Base

Base, West Edinburgh EH12

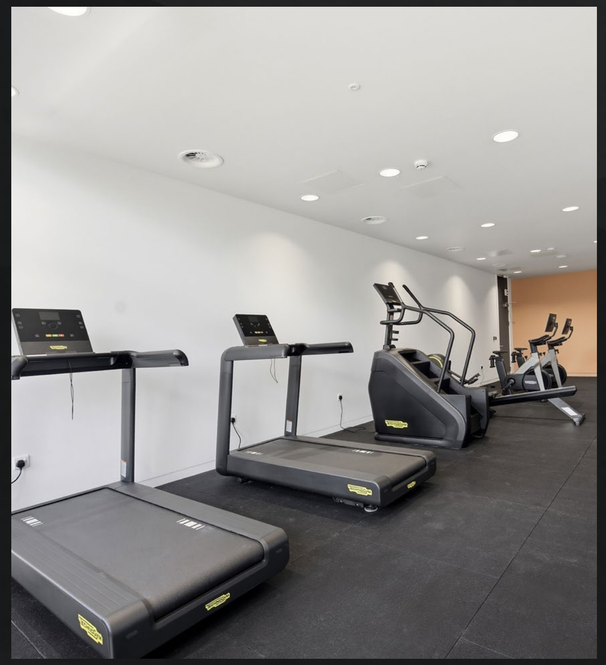
Plug & Play Suites.

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:

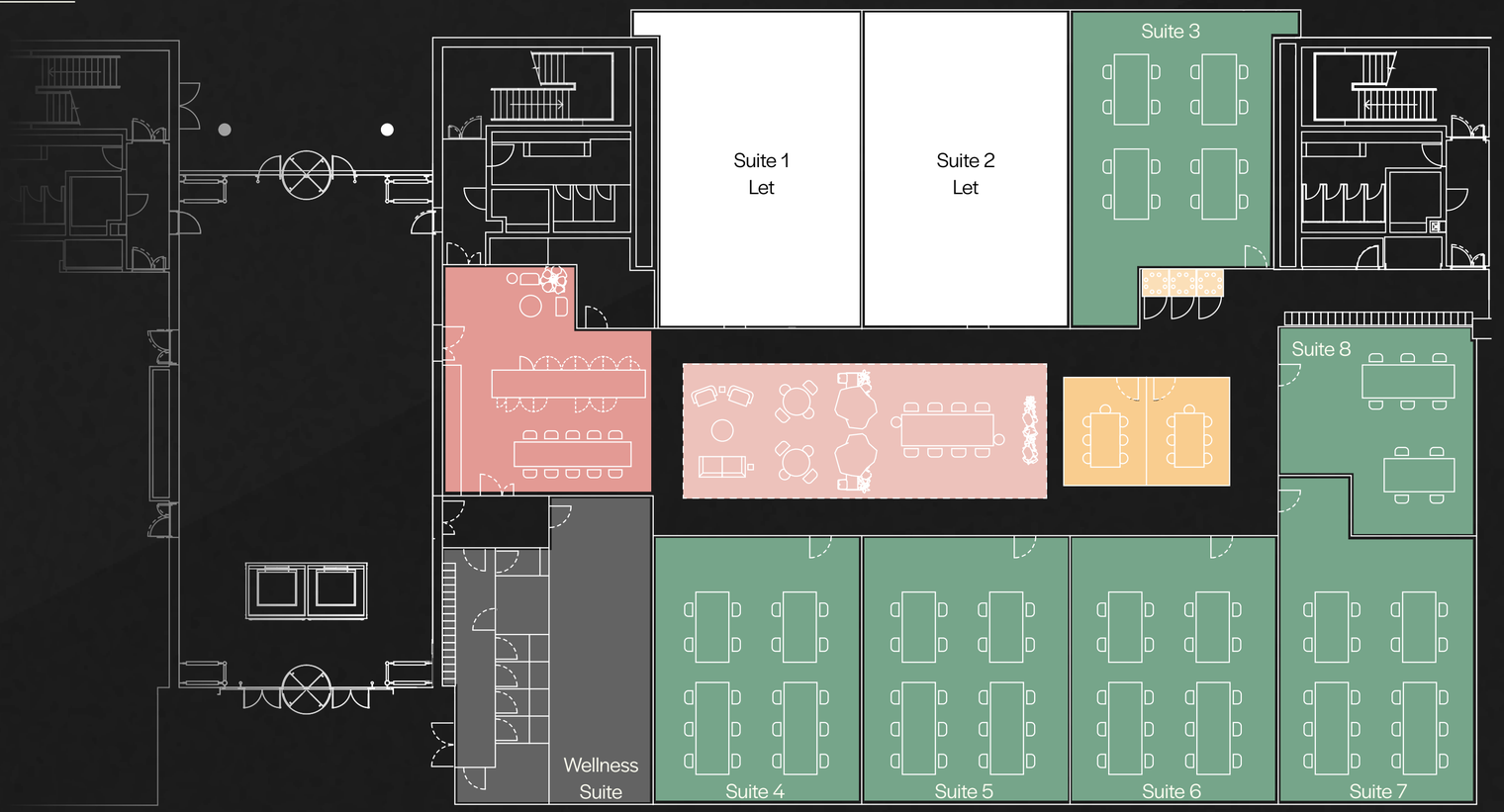
- Business and water rates
- Service charge including common part utilities (separate charge)
- Office suite utility costs

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.

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



Suite	Size (sq ft)	Car Spaces	Monthly rent*
1	Let	Let	Let
2	Let	Let	Let
3	1,205	3	£2,995 pcm
4 - 8	700-5,135**	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 agents for more information.

CBRE

cbre.co.uk

Angela Lowe

Senior Director
Office Agency
T: +44 (0)131 243 4189
M: +44 (0)7793 808 458
angela.lowe@cbre.com

savills

savills.co.uk

Mike Irvine

Director
Office Agency & Development
T: +44 (0)131 247 3817
M: +44 (0)7919 918 664
mike.irvine@savills.com

A development by

SCARBOROUGH GROUP INTERNATIONAL

scarboroughgroup.com

Particulars: These particulars are not an offer of contract, nor part of one. You should not rely on statements in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. The agents have no authority to make representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: The VAT position relating to the property may change without notice. Publication date July 2025. Design by Ninetwo