



Orchard Brae House

EDINBURGH

**Outstanding office space from
2,500 sq ft to 43,500 sq ft (approx 20 to 430 desks)**

orchardbraehouse.com

Say hello

to the new Orchard Brae House

With a major refurbishment project now completed, it's the perfect time to take a fresh look at Orchard Brae House.

Outstanding office accommodation is now available in a range of suite sizes and finishes, with a generous parking allocation available. Occupiers will enjoy a suite of new amenity facilities such as a dedicated bike entrance with secure bike storage, fitness suite, gym, and changing rooms with showers and lockers.

Energy Performance

B

Cycle Score



Telecommunications



Don't take our word for it...

We are delighted to be located at Orchard Brae House and love the amenities that the building offers. The cycle facilities and the ground floor café, in particular, are fantastic for our staff, many of whom cycle to work. There is a great vibe in the building through the range of other occupiers that are located here.

David Narro Associates



NEW CAFE

Start your day the right way

Whether you're looking for a coffee to jump-start your day, enjoy a relaxed lunch with colleagues or refuel, the new cafe at Orchard Brae House is there for you.



A GRAND ENTRANCE

Make a lasting impression

A completely refurbished and upgraded reception area creates a bright, open, welcoming space with a spacious collaboration zone.

Orchard Brae House is a well-established, multi-let office building. Existing occupiers include such names as Ecometrica, JPI Media, Gecko Agency, Marsh, Sopra and Covetrus Inc.

Form meets function

360°
views over Edinburgh



Orchard Brae House

NEW & IMPROVED

Re-engineered for the modern occupier

A number of Orchard Brae House's existing office suites have been completely revamped, and offer Grade A office accommodation with flexible floorplates and 360° views over Edinburgh.

A variety of suite sizes are available to meet occupiers' requirements and styles, with some finished with traditional suspended ceilings, and others offering an open defurbished look.

All available space is fully air-conditioned.

Don't take our word for it...

We moved into Orchard Brae House in 2014 and since then we've seen extensive improvements throughout the building. The office space itself is modern and efficient, and the new amenity areas are a major benefit to our staff. Significantly, it has strong sustainability credentials and, as a sustainability company, that was key to us. The building and location are perfect for our business and, as such, we have recently extended our lease.

Adrian Smith Chief Financial Officer
Ecometrica

GREAT EXPOSURE

Put a unique spin on your office

Orchard Brae House's defurbished office suites offer an ideal combination of practical working space and stripped-back contemporary charm.

Orchard Brae House

Join the revolution

Don't take our word for it...

As a new tenant we were attracted by the quality of the environment which the owners had created. We searched for relocation options across the city and we felt Orchard Brae House offered something which no other building in Edinburgh could match. As a creative agency, our new office is bright and modern, creating a great space for our staff to work in and a great impression for our clients. The on-site café and extra amenities in the basement give our staff additional benefits that are simply not available in any other option we considered. We are delighted with our new studio at Orchard Brae House.

Mhairi Bell Founding Director
Gecko Agency Limited

FLEXIBLE ACCOMMODATION

Space for open minds

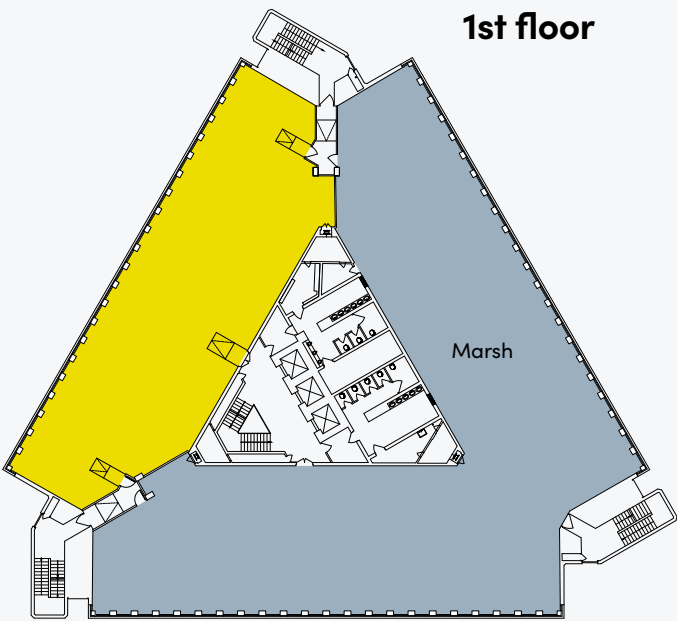
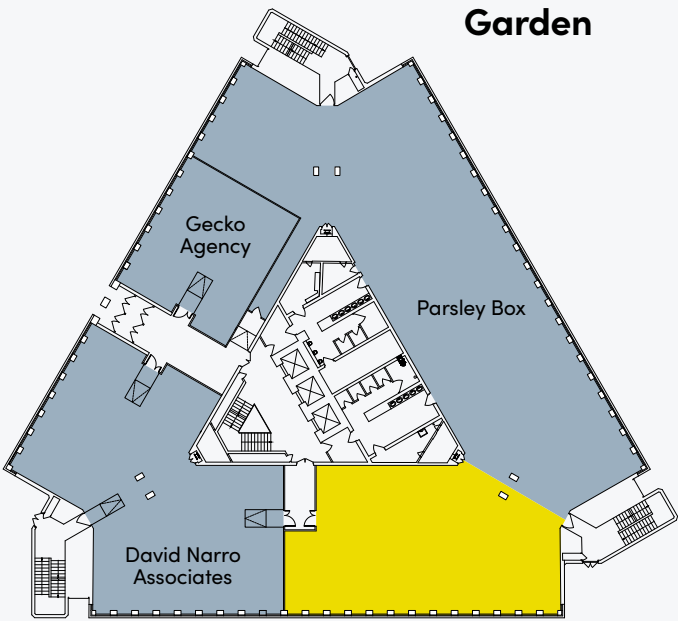
Orchard Brae House is a sizeable office building designed for maximum flexibility. A variety of suites are available in traditional Grade A form and contemporary defurbished finish.

Each floor is capable of being split to provide a generous range of suite sizes. With the option of single or multiple suites, businesses can occupy space on a single floor or generous risers allow easy stacking over consecutive levels.

Remaining space

| | Min (sq ft) | Max (sq ft) |
|-----------|--|-------------|
| 5th floor | 5,000 | 15,375 |
| 4th floor | 2,500 | 5,085 |
| 3rd floor | 5,000 | 15,375 |
| 1st floor | 2,500 | 4,985 |
| Garden | 2,838 | 2,838 |
| Amenity | Bike storage, fitness studio + shower & locker rooms | |

55 car parking spaces

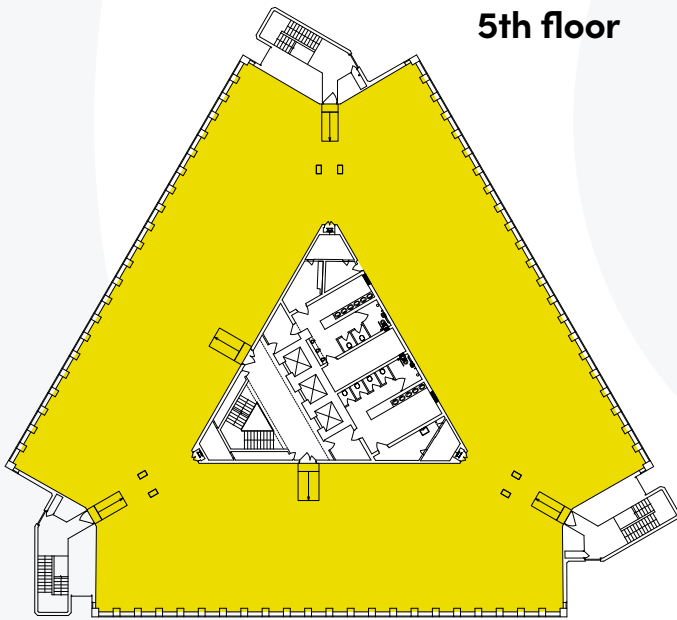
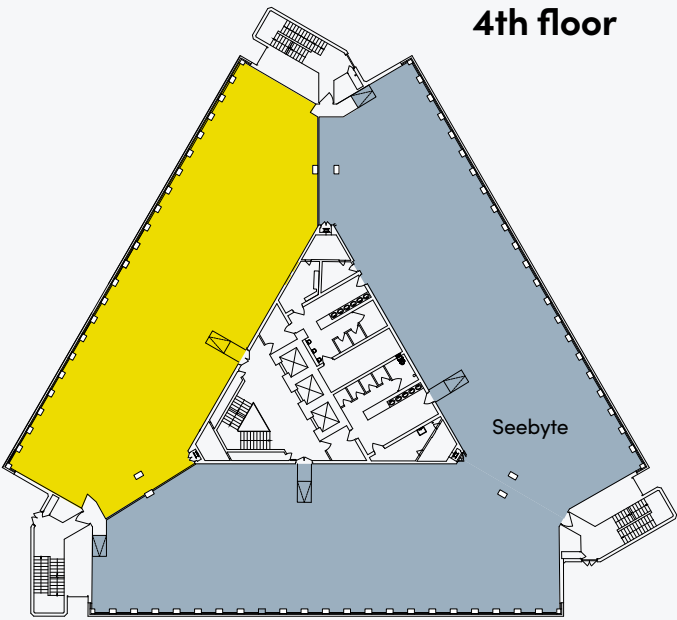
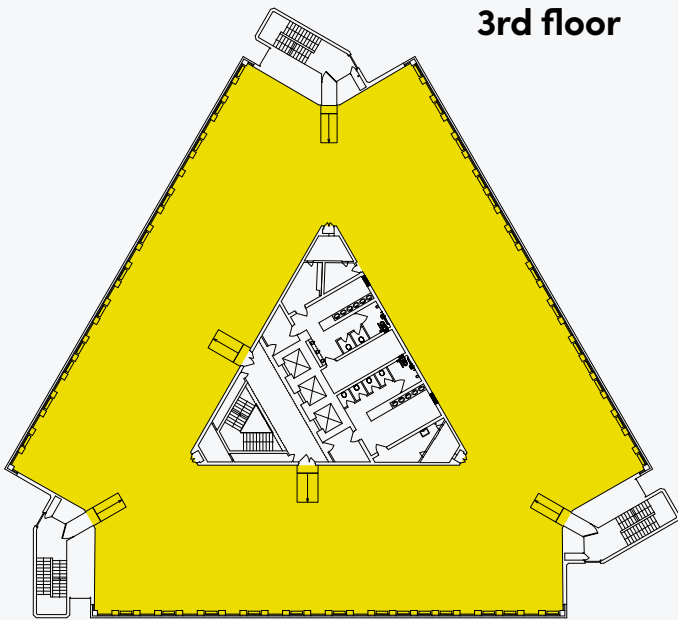


Key

- Available space
- Occupied space


Specification includes:

- 3 fully refurbished 20 person (1,600 kg) lifts
- Male, female and accessible toilets on every floor, plus additional male and female shower provision throughout the building
- Virtually column free, flexible, open plan space
- New Kingspan metal raised access floor (600 x 600) with minimal clear void of 120mm
- Exposed and painted coffered ceiling on Garden floor
- New metal tiled suspended ceiling on 1st & 4th floors
- New LED lighting with PIR sensors (in the spirit of LG7)
- Access control system with proximity readers
- Gunnebo Speedstile Glazed Entrance Gates (Model FLs 1400)
- New VRF air conditioning system
- Building Energy Management System



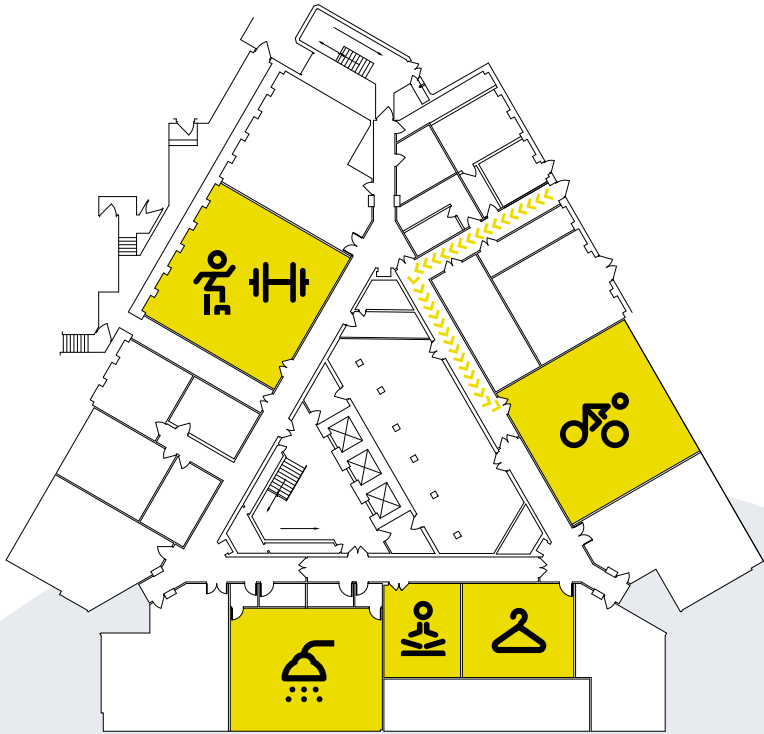
Room to manoeuvre

Orchard Brae House

 NEW 'RIDE IN' SECURE BIKE STORAGE

Roll up, roll up

With dedicated bike parking that allows you to ride from street level directly into the building, it's never been easier to put your best foot forward.



NEW FITNESS STUDIO

Work out in work

Going for the burn, flexing your muscles or stretching out? Whatever your goal, our new fitness room and yoga studio is designed with you in mind.



NEW COUNTRY CLUB STYLE SHOWERS

A refreshing change

New state of the art changing rooms featuring power showers, secure lockers and vanity spaces.



Orchard Brae House

Once around the block

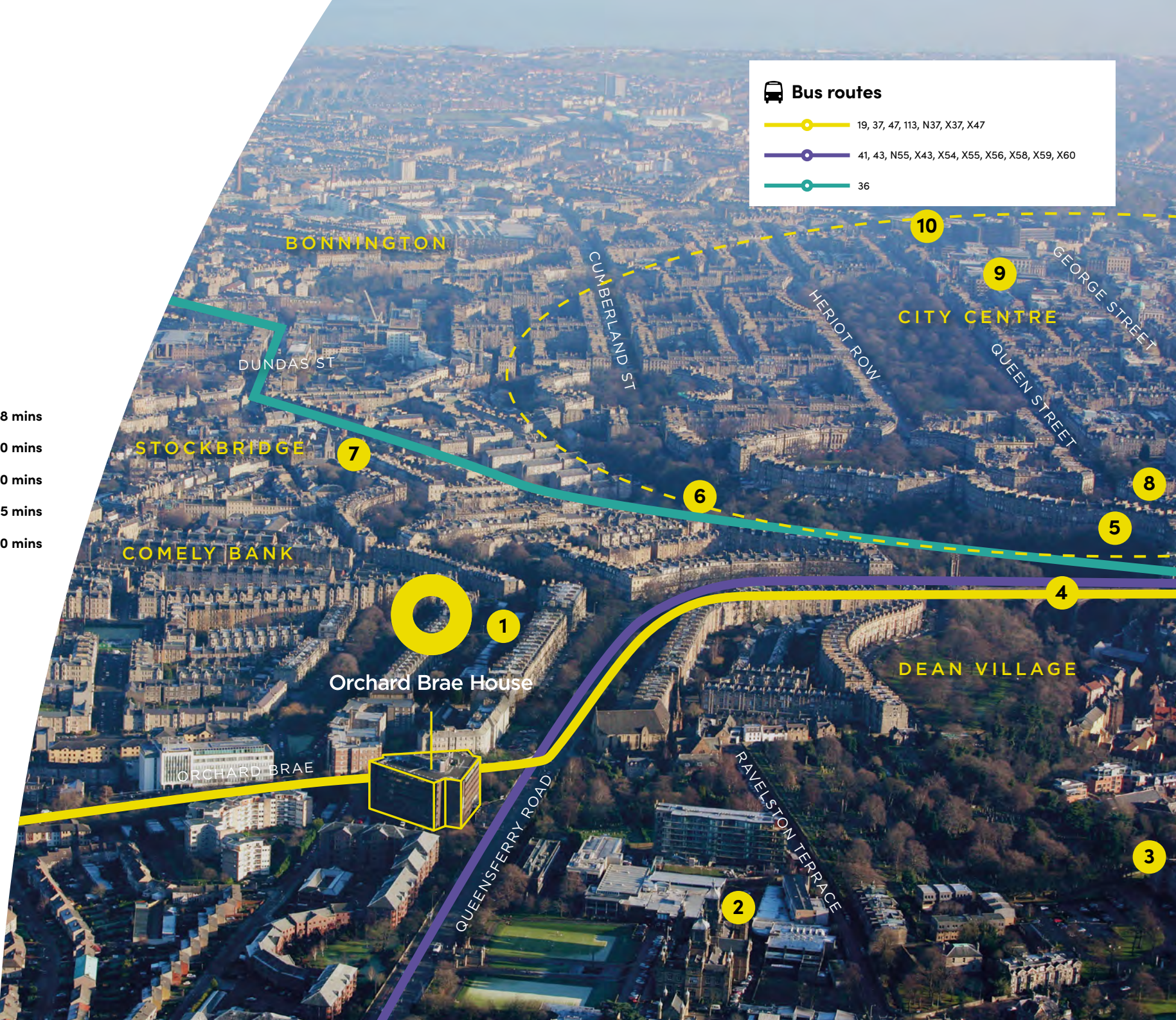
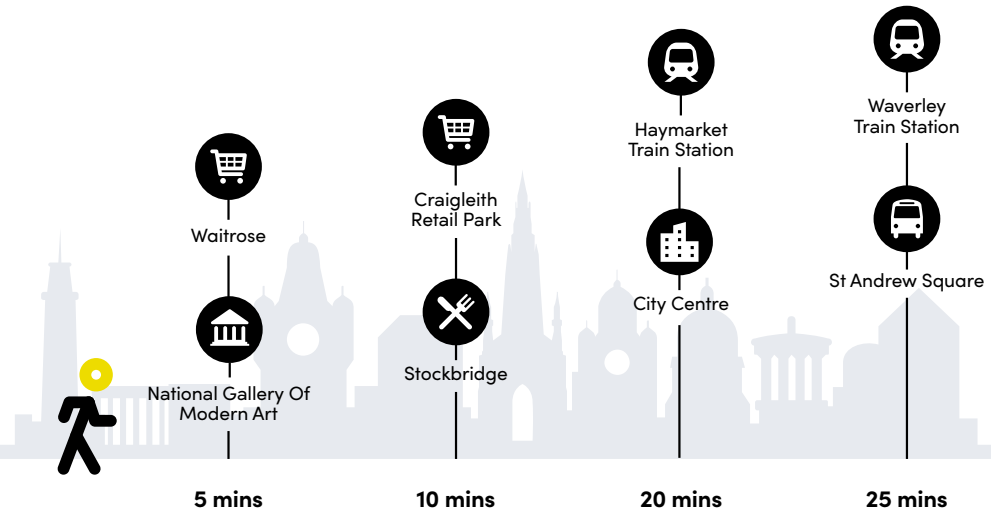
Orchard Brae House

Orchard Brae House is located on Queensferry Road, a main arterial route accessing Edinburgh City Centre.

Conveniently situated 10-15 minutes walk from the city's West End, Orchard Brae House is extremely well connected to all parts of the city via Edinburgh's extensive public transport network.

Points of interest

- | | | | |
|------------------------------|--------|----------------------|---------|
| 1 Travelodge Learmonth | 3 mins | 6 Water of Leith | 8 mins |
| 2 Stewart's Melville College | 3 mins | 7 Stockbridge Market | 10 mins |
| 3 Gallery of Modern Art | 5 mins | 8 Charlotte Square | 10 mins |
| 4 Dean Bridge | 5 mins | 9 St Andrew Square | 25 mins |
| 5 West End | 7 mins | 10 St James Centre | 30 mins |



For all enquiries

Orchard Brae House is open for business and attracting new tenants.
For any more information or to discuss the leasing options available,
please contact either of the agents listed below:



Nick White

e: nick@cuthbertwhite.com

t: 0131 202 6781

James Metcalfe

e: james@cuthbertwhite.com

t: 0131 202 6783



Toby Withall

e: toby.withall@knightfrank.com

t: 0131 222 9616

Hamish Graham-Campbell

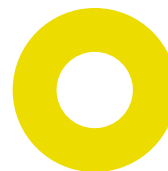
e: hamish.graham-campbell@knightfrank.com

t: 0131 322 3083

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