



Base, West Edinburgh EH12

# Plug & Play Suites.

# Plug & Play at Base.

The Plug & Play Suites at Base make moving easy. Step into a fully fitted, thoughtfully-designed workspace with everything ready from day one.

Created for teams of up to **70** who want flexibility without the faff.

- Great value, flexible lease terms
- Excellent connectivity
- Strong local amenity





# What's included.



## Offices:

- Fully fitted office
- High quality specification
- Furniture
- Wifi and hardwired data points to each suite with IT set up
- Dilapidations (fair wear & tear)



## External:

- Extensive outdoor space
- Secure cycle storage
- On-site parking spaces (pro-rata allocation)
- EV charging points



## What's Excluded:

- Business and water rates
- Service charge including common part utilities (separate charge)
- Office suite utility costs



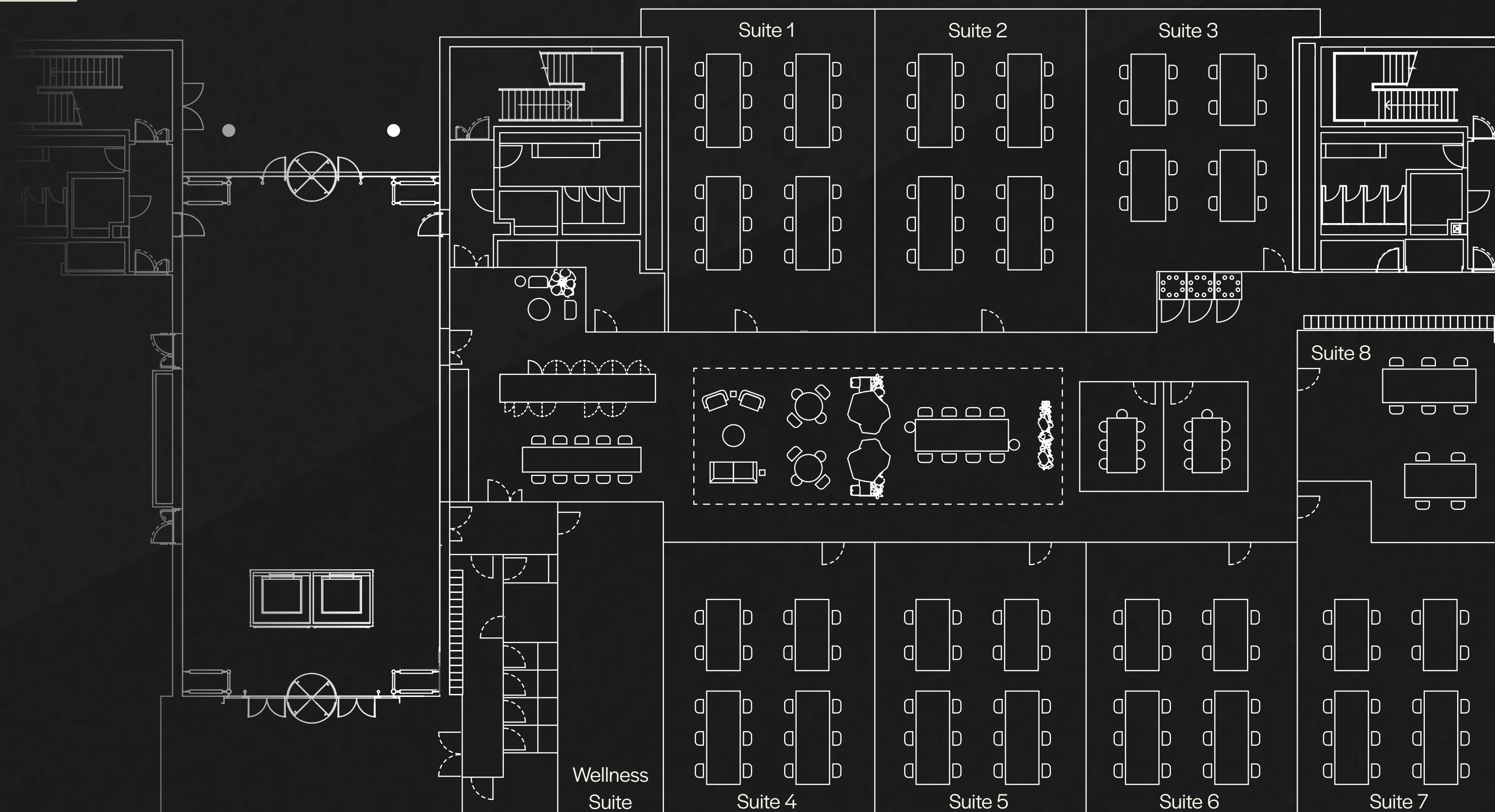
## Common parts:

- Large reception area providing additional break out area
- Two eight-person bookable meeting rooms (fair usage policy applies)
- Three zoom rooms (fair usage policy applies)
- kitchen and collaboration space
- Wellness suite with showers, lockers and drying room
- Gym
- WiFi throughout building
- Staffed reception
- Out of hours and weekend security
- Communal cleaning
- Building maintenance

# Floor plan.

HOVER TO EXPLORE FLOOR PLAN

- Private suites
- Kitchen
- Collaboration space
- Meeting rooms
- Zoom rooms
- Wellness suite



Suite	Size (sq ft)	Car Spaces	Monthly rent*
<b>1</b>	1,269	3	£3,440 pcm
<b>2</b>	1,277	3	£3,455 pcm
<b>3</b>	1,106	3	£2,995 pcm
<b>4 - 8</b>	700-5,027**	15	Up to £13,830 pcm

\*\* Flexibility to accommodate requirements of above noted sizes



### Access & amenity

Just 20 minutes from the city centre, Base offers excellent transport connections and immediate access to local retail, leisure and food options.



### Connectivity

Three train stations within a short walk  
Two tram stations nearby  
Extensive local bus services  
Direct access to M8, M9, M90  
Adjacent to NCR 8, 75 and 754 cycle routes



### Nearby amenities

Costa, Starbucks, Krispy Kreme, Patina Bakery  
Gyle Shopping Centre & Hermiston Gait Retail Park  
David Lloyd & Energize Fitness  
ibis, Novotel, Premier Inn, Travelodge



# Available now.

Contact our leasing  
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