



Orchard Brae House



PREMIUM OFFICE SPACES IN THE HEART OF EDINBURGH

**2,242 SQ FT TO 38,274 SQ FT
30 QUEENSFERRY ROAD, EH4 2HS**



**OPEN FOR
BUSINESS**
REACH OUT TODAY

ORCHARDBRAEHOUSE.COM



WELCOME TO ORCHARD BRAE HOUSE

The newly refurbished and rebranded OBH has launched. With the most desirable amenities in the city, OBH is the perfect space to spend your working days - after all, we spend so much of our lives at our place of work, why not spend it somewhere that's full of perks?

OBH offers Grade A office accommodation over 6 floors with a dedicated amenity level. Common areas have recently undergone renovation to modernise the spaces and the available office suites have gone through a defurbishment - stripping back the spaces to create stylish, contemporary and flexible suites that offer desirable design choices.

Working at OBH, you and your colleagues will find yourselves part of an active workplace community. Whether it be in the gym or at the café, there is always something going on to contribute to the bustling nature of the building.

Its close proximity to Edinburgh's New Town and the city's extensive transport links, makes OBH ideally situated for commuters and locals alike. You can also enjoy the extremely varied and numerous amenities and shops that Edinburgh's City Centre has to offer - a leafy walk away, or cruise there on one of our free to use tenant E-bikes.



Artist Impression 3rd Floor Suite 2

EXPERIENCE THE PERKS

OBH boasts a substantial number of additional amenities for its occupants, which all aim to provide perks outwith each individual business - this, in turn, helps to encourage a positive working environment and promotes a healthy work-life balance for all at OBH - something that is increasingly sought after in today's society.

Who could resist having their office, gym, yoga studio and favourite café all in one place. And that's not all, once a month we host wellness talks with qualified doctors, have a sanctuary garden, a platinum scored cycle hub, free electric bikes, parenting room, tenant newsletter and much, much more.

Your canine friends are also more than welcome. The whole of OBH is a dog friendly space, including the café, and there is even a dedicated and safe dog walking area where you can either sit and work or have your lunch, whilst your pup frolics to their heart's content.



WORK-LIFE BALANCE

With so many on-site amenities that you can use on a daily basis, working at OBH offers a unique opportunity for enhanced productivity and work satisfaction.



GYM

Whether it's a morning sweat to warm up for the day ahead or a post-work de-stress, the OBH gym is fully equipped and open from 7.30am – 8pm, Monday to Friday. Our country club style locker rooms and showers offer a rural retreat feel in the comfort of your own office!



FITNESS SUITE

The OBH fitness room and yoga studio provides a relaxing oasis, allowing you to get away from the everyday office chaos.



WELLNESS SUITE

The wellness suite creates a private sanctuary for prayer, relaxation or parenting needs. Complete with soft floor coverings, sofa, fridge, washing facilities, library and mood lighting.



SANCTUARY GARDEN

What could be better on a nice sunny day than having your lunch in the Sanctuary Garden, surrounded by mature trees and the sound of birdsong. Or why not just head out there with your laptop and take the office outside!



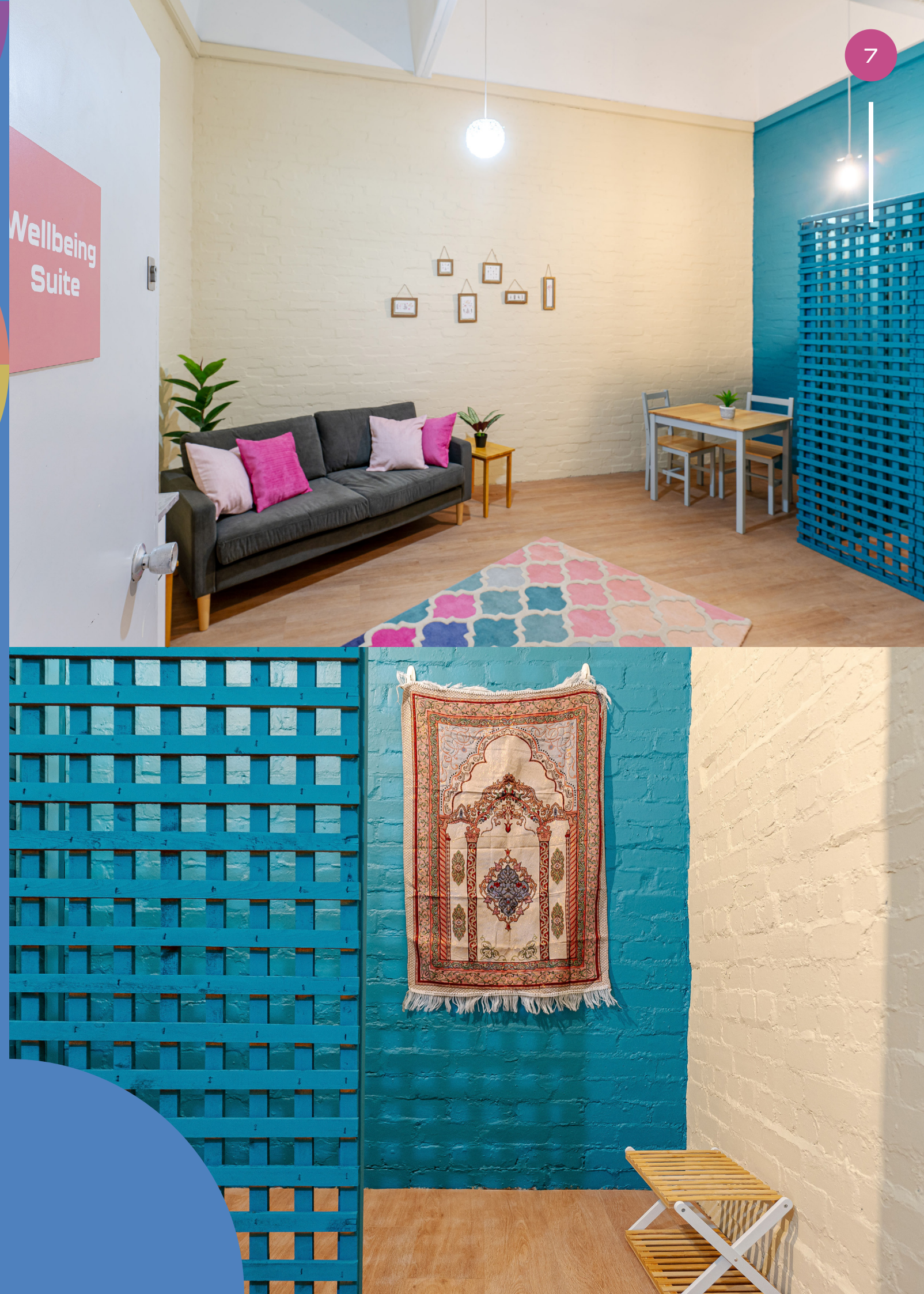
HEALTH AND WELLBEING TALKS

The Doctor Explains will provide monthly talks on a variety of health and wellbeing topics, that are free to attend for all tenants. Qualified doctors will provide advice on everything from Women's and Men's Health, Health Prevention; Leadership and Managing Workplace Stress.



DOG WALKING AREA

Don't worry, we've not forgotten your furry friends! Office dogs are not only welcome throughout the building, including in the café, but also have a dedicated and safe outdoor space. Whether it's a quick visit to the nearest tree or a longer stretch whilst you work in the sunshine, the space is perfectly suited for you and your pup.





**JOIN THE
REVOLUTION**
REACH OUT TODAY

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THE VIBRANT COMMUNITY

OBH is ideal for those seeking a motivating environment that presents a strong sense of community, which can be enjoyed in communal spaces found dotted around the building.



CAFÉ:

Whether you are grabbing a morning coffee, catching up with colleagues or looking for an afternoon pick-me-up, the OBH café is the perfect place to have just seconds from your desk.



OPEN SPACE:

A modern communal space to switch off between busy client meetings or to relax on your lunch break. It is also an incredibly flexible area for individuals that want a space to let their creativity run wild.



PICNIC AREA

The OBH picnic area could not be more ideal for a relaxing sunny lunch time, or perhaps a refreshing change of scenery for a client meeting in the summertime.



BUILDING APP

Your go to place to be kept up-to-date with the latest OBH news, via the monthly OBH Newsletter, and the community's goings on - after all, it is too good to be missed! Book into amenities, order your lunch in advance, check in guests and visitors and report maintenance issues, all in one handy and easy to use app.



MEETING ROOMS

Looking for a larger space to hold a client meeting, or maybe run some in-house CPD, the dedicated auditorium space, complete with Audio/ Visual equipment and 60 chairs, can be booked in advance and set up in a number of configurations for you.

OUR TENANTS SAY...

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**

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



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**





OPEN SPACE

SPACE TO GROW

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.



Artist Impression 3rd Floor Suite 1

AVAILABILITY

FLOOR	SQFT	SQM
PART FIFTH	4,902	455
FOURTH	FULLY OCCUPIED	
PART THIRD	4,295	399
PART SECOND	10,503	977
PART SECOND	2,242	208
PART FIRST	10,099	938
GROUND	FULLY OCCUPIED	
PART GARDEN	6,233	579



SPECIFICATIONS

- 3 fully refurbished 20 person (1,600 kg) lifts
- Male, female and accessible toilets on every floor, plus gender neutral toilets on the 2nd floor and basement levels
- 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

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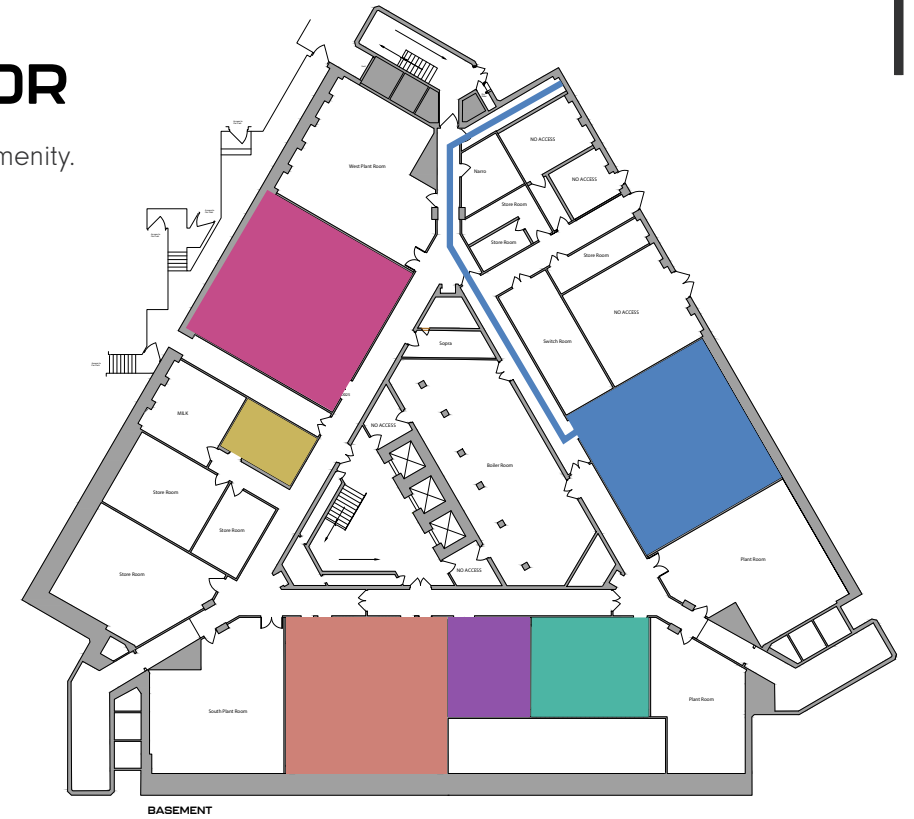


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BASEMENT FLOOR

This whole level is dedicated to tenant amenity.

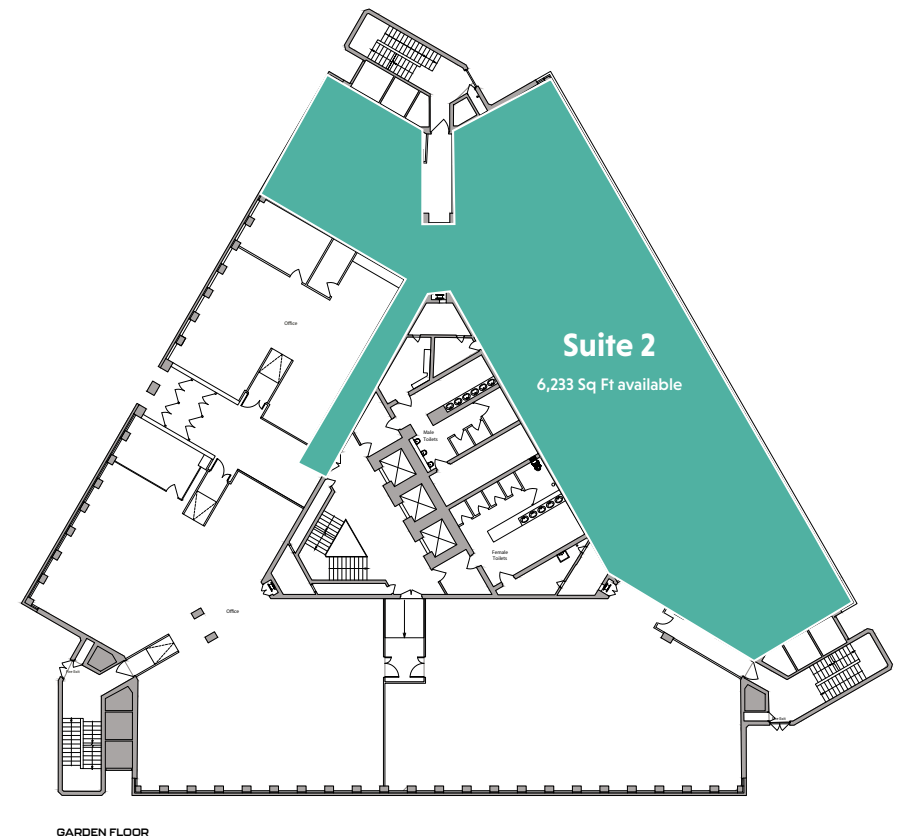
- Gym
- Changing Rooms
- Bicycle Storage
- Yoga Room
- Wellbeing Room
- Drying Room



GARDEN LEVEL

6,233 Sq Ft available

AVAILABLE SPACE



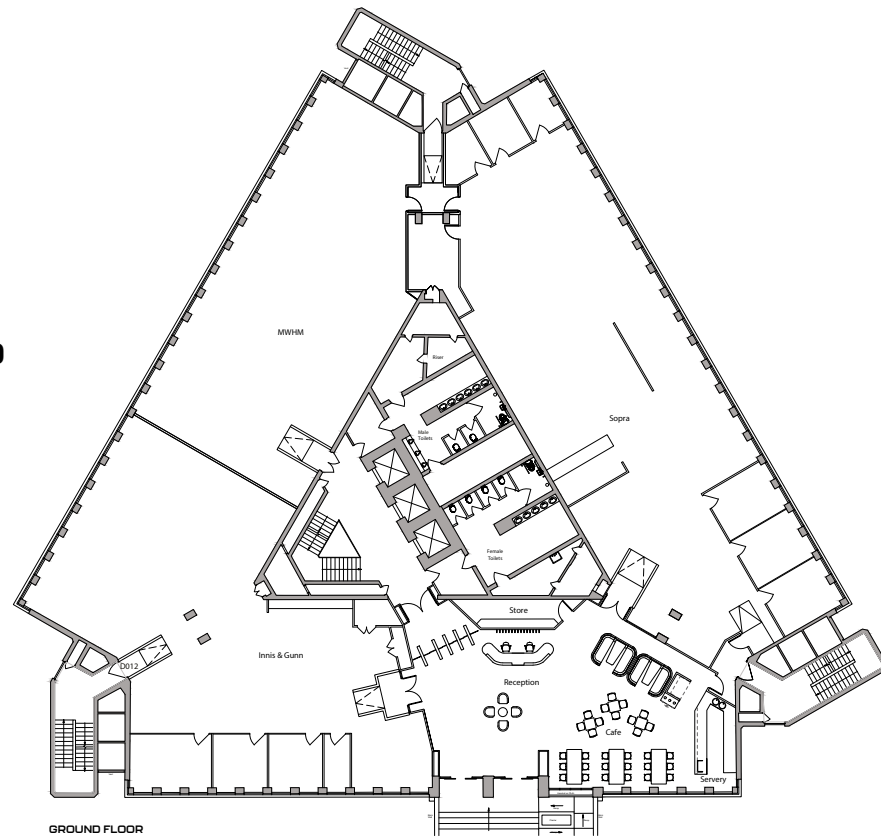
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GROUND FLOOR

Reception and Café

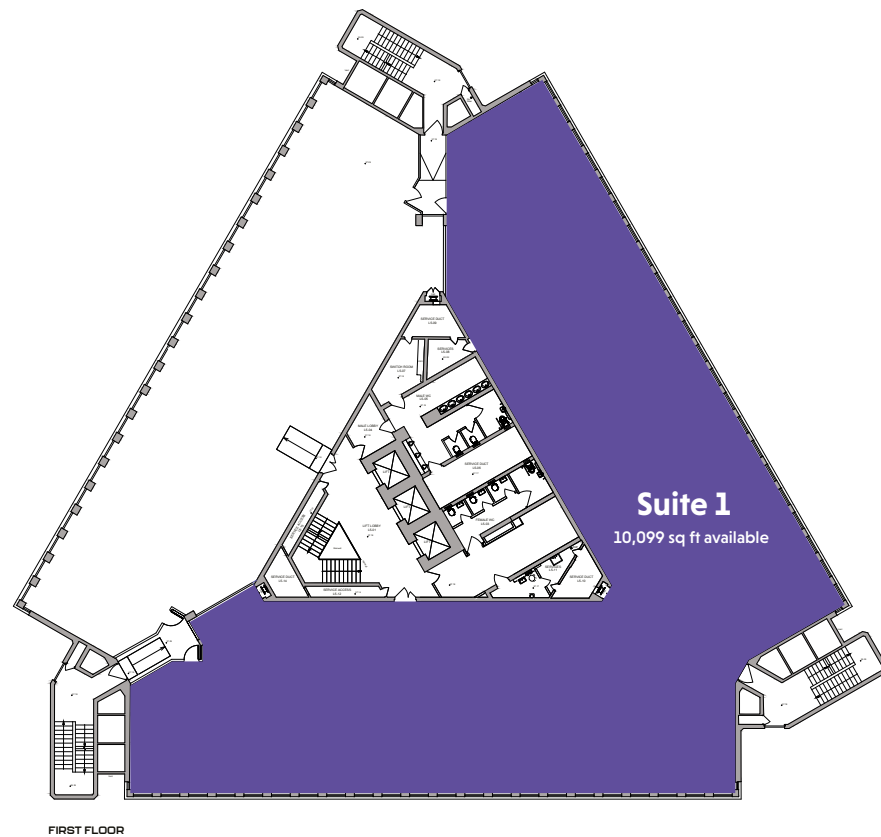
THIS FLOOR IS FULLY OCCUPIED



FIRST FLOOR

10,099 Sq Ft available

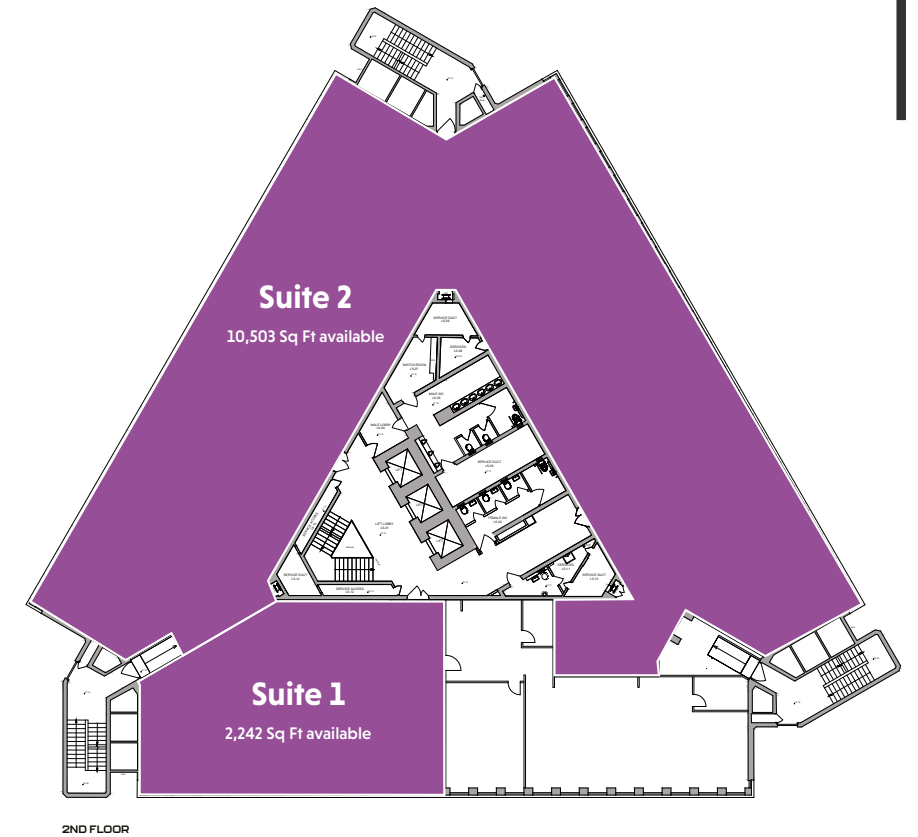
■ AVAILABLE SPACE



SECOND FLOOR

2,242 Sq Ft, 10,503 Sq Ft available

■ AVAILABLE SPACE



THIRD FLOOR

2,239 to 4,295 Sq Ft available

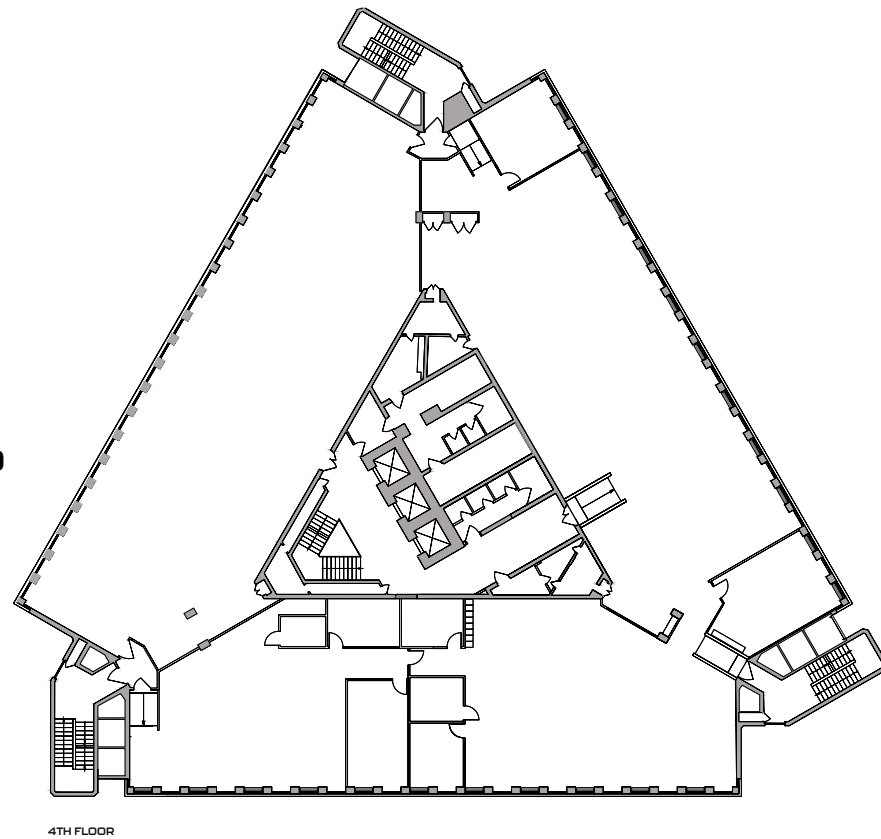
■ AVAILABLE SPACE



FOURTH FLOOR

5,056 Sq Ft under let

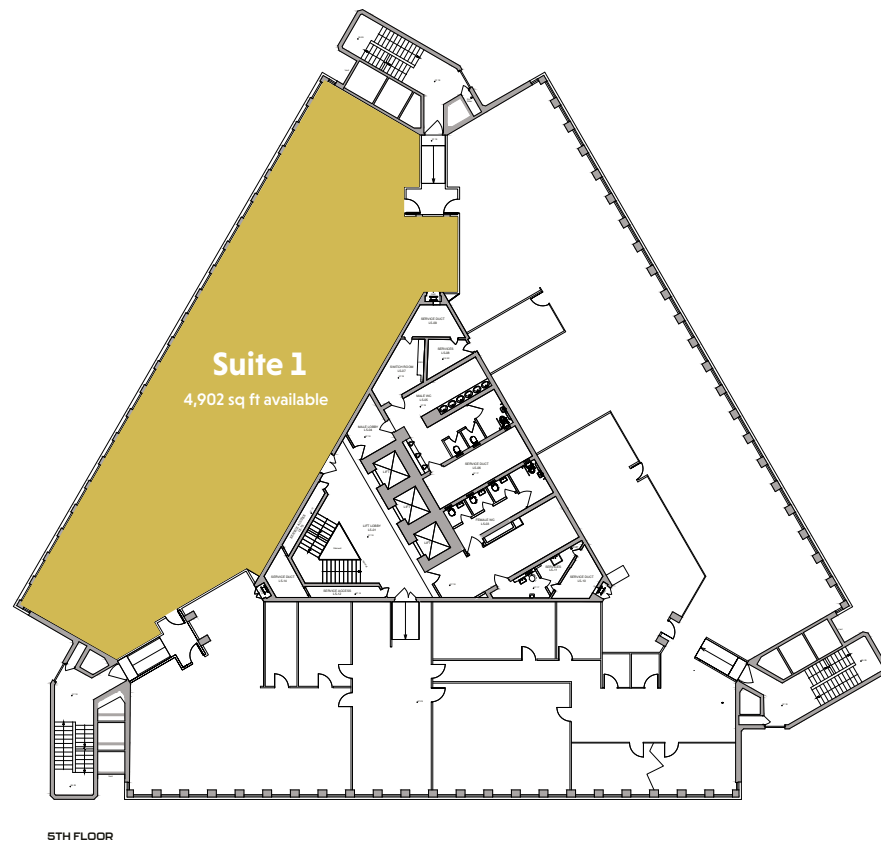
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FIFTH FLOOR

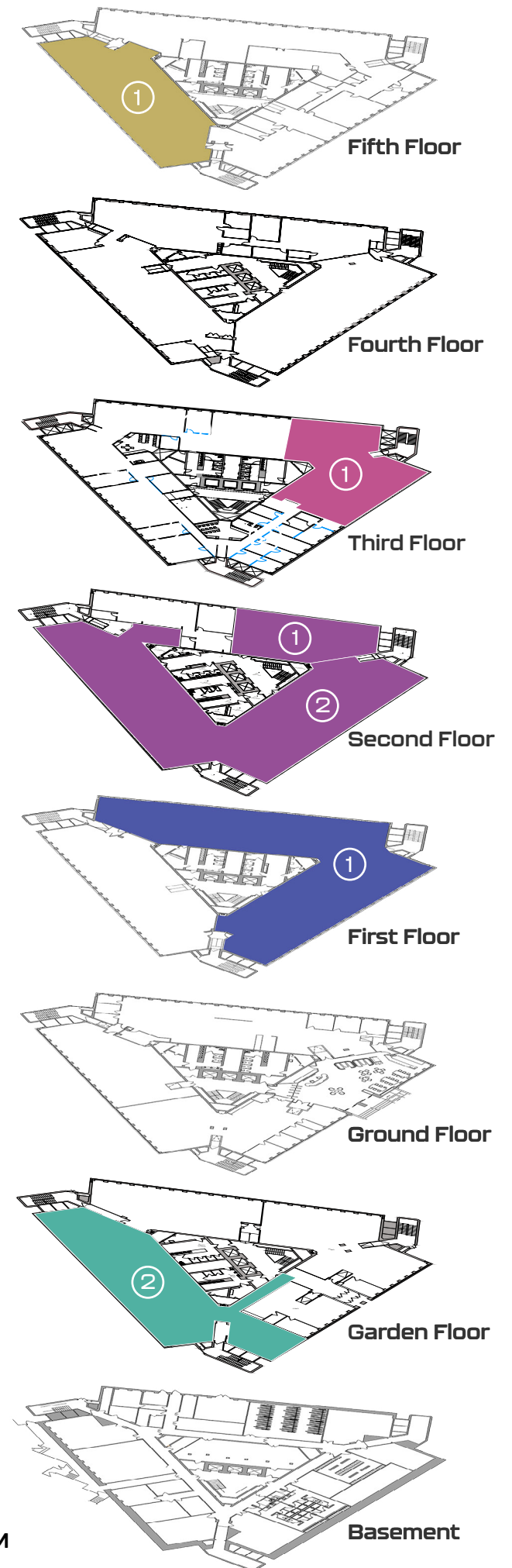
4,902 Sq Ft available c. Q1 2024

AVAILABLE SPACE



Unit Availability

-  Suite 1
4,295 Sq Ft available
-  Suite 1
4,295 Sq Ft available
-  Suite 2
10,503 Sq Ft available
-  Suite 1
2,242 Sq Ft available
-  Suite 1
10,099 Sq Ft available
-  Suite 2
6,233 Sq Ft available



INDICATIVE 3RD FLOOR SPACE PLANS

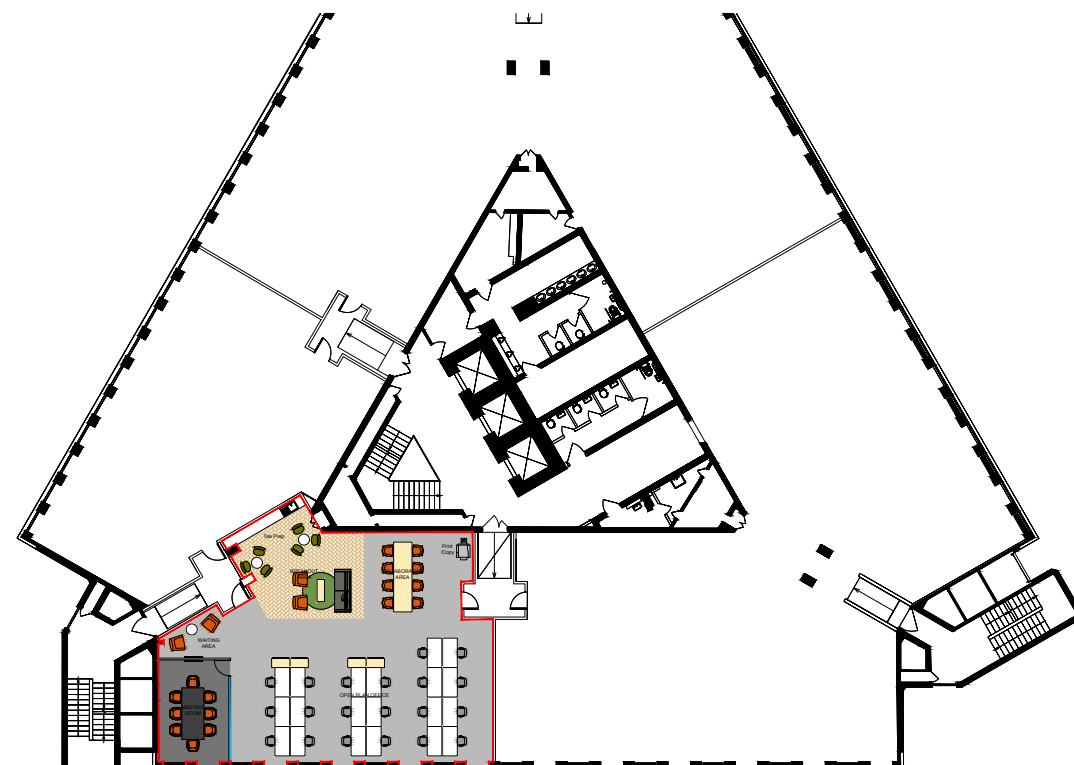
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SUITE ONE



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SUITE TWO



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ESG ENVIRONMENTAL AND SOCIAL GOVERNANCE

OBH takes its ESG credentials very seriously and aims to put its tenant community and the environment first.



OUTDOOR WORKING:

Why not improve your energy levels and relieve stress by taking your work outside. There are a number of outdoor working spaces available at OBH, including the picnic area, sanctuary garden and dog walking area.



CYCLE TO WORK

With dedicated storage for 140 bikes, why not cycle to work, or borrow one of the free onsite electric bikes to head to a meeting or out for lunch.



EV CHARGING

OBH has EV Charge points on site for those who are conscious of their environmental footprint and want to bring their electric vehicles to work.



WELLBEING AREA

Tenant wellbeing is very important at OBH and as well as a dedicated wellbeing space, where you can rest, relax and just take a breath, there are monthly health and wellbeing talks, provided by qualified doctors, that are free for all tenants to attend.

EPC
B

PLATINUM
CYCLING SCORE

DDA
Whole building is
DDA compliant



OUR AREA



CITY CENTRE

A leafy 15 minute walk will take you in to Edinburgh's City Centre - all of the amenity you could possibly wish for with a vast array of shops and restaurants.



HAYMARKET TRAIN STATION

Haymarket Station is conveniently situated close to OBH for those who commute into the city from further afield.



BUS

With bus stops on your door step, you can cross the city, or even head out to South Queensferry, quickly and with ease.



BIKE ENTRANCE AND STORAGE

Secure bike storage can be found at OBH, as well as a convenient street level entrance for cyclists. What's more, a fleet of electric bikes are on-site for occupants' use - the perfect way to whizz into town for a meeting or even lunch.



PARKING ALLOCATION (EV CHARGE)

The vast number of parking spaces are allocated between businesses. With our occupants and the environment in mind, OBH also boasts a number of electric vehicle charging points.



CRAIGLEITH

Craighleith Retail Park is a mere 15 minute walk from OBH and offers an array of shops - from M&S to Starbucks.



ESMS

Ideal for parents, the ESMS schools are just moments away from your office.



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OBH

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