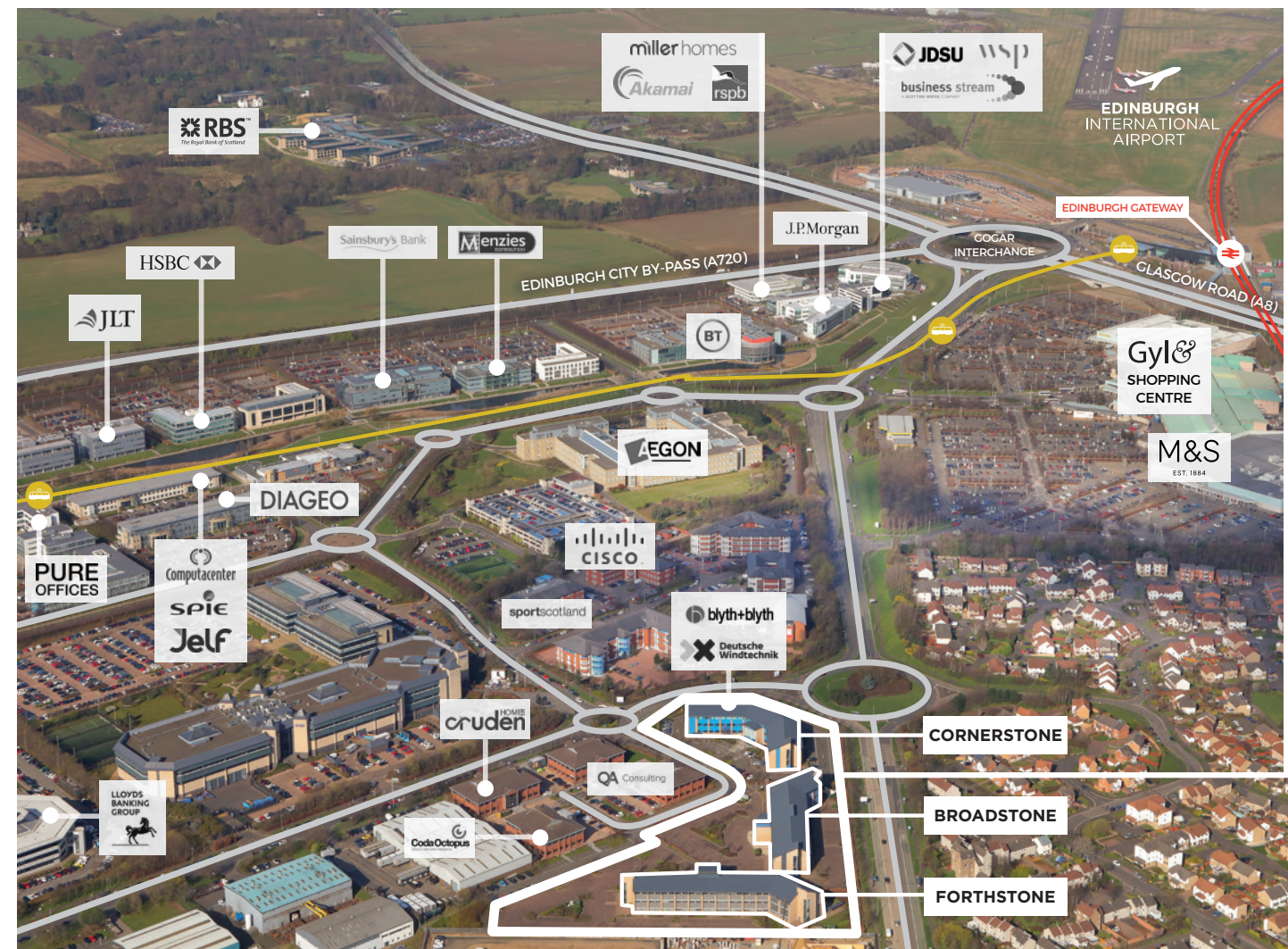


Walking times from The Stones

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





THE STONES

Lease Terms

Cornerstone is available for immediate occupation.
The first floor is fitted out with a tea point and meeting rooms.

Mike Irvine

mike.irvine@savills.com
07919 918 664

Kate Jack

kate.jack@savills.com
07815 032 092

Neil McConnachie

nmcconnachie@eyco.co.uk
07818 062 736

Neil Gordon

ngordon@eyco.co.uk
07974 375 823



IMPORTANT NOTICE Savills / EYCO for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Savills / EYCO has any authority to make or give any representation or warranty whatsoever in relation to this property. Date of Preparation of Details April 2024.