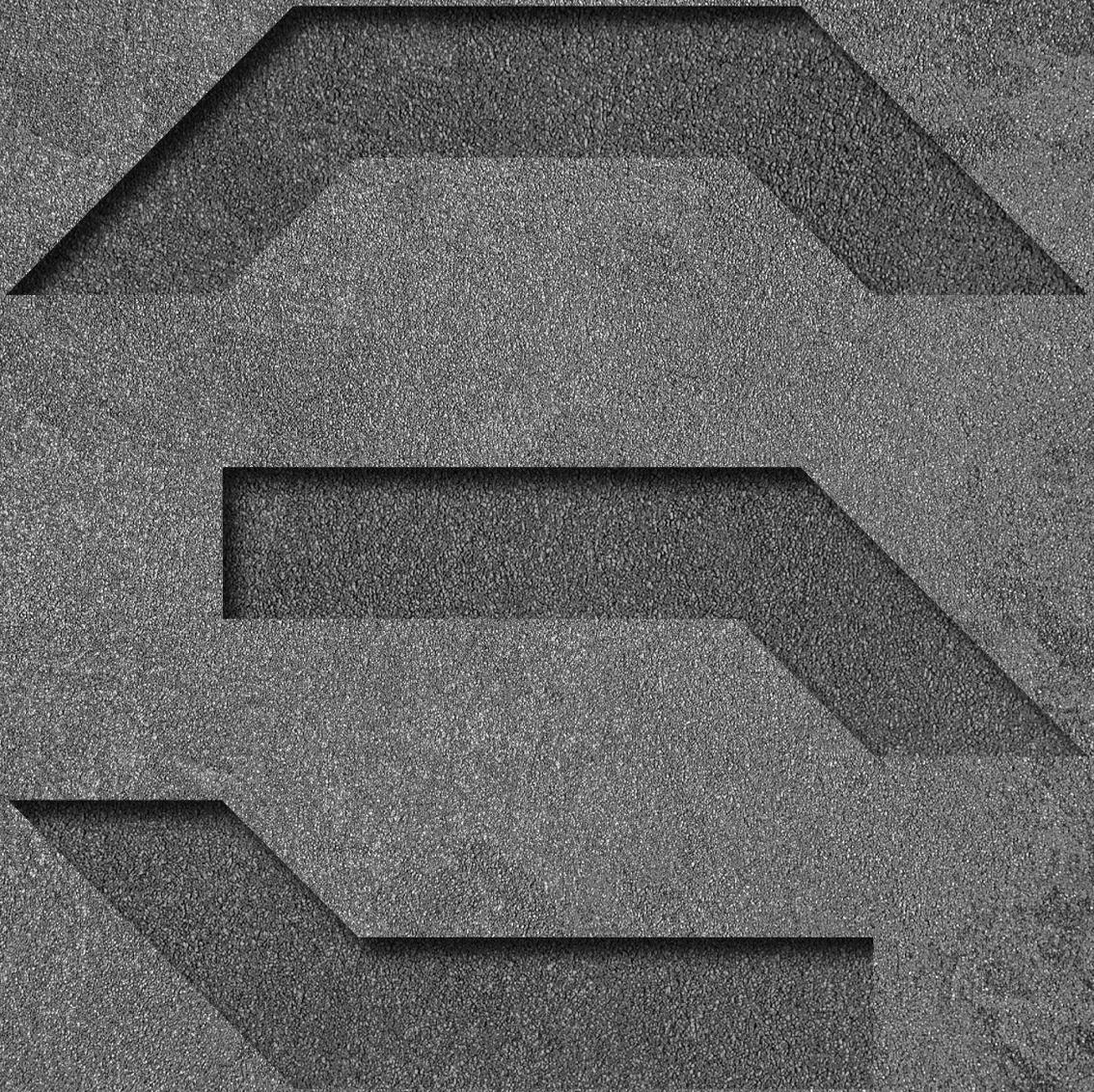


CORNERSTONE



THE STONES

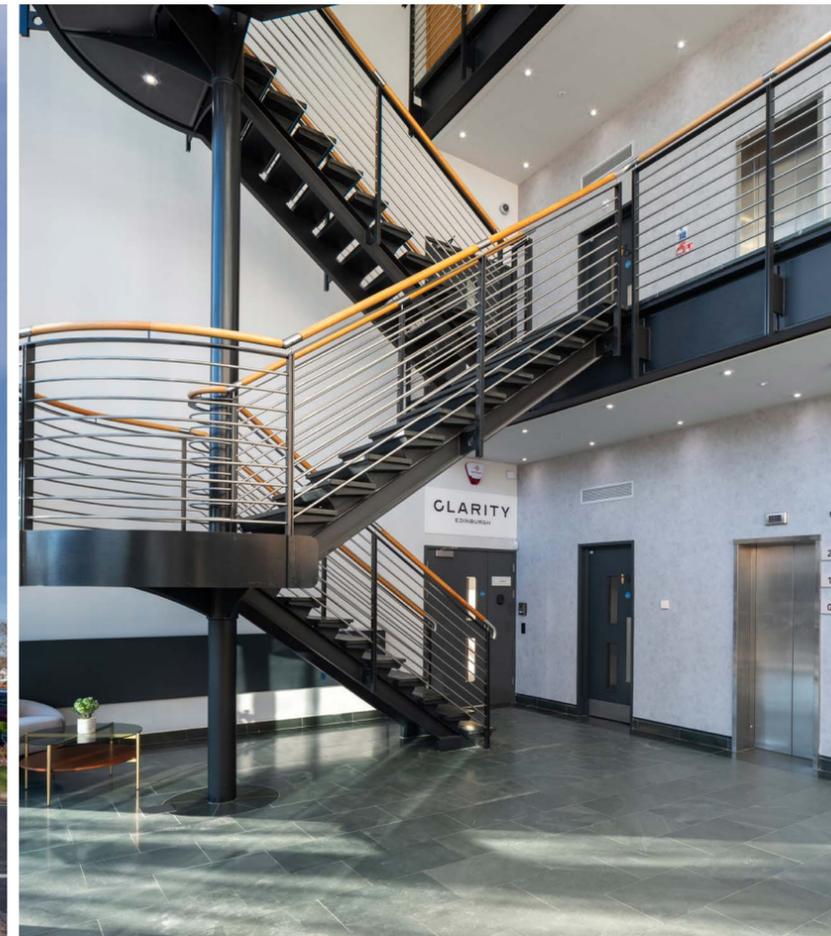
CORNERSTONE

WELCOME TO THE STONES

Ideally located to the West of Edinburgh, South Gyle Business Park is home to The Stones, 3 superb Grade A office buildings comprising of Cornerstone, Broadstone and Forthstone.

Cornerstone offers 1,420 - 10,920 sq ft of flexible space that can be fitted out. The building provides flexible workspace across 1 floor with a full-height atrium that floods the building with light.

VIEW FILM



FLEXIBILITY

AND

FIT OUT



WHAT'S ON OFFER

Our offices are adaptable to suit your requirements and our team is on hand to help craft fit out and space that works for you.

Specification



Reception foyer



Carpet and decorative finishes throughout



Onsite Security



Mechanical cooling



15m deep floor plate providing excellent natural light



Male & female WCs on each floor



On-site shower and locker facilities



On-site cycle bays



DDA compliant



300mm raised access floor



Existing fit out



2.75m floor to ceiling height



LED lighting



93 spaces providing a ratio of 1 per 253 sq ft



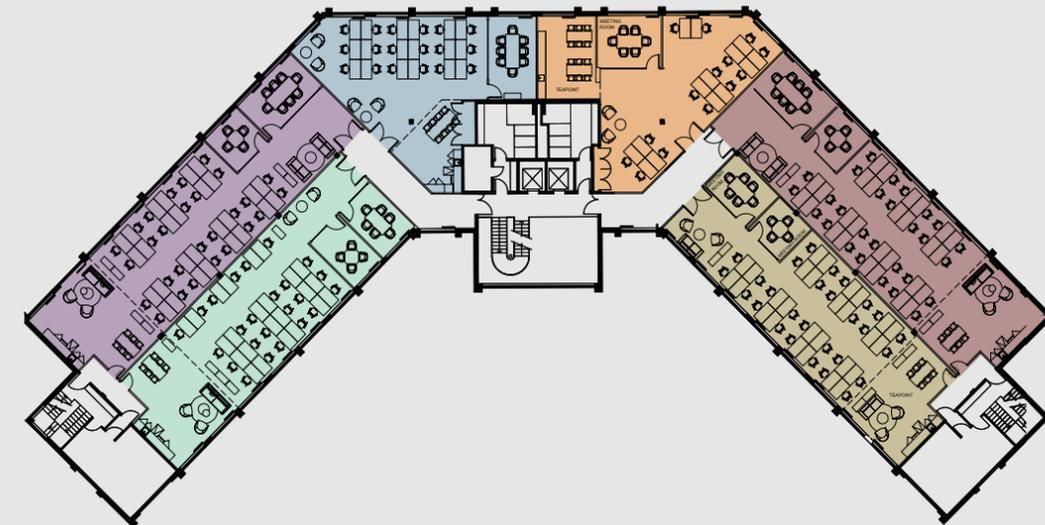
EPC = B

Cornerstone Available Now

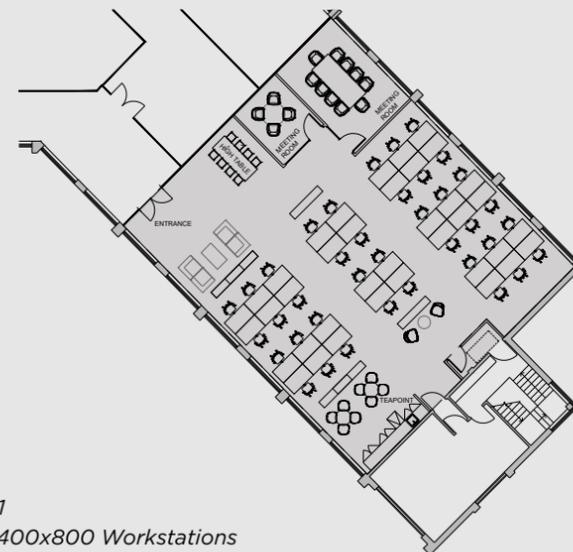
Cornerstone	sq ft	sq m
2nd - Suite 1	Let to Blyth & Blyth	
2nd - Suite 2	2,886	268
1st - Suite 1	1,874	176
1st - Suite 2	2,120	197
1st - Suite 3	1,420	132
1st - Suite 4	1,481	138
1st - Suite 5	Let to MB Media	
1st - Suite 6	2,110	196
Ground	Let to CHEC & EVO Dental	
Total	10,920	1,017

1st Floor

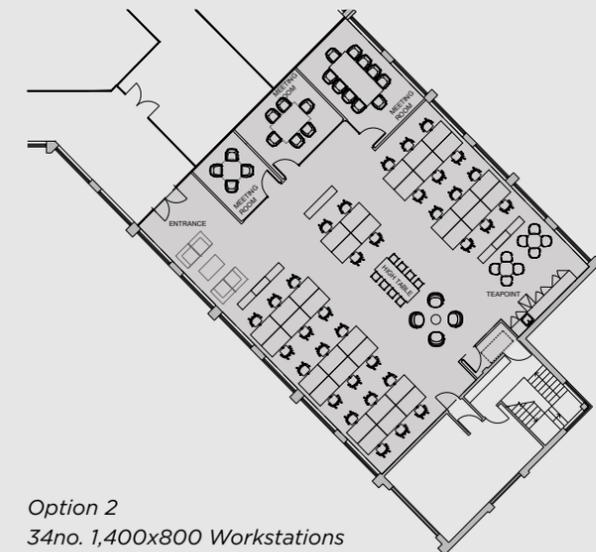
- **SUITE 1**
1,894 sq ft / 176 sq m
24no. 1,400x800 workstations
- **SUITE 2**
2,120 sq ft / 197 sq m
28no. 1,400x800 workstations
- **SUITE 3**
1,420 sq ft / 132 sq m
18no. 1,400x800 workstations
- **SUITE 4**
1,481 sq ft / 138 sq m
14no. 1,400x800 workstations
- **SUITE 5**
LET
- **SUITE 6**
2,110 sq ft / 196 sq m
28no. 1,400x800 workstations



2nd Floor Suite - 2,886 sq ft



Option 1
38no. 1,400x800 Workstations



Option 2
34no. 1,400x800 Workstations

CORNERSTONE



AND



West Edinburgh is widely acknowledged as Scotland's premier business park location. The Stones are located in South Gyle Business Park, adjacent to Edinburgh Park, one of Europe's highest quality business parks.

The Glass Cube Deli Café and Coffee Shop is located onsite and an array of amenities lie within a few minutes' walk of The Stones including the Gyle Shopping Centre that is home to numerous well known brands and food operators including a large Marks & Spencer.

Further amenities nearby include Energize Gym, 5-a-side Football and Basketball courts, Novotel Hotel, Patina Café / Bar, Greggs, Busy Bees Nursery and the Ibis Hotel.

With first class road, rail, tram and bus services all nearby, commuting couldn't be easier.

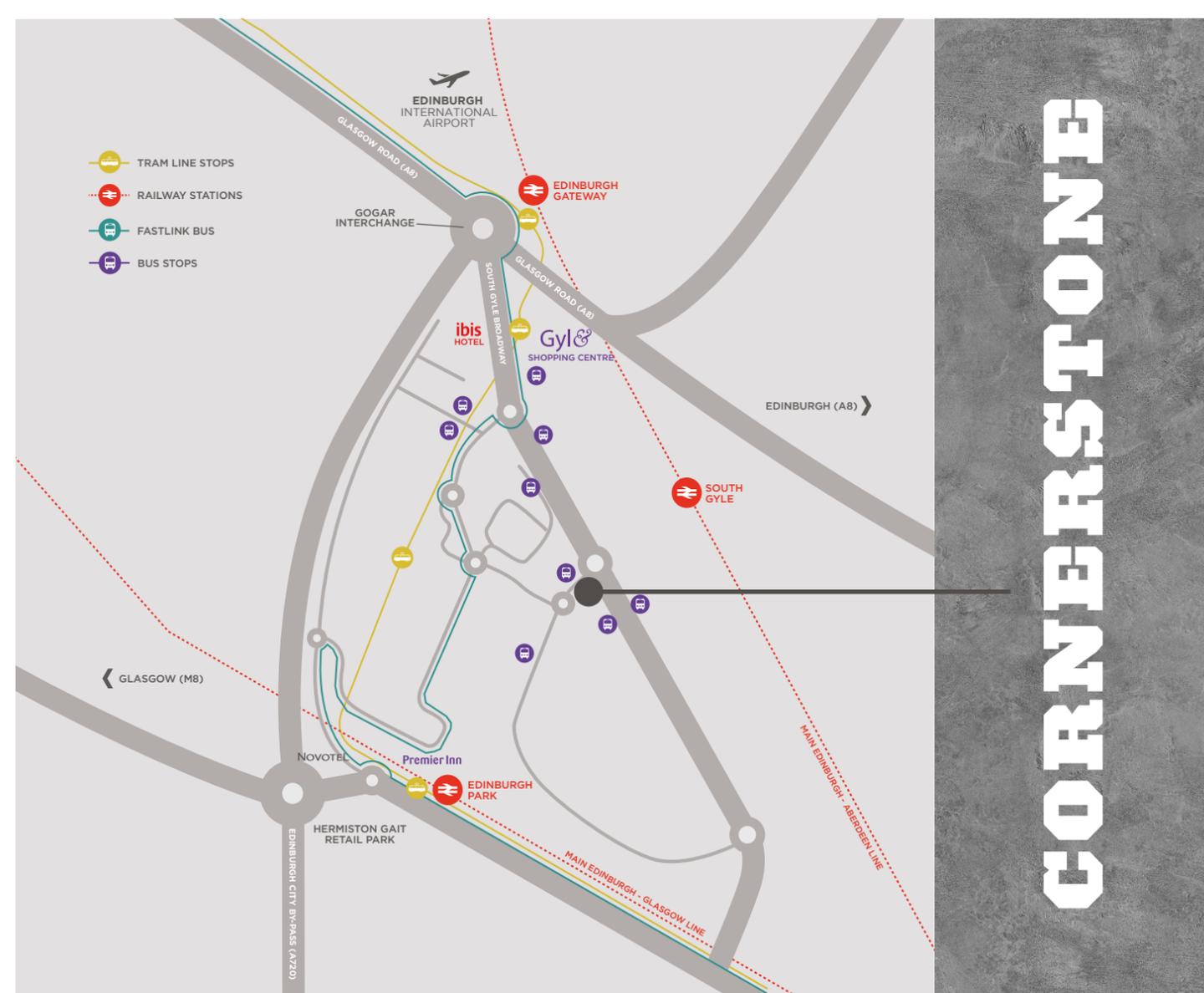


Walking times from The Stones

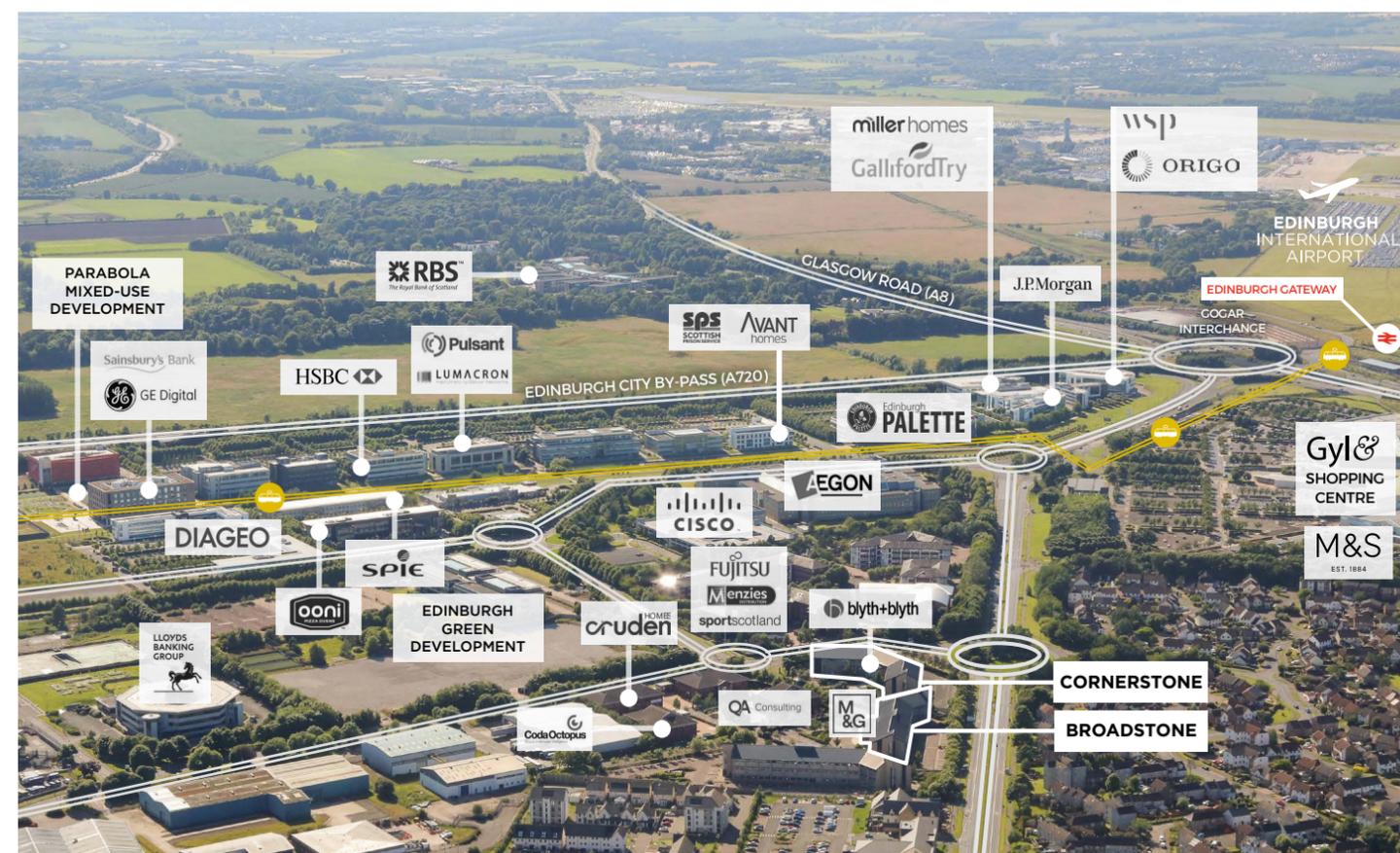
South Gyle Crescent & South Gyle Broadway Bus Stop	2 mins
Edinburgh Park Central Tram Stop	8 mins
South Gyle Train Station	10 mins
Edinburgh Park Train Station	14 mins
Edinburgh Interchange Train Station	18 mins

To Edinburgh city centre

Train	12 mins
Car	15 mins
Tram	18 mins



CORNERSTONE





THE STONES

Lease Terms

Cornerstone is available for immediate occupation.

The suites on the first floor are fully fitted with furniture, meeting rooms and tea points.

Mike Irvine

mike.irvine@savills.com
07919 918 664

Kate Jack

kate.jack@savills.com
07815 032 092

Neil McConnachie

nmcconnachie@eyco.co.uk
07818 062 736

Amy Matteo

amatteo@eyco.co.uk
07873 116 816



IMPORTANT NOTICE Savills / EYCO for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Savills / EYCO has any authority to make or give any representation or warranty whatsoever in relation to this property. Date of Preparation of Details February 2026.