



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



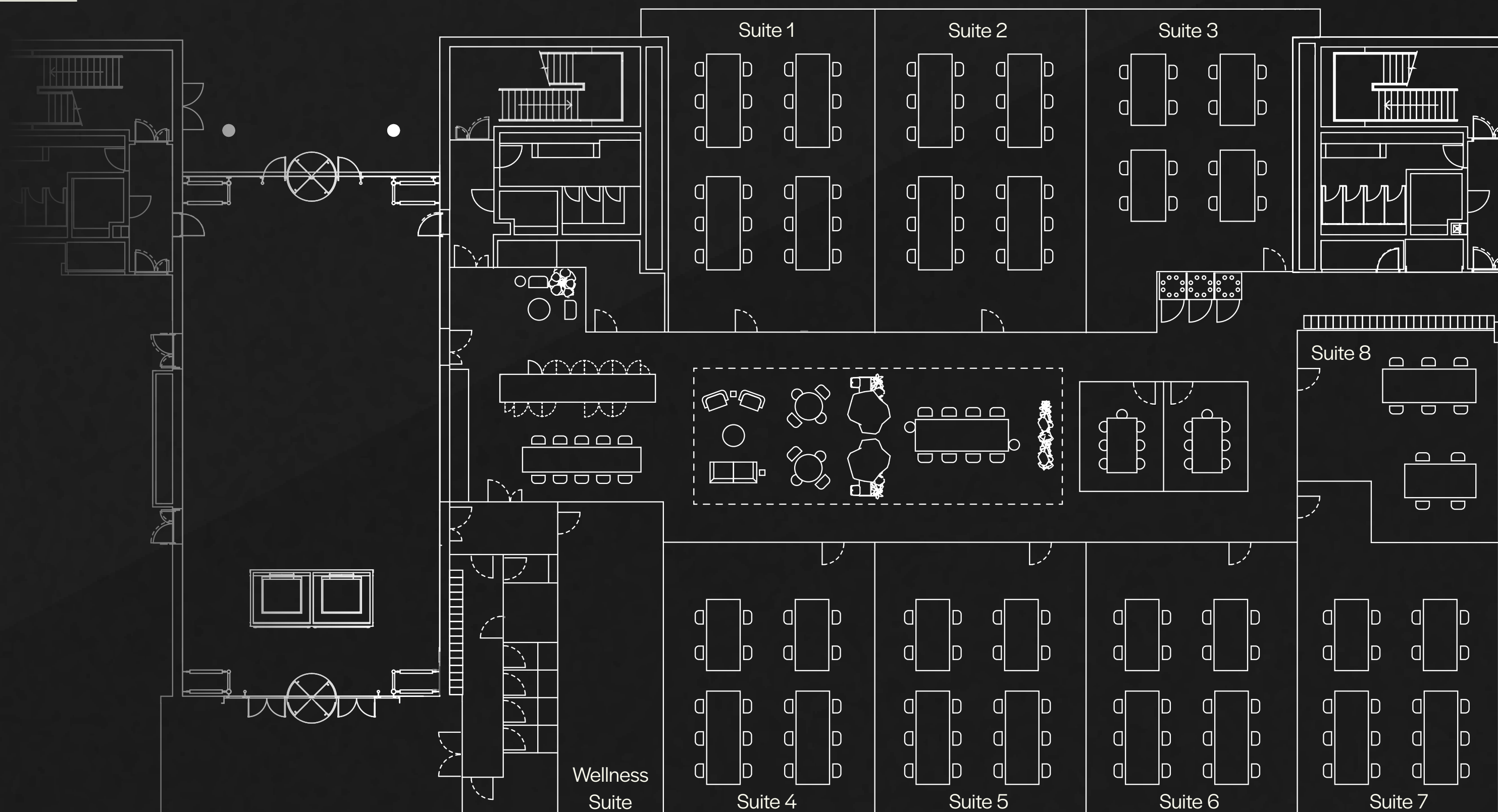
Common parts:

- 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*
1	1,269	3	£3,440 pcm
2	1,277	3	£3,455 pcm
3	1,106	3	£2,995 pcm
4 - 8	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



Coming Q2 2026.

Contact our leasing
agents for more information.

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