

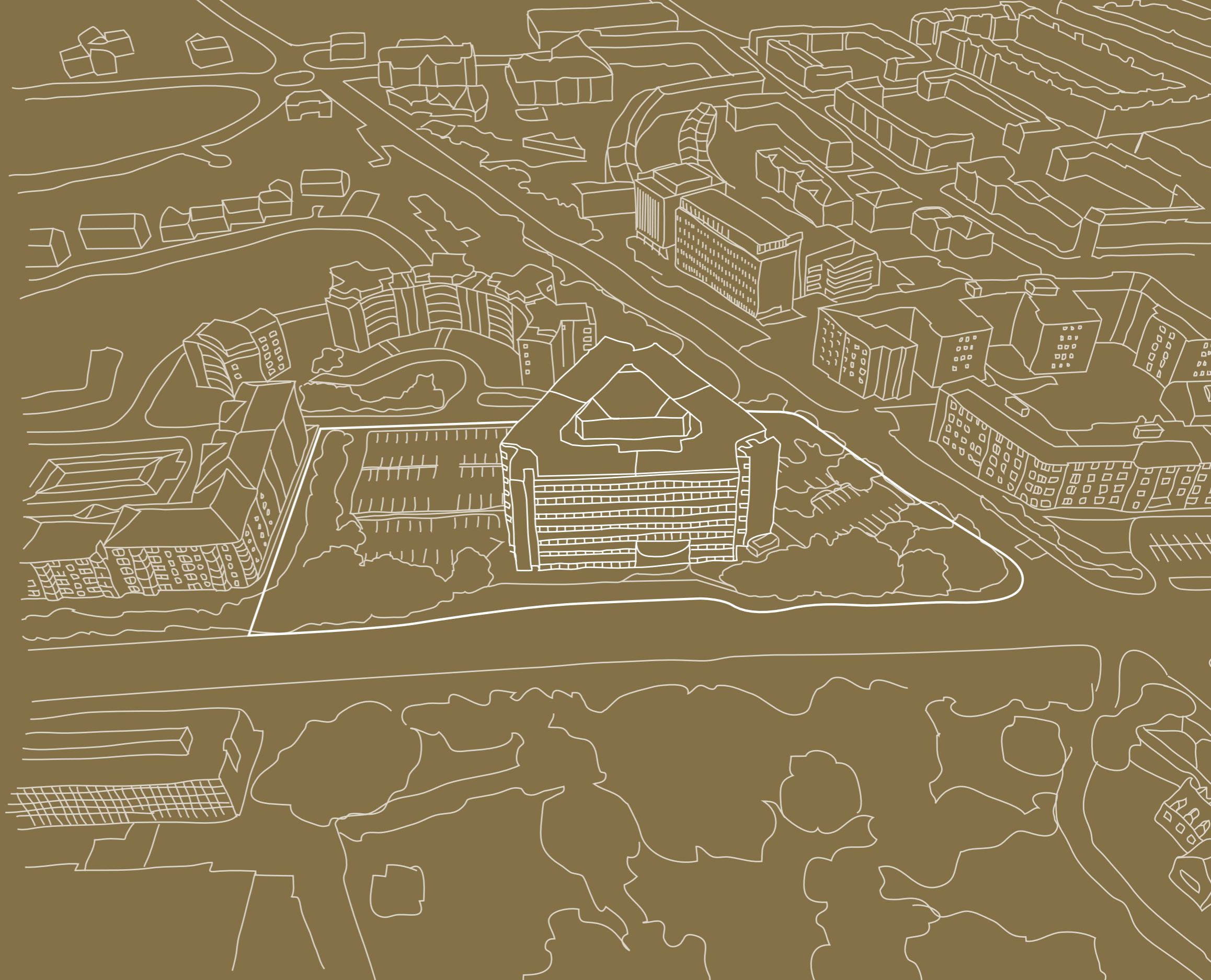
CHANGE
YOUR
VIEW

THREE SIMPLE WORDS
THAT MEAN A GREAT DEAL

SHIFTING YOUR OUTLOOK
AND THE WAY THAT YOU FEEL

CHANGE IS A RETROFIT
COOL, CRISP AND MODERN

ON QUEENSFERRY ROAD
AN ICON REBORN





STOCKBRIDGE

CITY CENTRE

COMELY BANK

ORCHARD
BRAE
HOUSE

DEAN VILLAGE

ORCHARD BRAE

QUEENSFERRY ROAD

CHANGE IS A LOCATION
DELIVERING MORE

AN ESTABLISHED DESTINATION
WHERE BUSINESS CAN SOAR

Orchard Brae House is an iconic landmark building located on Queensferry Road, a main arterial route accessing Edinburgh city centre. Conveniently situated 10 minutes' walk from the city's West End, Orchard Brae House offers seven floors of virtually column free floor space with the upper floors delivering stunning panoramic views across the city.

Bus Routes

- 24
- 29
- 38
- 41
- 42
- 19, 37, 47, X47
- 53, X53, X54, 55, X58, X59, X60, X61, M91

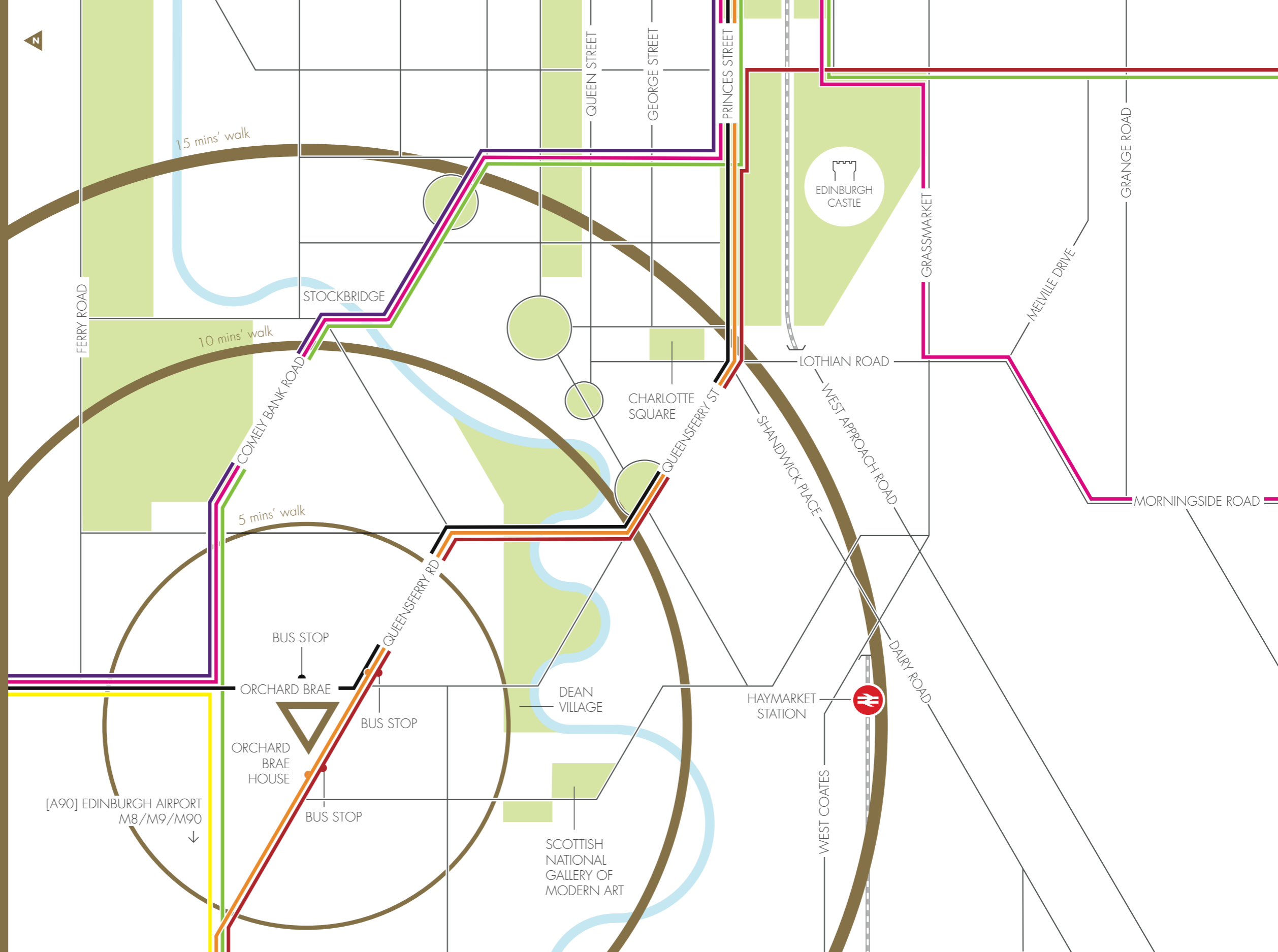
With 14 bus services stopping adjacent to the building, Orchard Brae House is extremely well connected to all parts of the city via Edinburgh's extensive public transport network. Whether it's the M8/M9, Edinburgh Airport, or Haymarket railway station - Queensferry Road allows quick and easy access to the wider region.

www.lothianbuses.com
www.ferrytoll.org

Walking Distances



National Gallery of Modern Art	5 mins
Craigleith Retail Park	10 mins
Stockbridge	10 mins
Haymarket station (Train/Tram)	15 mins
Charlotte Square	15 mins



[A90] EDINBURGH AIRPORT
M8/M9/M90
↓

A wide-angle photograph of a modern office reception area. The space is bright and open, with a light-colored tiled floor and a white ceiling with recessed lighting. On the left, a wall features the name 'ORCHARD BRAE HOUSE' in large, gold-colored letters. A person is walking past this wall. In the center, a long, curved wooden reception desk is staffed by several people. Behind the desk, there are large glass windows with decorative, white, geometric-patterned screens. The overall atmosphere is professional and contemporary.

ORCHARD BRAE HOUSE

CHANGE IS AT FIRST A WARM RECEPTION

A CONTEMPORARY ENTRANCE AND A
GREAT FIRST IMPRESSION

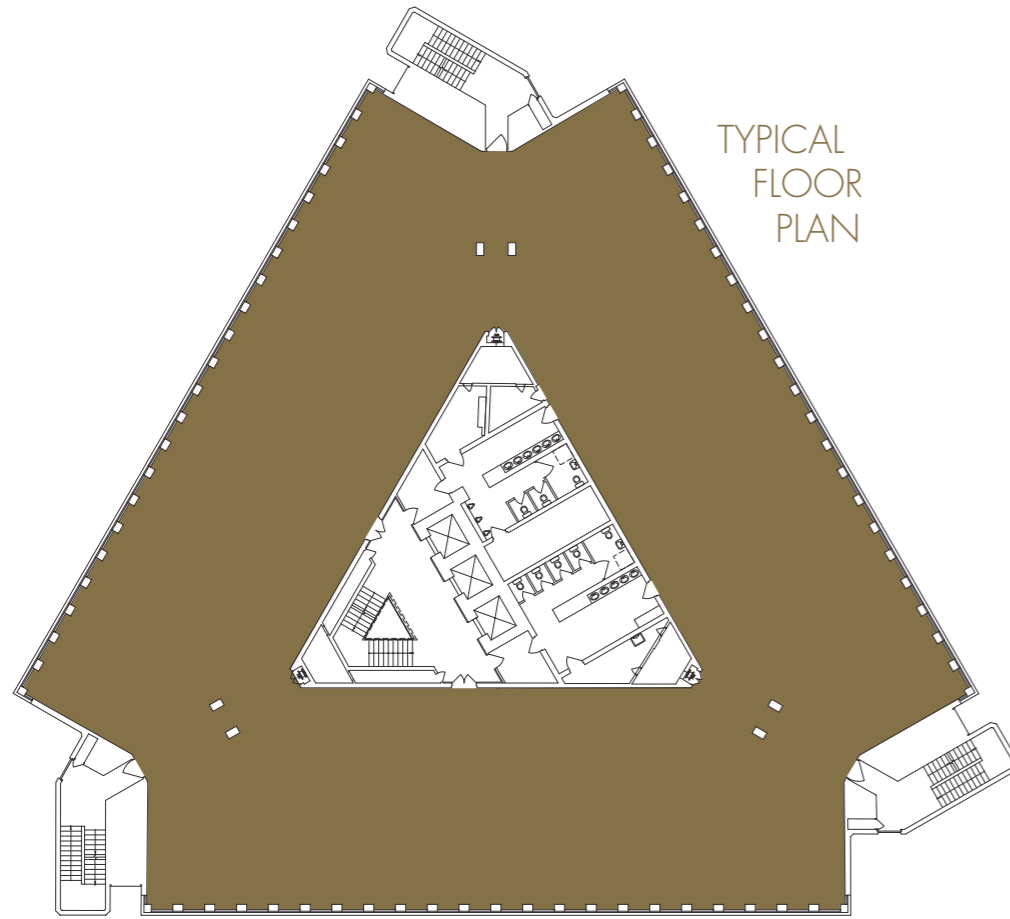


CHANGE PROVIDES COFFEE
TEA OR A CAKE

A GREAT PLACE TO MEET
OR JUST TAKE A BREAK

CHANGE OFFERS SPACE TO
PLAN YOUR OWN FLOOR

HIGH UP ABOVE OR NEAR
THE MAIN DOOR



QUEENSFERRY ROAD

CHANGE BRINGS SPACE
TO OPTIMISE WORK FLOW

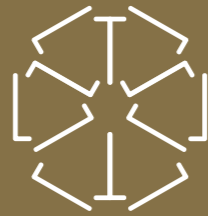
WITH 85% OF STAFF
WITHIN 4 DESKS OF A WINDOW



		TOTAL REMAINING
LEVEL 8		FULLY LET
LEVEL 7		FULLY LET
LEVEL 6		FULLY LET
LEVEL 5	4,922 SQ FT	464 SQ M
LEVEL 4	4,922 SQ FT	464 SQ M
LEVEL 3	7,466 SQ FT	694 SQ M
LEVEL 2	15,201 SQ FT	1,412 SQ M
LEVEL 1		BIKE STORAGE
TOTAL	32,511 SQ FT	3,034 SQ M

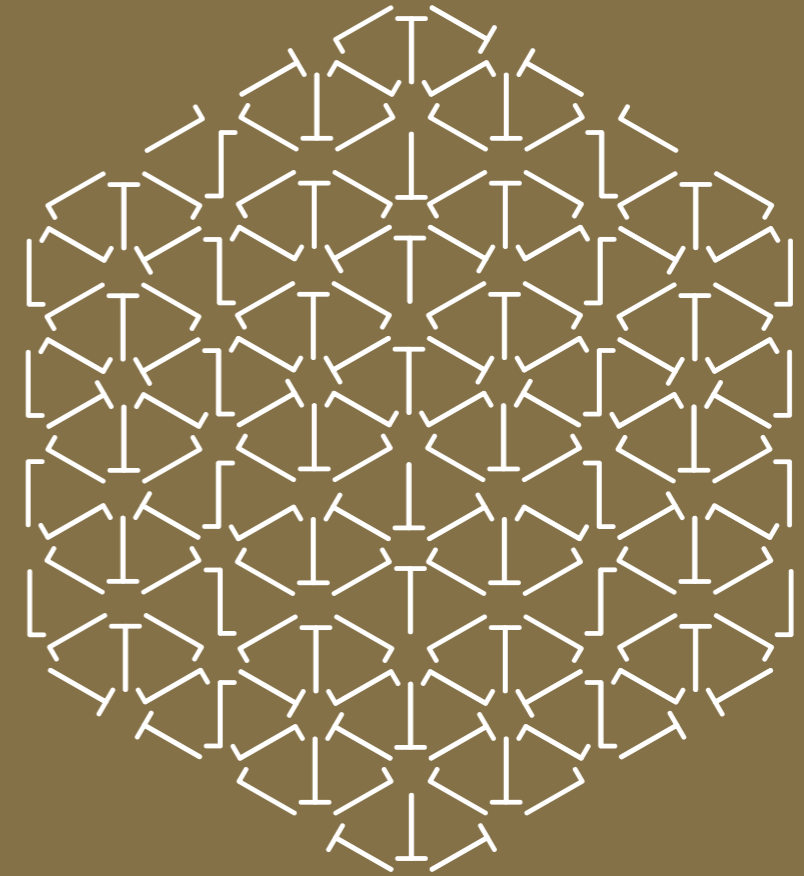
Existing occupiers include: SOPRA, Marsh, SeeByte, Epilepsy Scotland, The Scotsman, Ecometrica and Vet Solutions.

CHANGE CAN MEAN LITTLE



space from 1,000 sq ft (93 sq m)

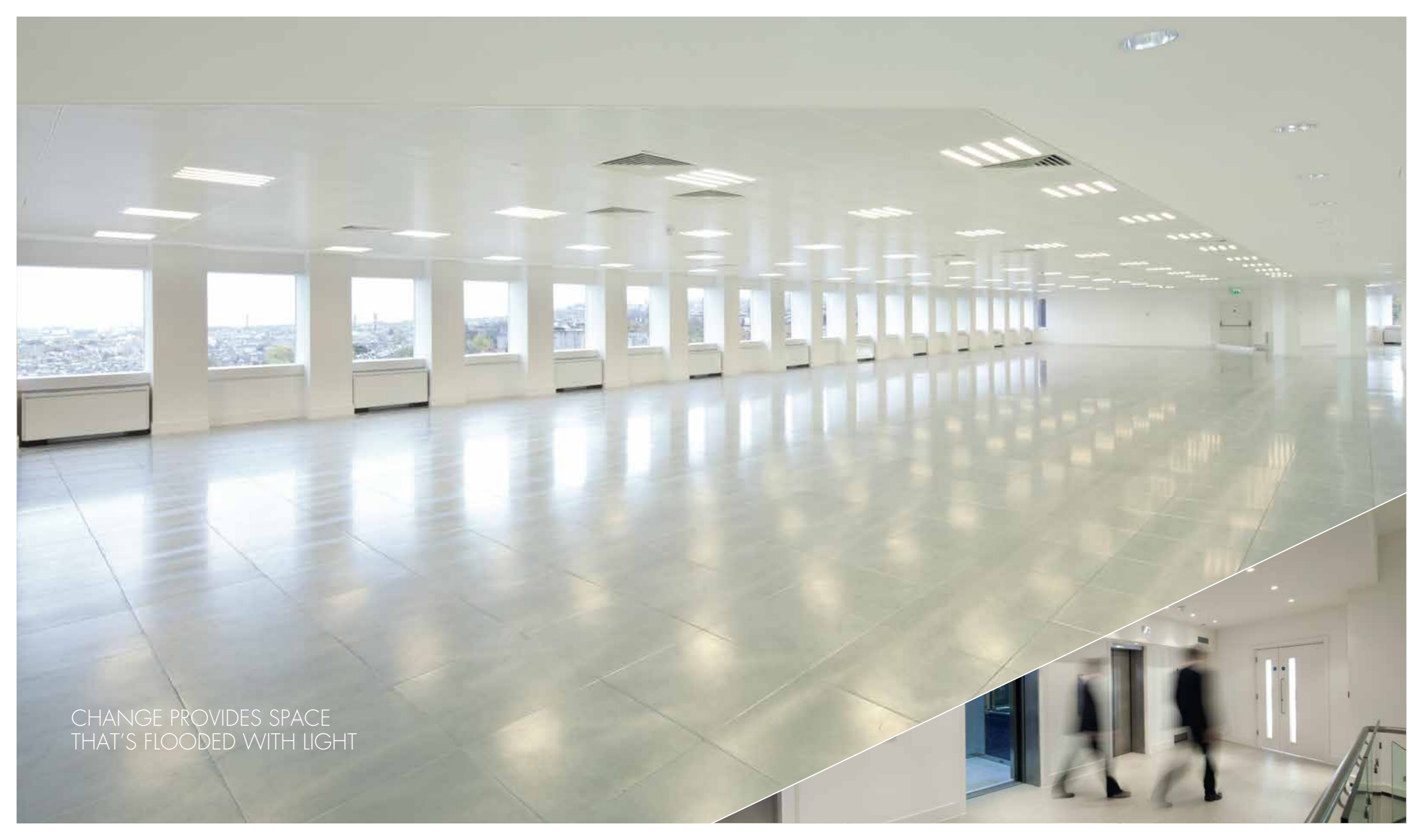
OR CHANGE CAN MEAN MORE



to 32,511 sq ft (3,034 sq m)

TO CREATE THE VISION
YOUR TEAM WILL ADORE

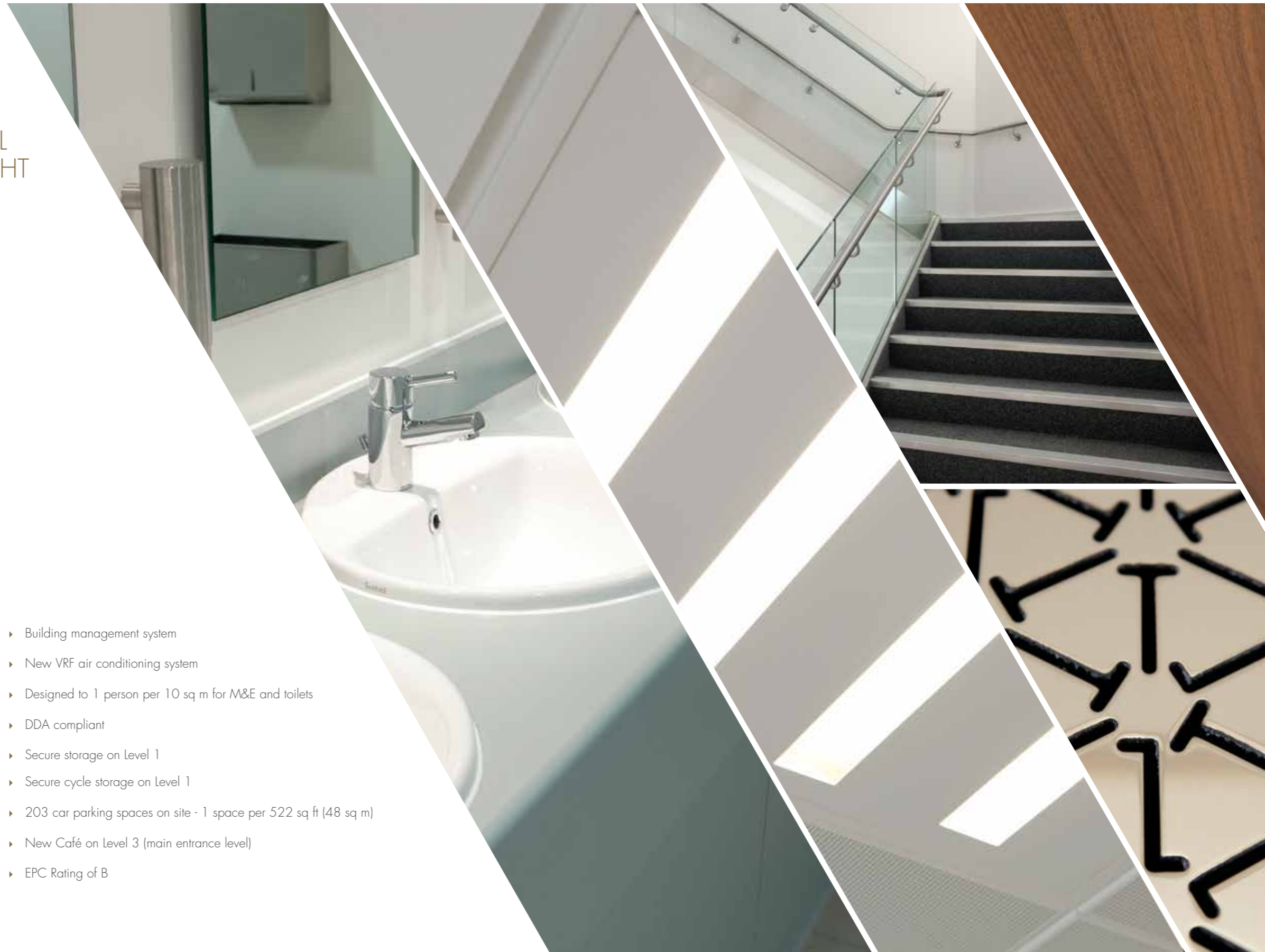




CHANGE PROVIDES SPACE
THAT'S FLOODED WITH LIGHT

WHERE ATTENTION TO DETAIL MEANS THINGS ARE JUST RIGHT

- ▶ New reception area, lift lobbies and central staircase with feature balustrade
- ▶ New male and female WC's on every floor
- ▶ New shower facilities on every floor
- ▶ 3 refurbished 20 person (1,600 kg) lifts
- ▶ Virtually column free, flexible, open plan office space
- ▶ New metal raised access floor, with bus bar system
- ▶ New metal tile suspended ceiling
- ▶ New lighting in the spirit of LG7
- ▶ Access control system with proximity readers
- ▶ Building management system
- ▶ New VRF air conditioning system
- ▶ Designed to 1 person per 10 sq m for M&E and toilets
- ▶ DDA compliant
- ▶ Secure storage on Level 1
- ▶ Secure cycle storage on Level 1
- ▶ 203 car parking spaces on site - 1 space per 522 sq ft (48 sq m)
- ▶ New Café on Level 3 (main entrance level)
- ▶ EPC Rating of B



CHANGE PROVIDES THE OPPORTUNITY FOR YOUR OWN MAIN DOOR

The opportunity for an exclusive branded entrance for an occupier leasing Level 2.

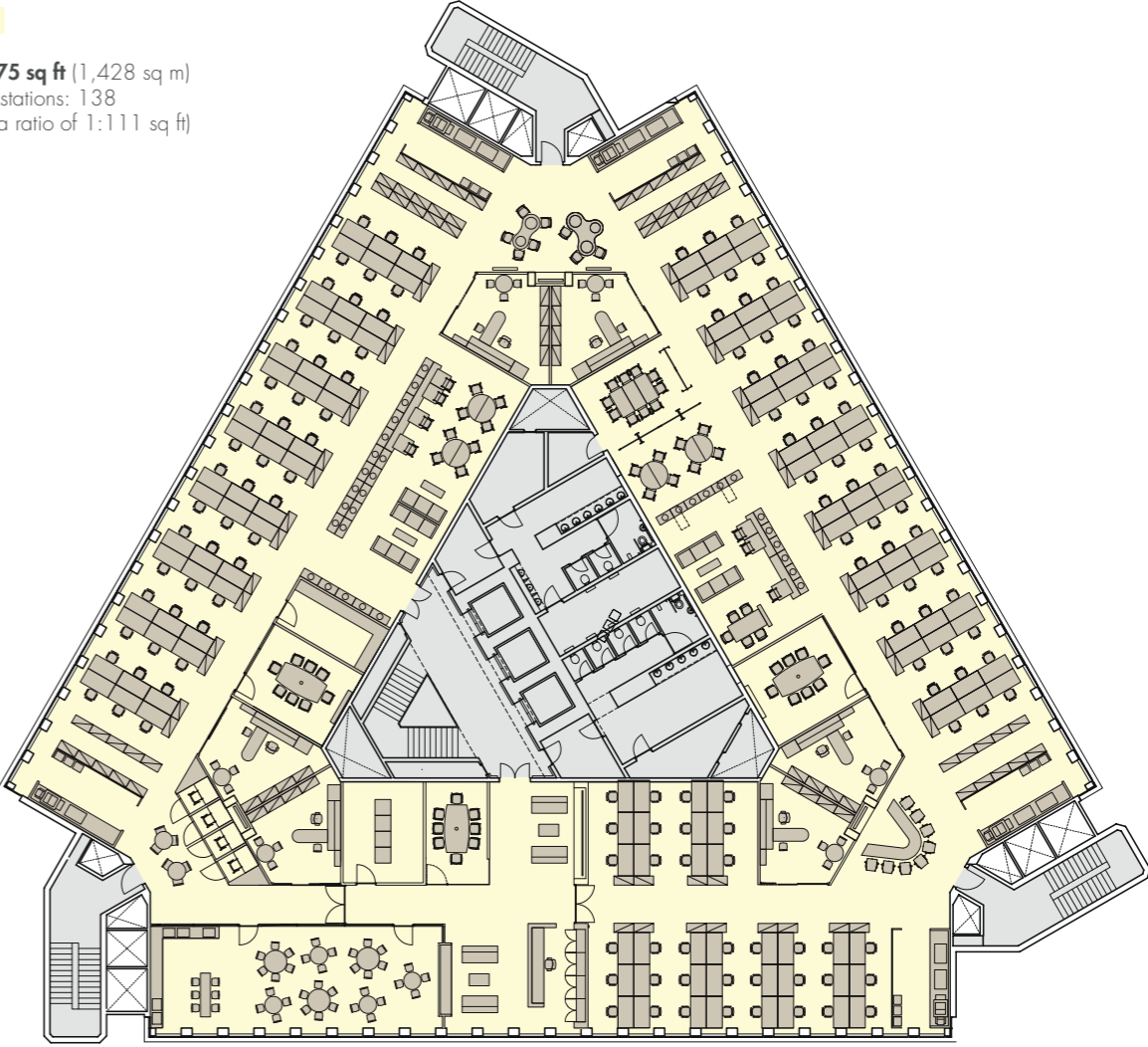


AND FLEXIBLE FLOOR PLATES WITH SPACE OPTIONS GALORE

Orchard Brae House provides highly flexible accommodation that can be fitted out or sub-divided to suit individual occupational needs. The following represent only a small sample of potential options that are available.

OPTION 1

Size: **15,375 sq ft** (1,428 sq m)
Total Workstations: 138
(based on a ratio of 1:111 sq ft)



QUEENSFERRY ROAD

Space plans produced by:

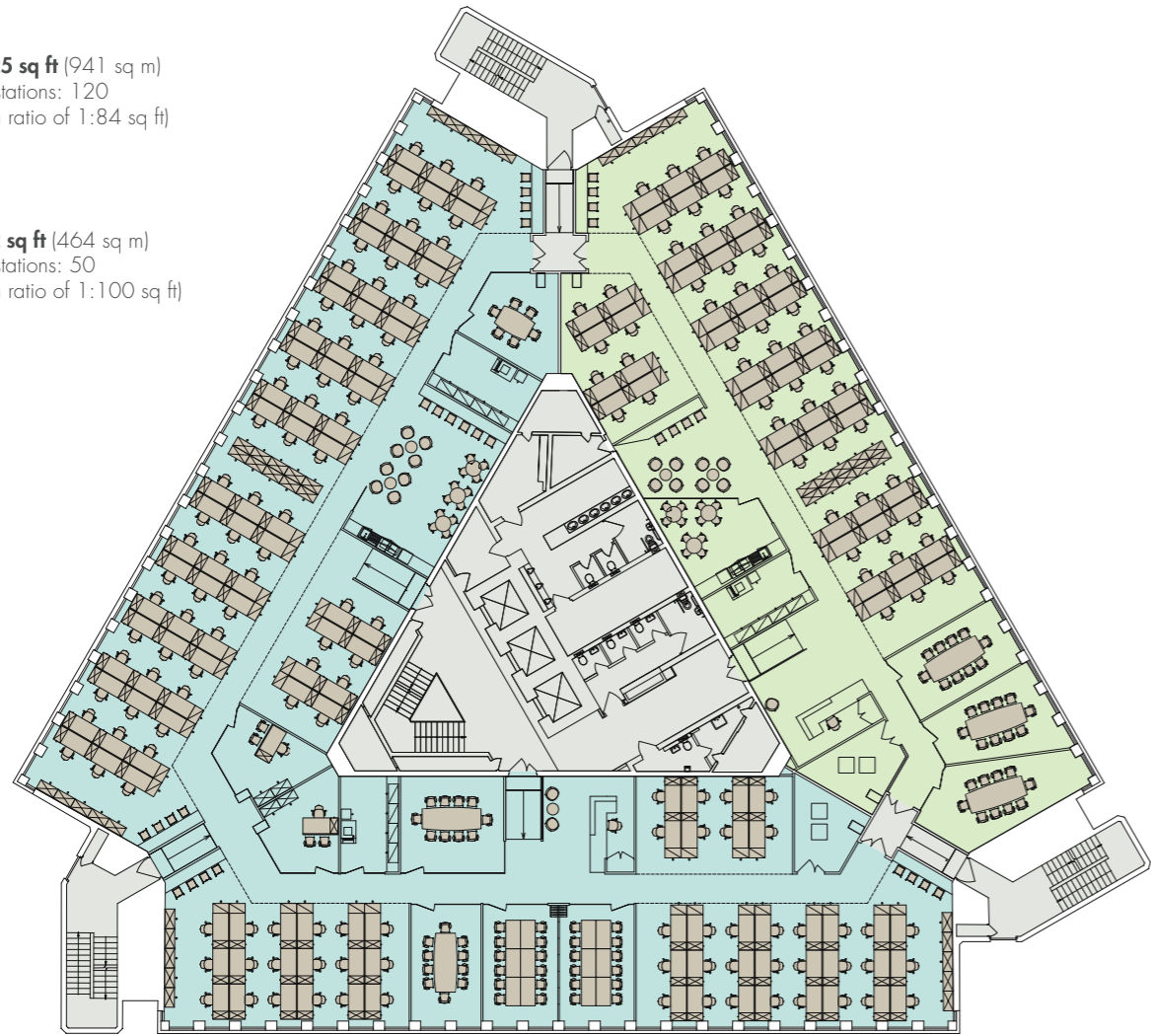


OPTION 2

Size: **10,125 sq ft** (941 sq m)
Total Workstations: 120
(based on a ratio of 1:84 sq ft)

OPTION 3

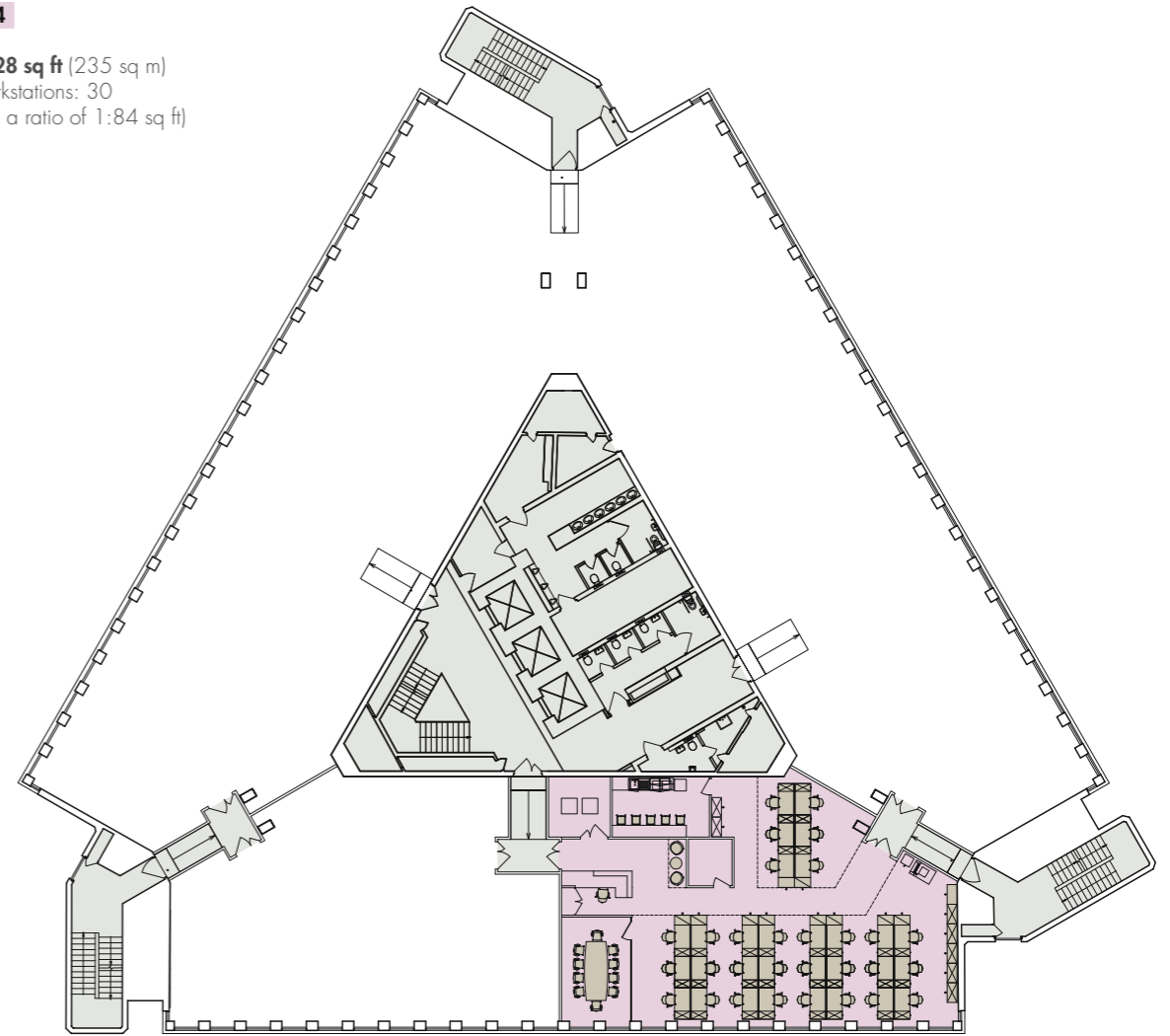
Size: **4,992 sq ft** (464 sq m)
Total Workstations: 50
(based on a ratio of 1:100 sq ft)



QUEENSFERRY ROAD

OPTION 4

Size: **2,528 sq ft** (235 sq m)
Total Workstations: 30
(based on a ratio of 1:84 sq ft)



QUEENSFERRY ROAD

CHANGE CAN MEAN PARK
AND CHANGE CAN MEAN RIDE

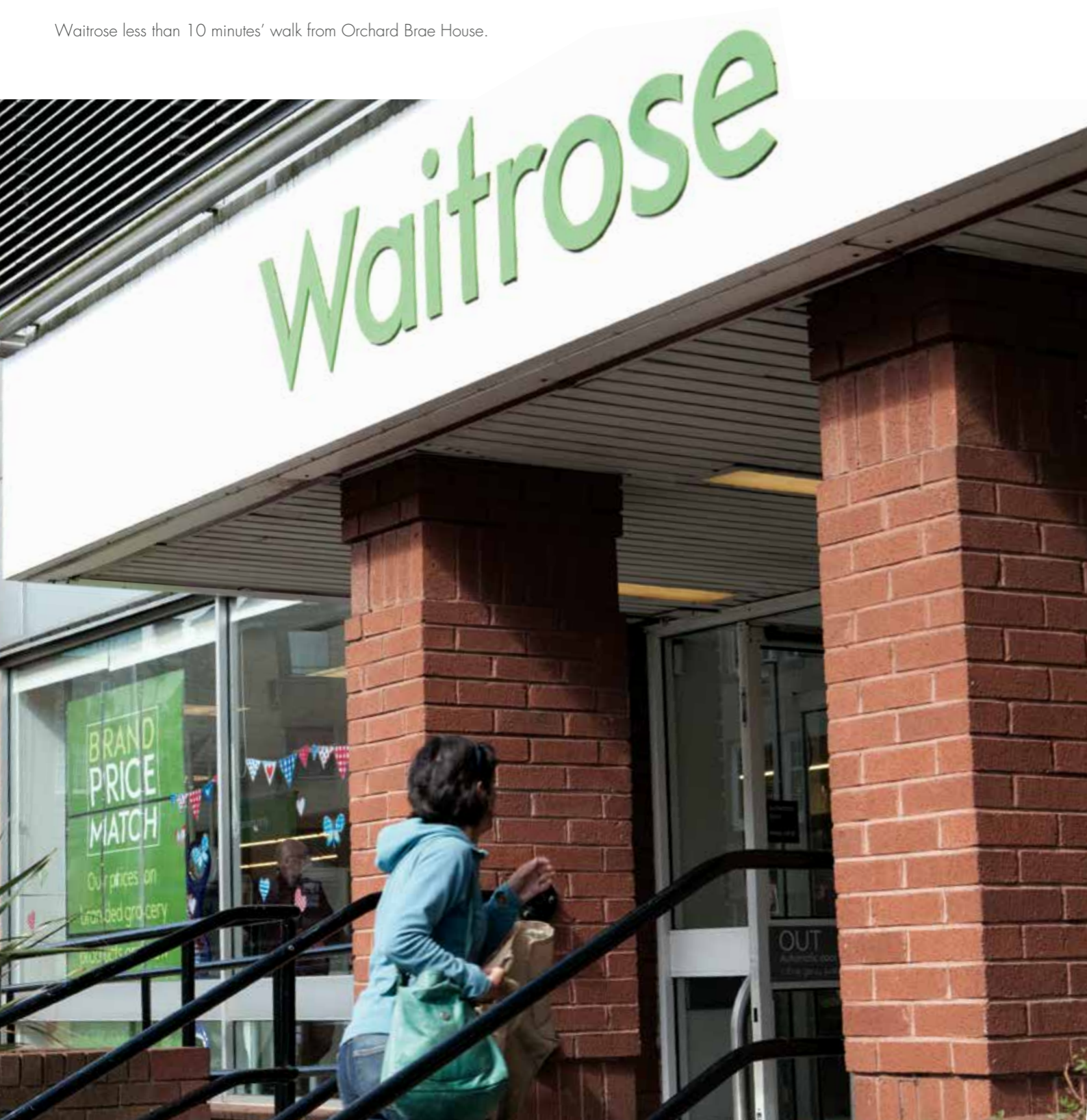
WITH 14 BUS SERVICES
STOPPING OUTSIDE

203 car parking spaces on site – 10 times the car
parking provision in the city centre.



CHANGE LETS YOU SHOP
ONLY MINUTES AWAY

Waitrose less than 10 minutes' walk from Orchard Brae House.



AND OFFERS YOUR GUESTS
A CHIC PLACE TO STAY

Channings 4 star boutique hotel is conveniently located only
5 minutes' walk away.





CHANGE DELIVERS RETAIL AND RESTAURANT OPTIONS GALORE

CONVENIENTLY LOCATED NOT FAR FROM YOUR DOOR

The following amenities are within 10 minutes' walk:

- ▶ Stockbridge
 - ▶ Hectors
 - ▶ Herbies
 - ▶ Pizza Express
- ▶ Craigleith Retail Park
 - ▶ M&S
 - ▶ Sainsbury's
 - ▶ Costa
 - ▶ Boots
- ▶ Queensferry Road
 - ▶ Holiday Inn



CHANGE CAN BE MUSCLE
OR PEDAL POWER

ON ARRIVAL ENJOY AN
INVIGORATING SHOWER

Bike Store on Level 1 and shower facilities on every floor.





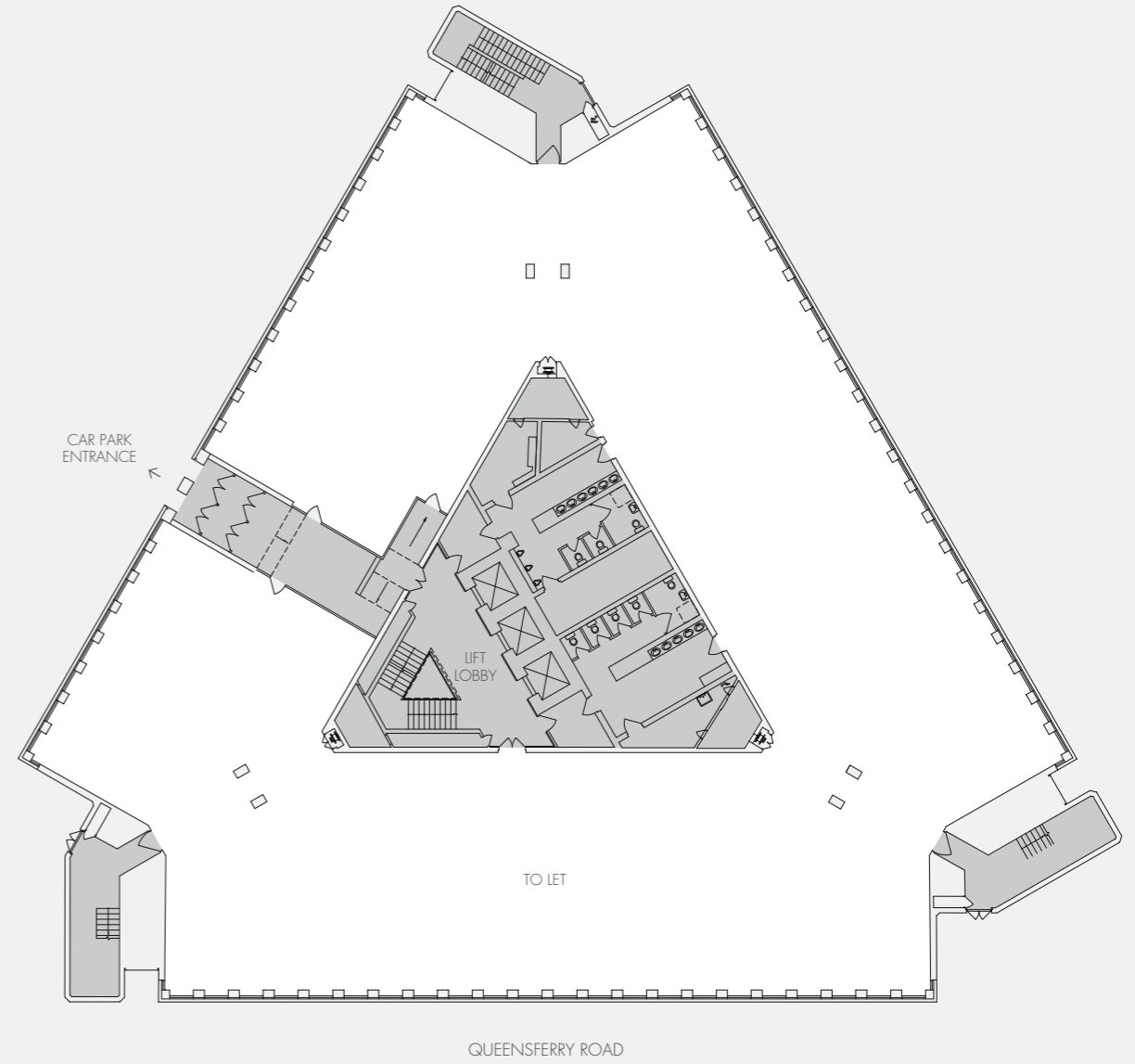
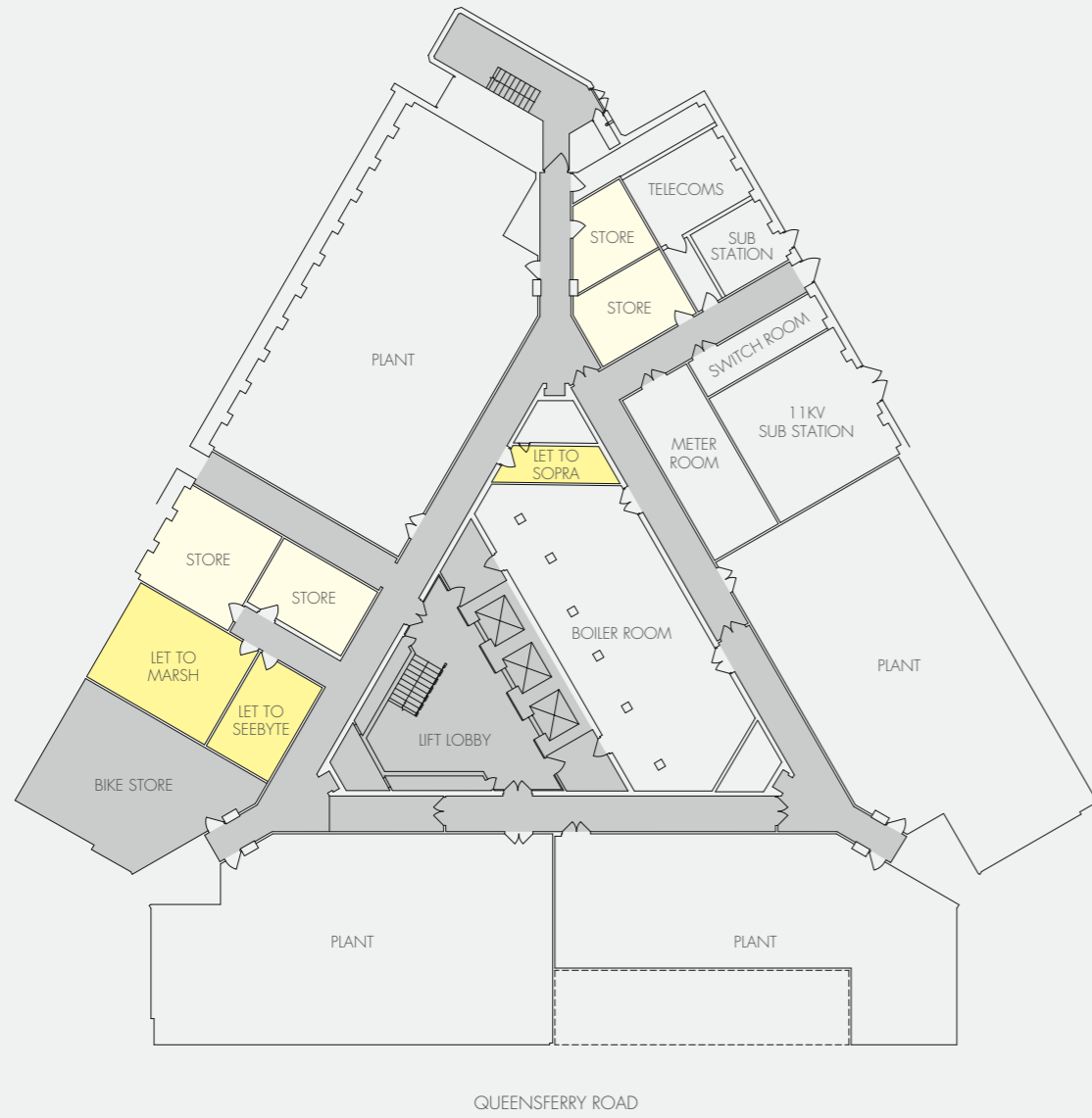
AND ALONG WITH ALL
THAT CHANGE CAN BRING YOU

THERE'S ONE MORE THING
IT CAN ALSO DO

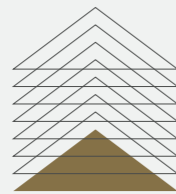
CHANGE YOUR VIEW

Unrivalled panoramic views from all upper floors.

FLOOR PLANS

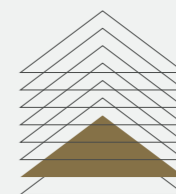


1

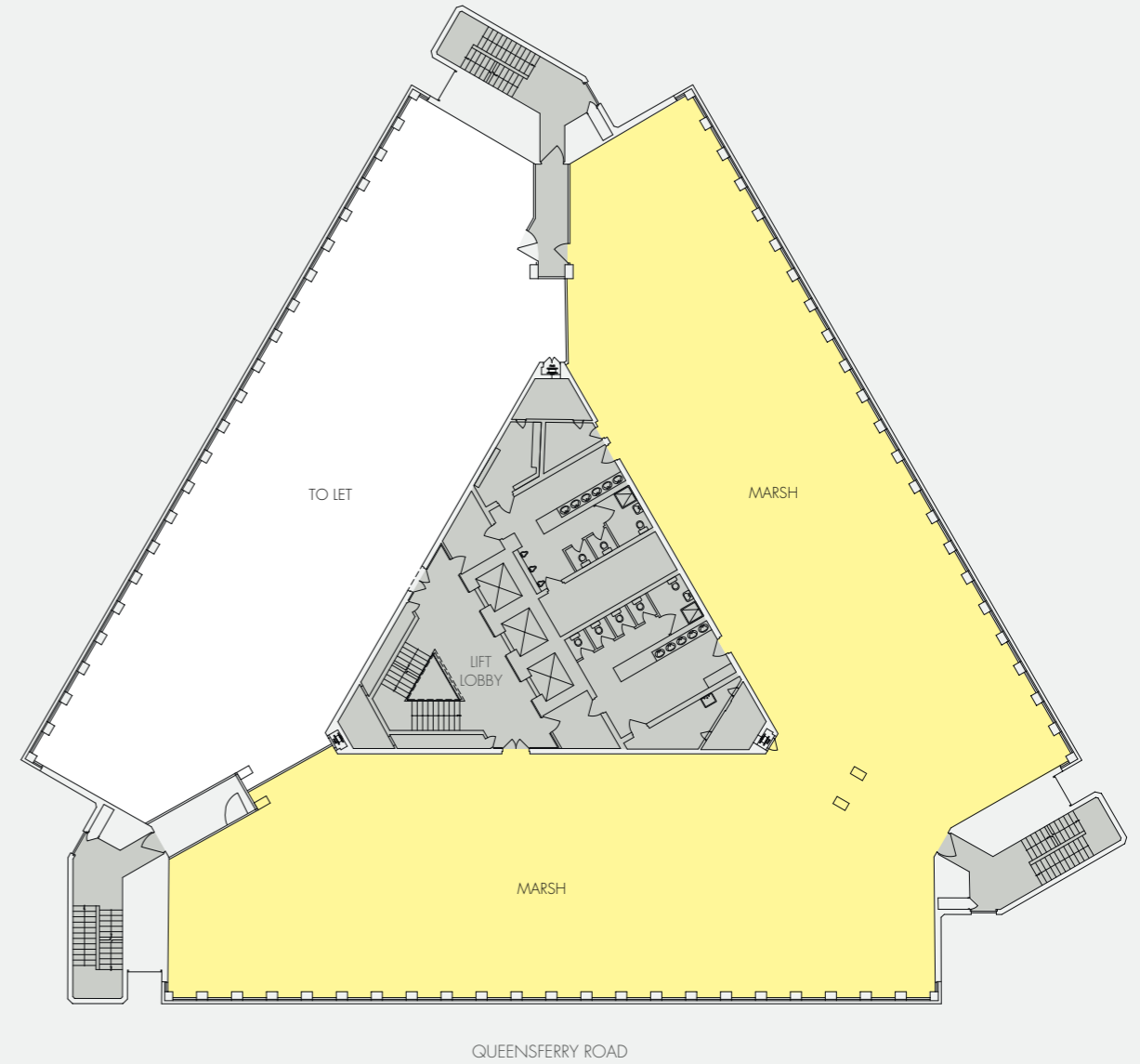
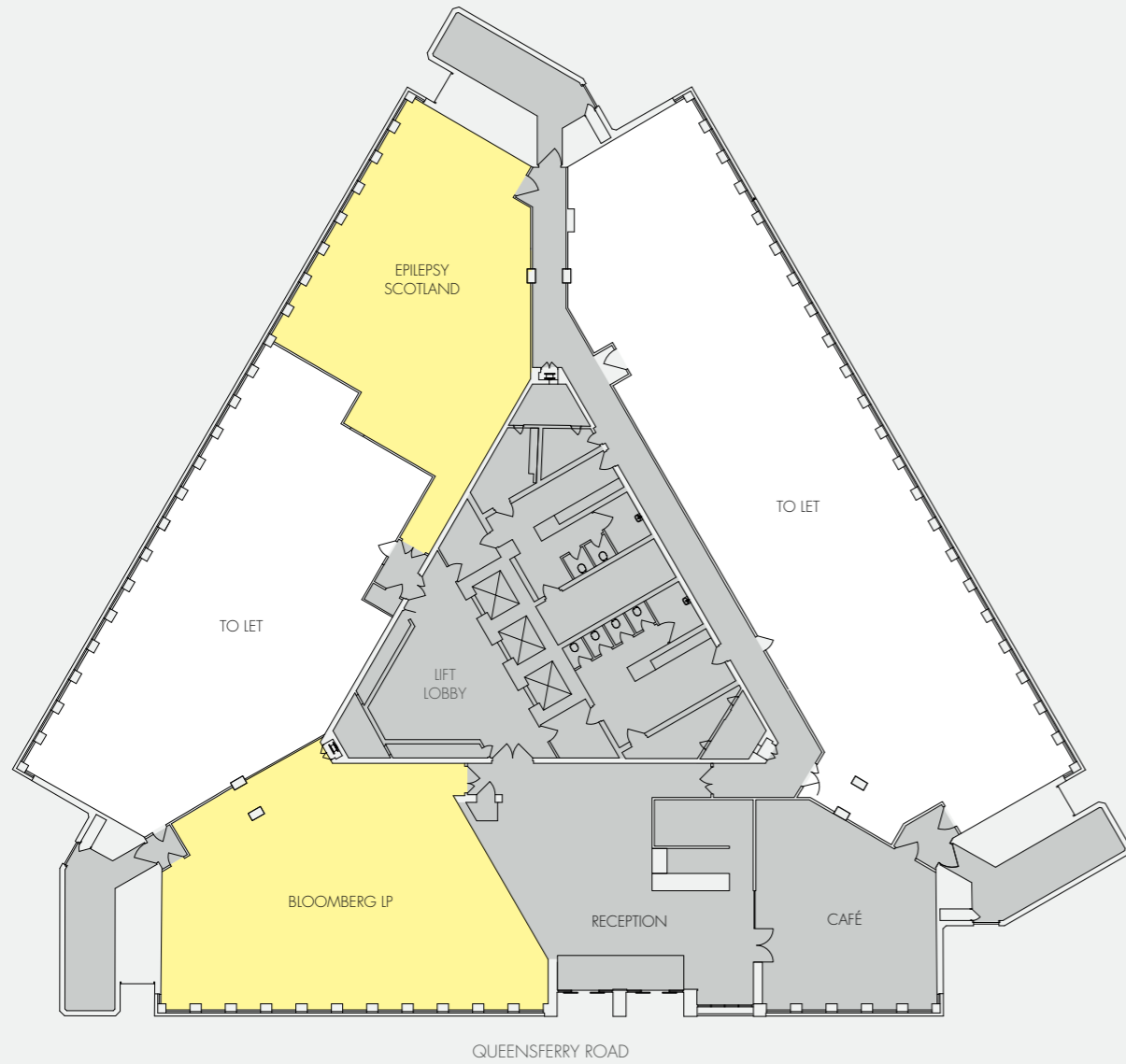


SECURE BIKE STORAGE
STORAGE

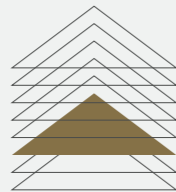
2



UP TO 15,201 SQ FT
(1,412 SQ M)

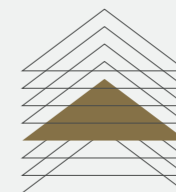


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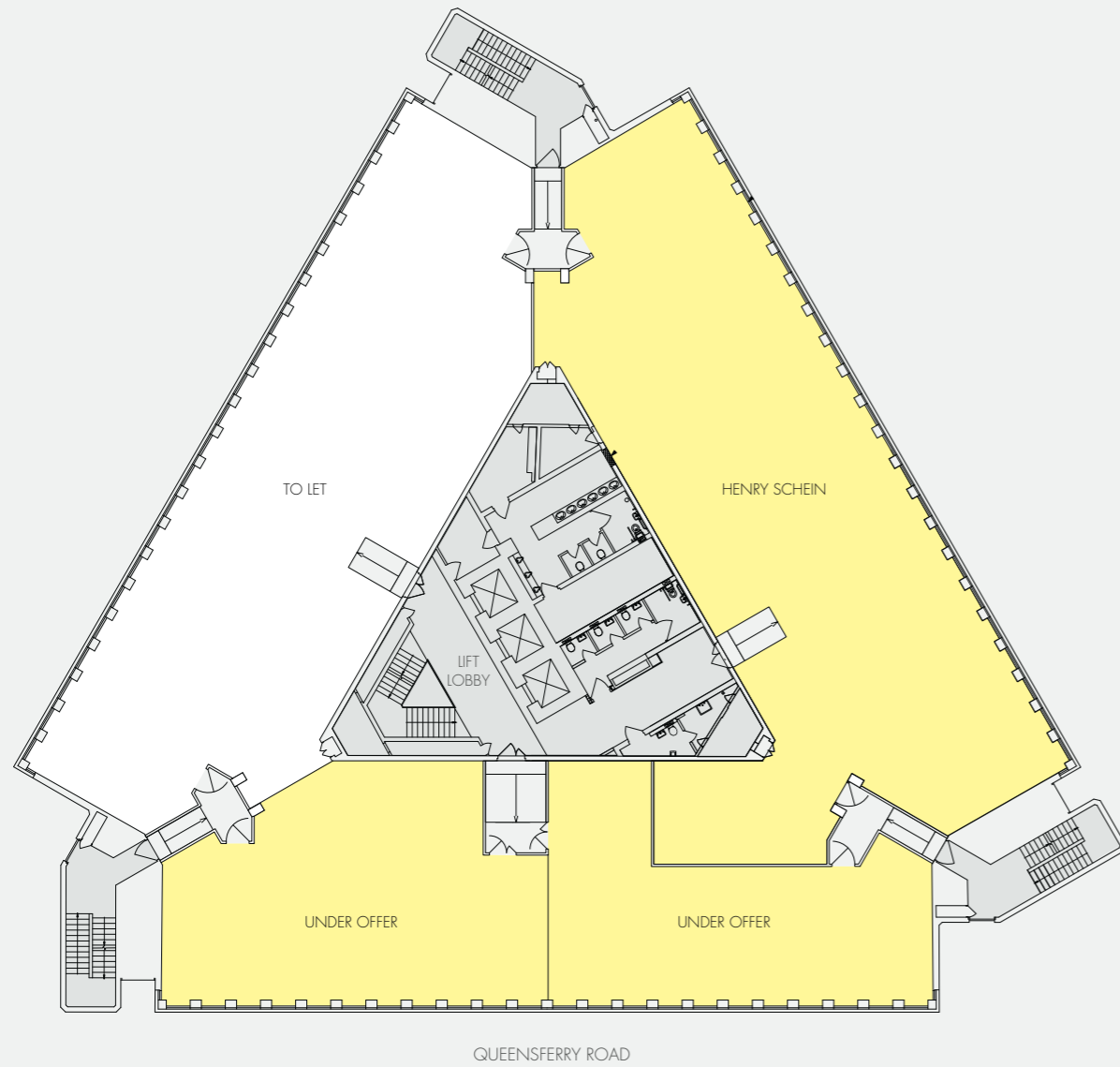


UP TO 7,466 SQ FT
(694 SQ M)

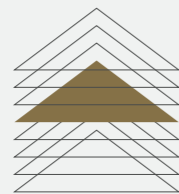
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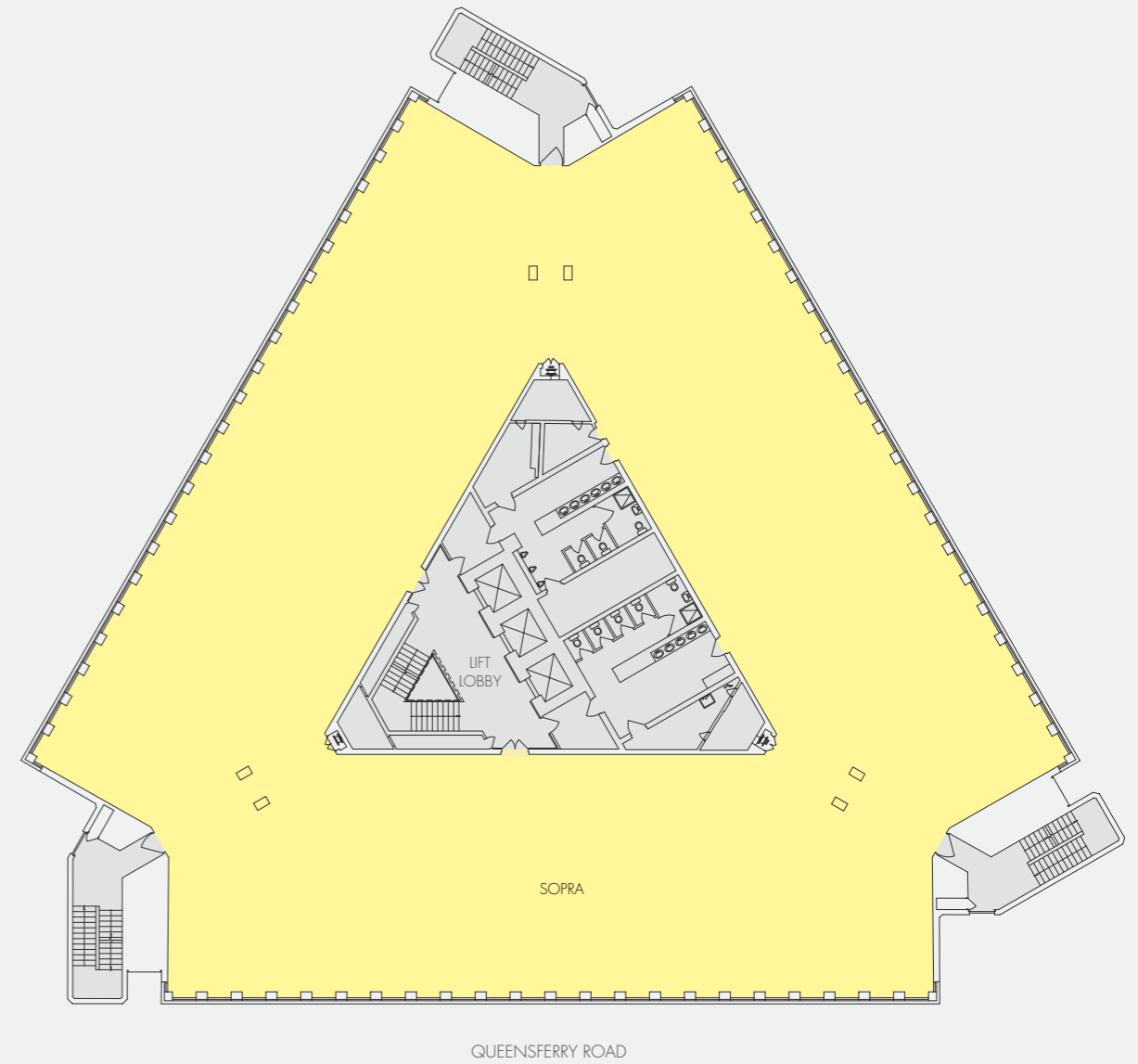
UP TO 4,992 SQ FT
(464 SQ M)



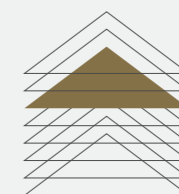
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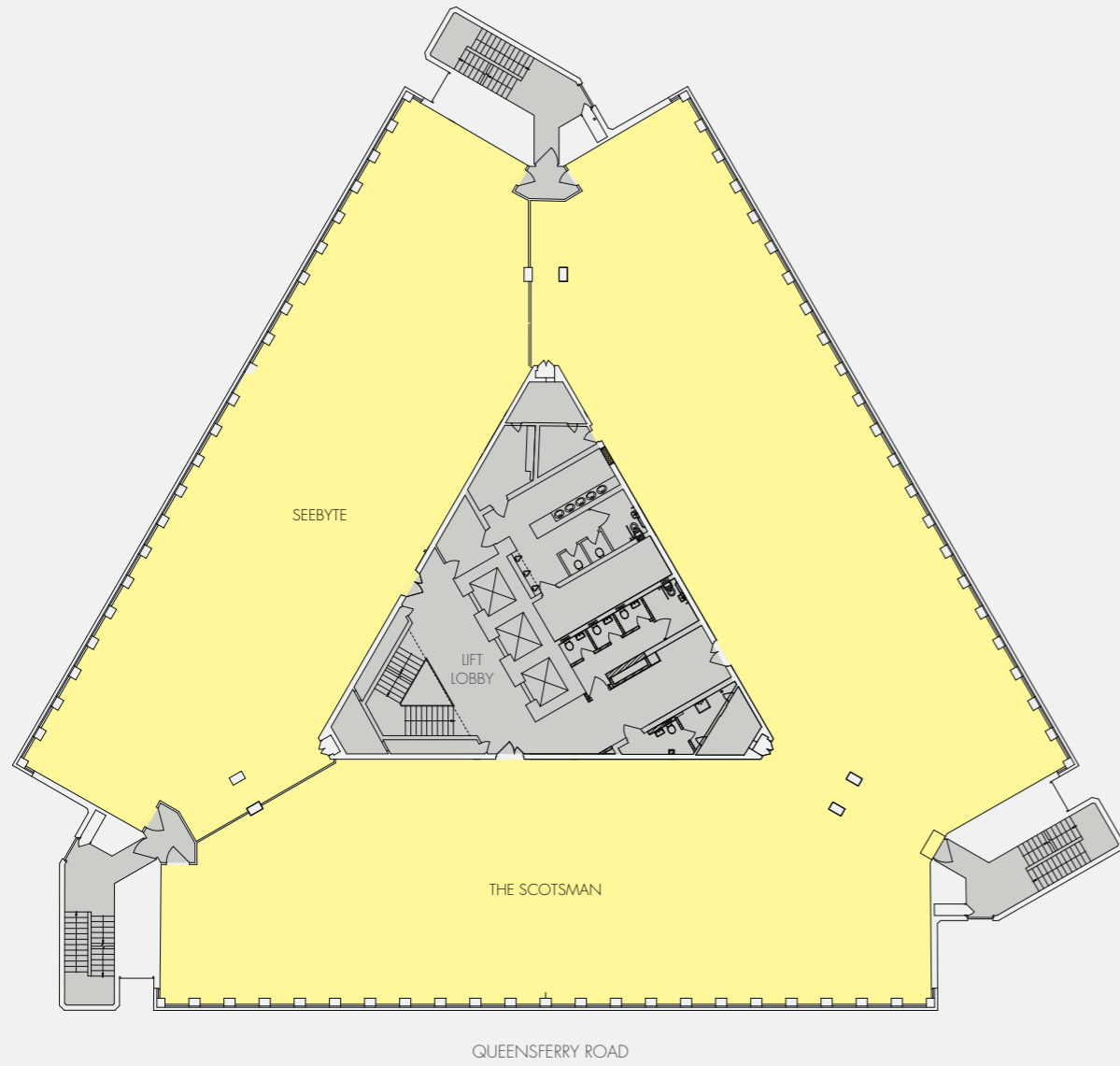
UP TO 4,922 SQ FT
(464 SQ M)



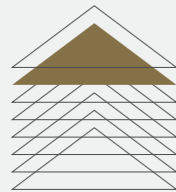
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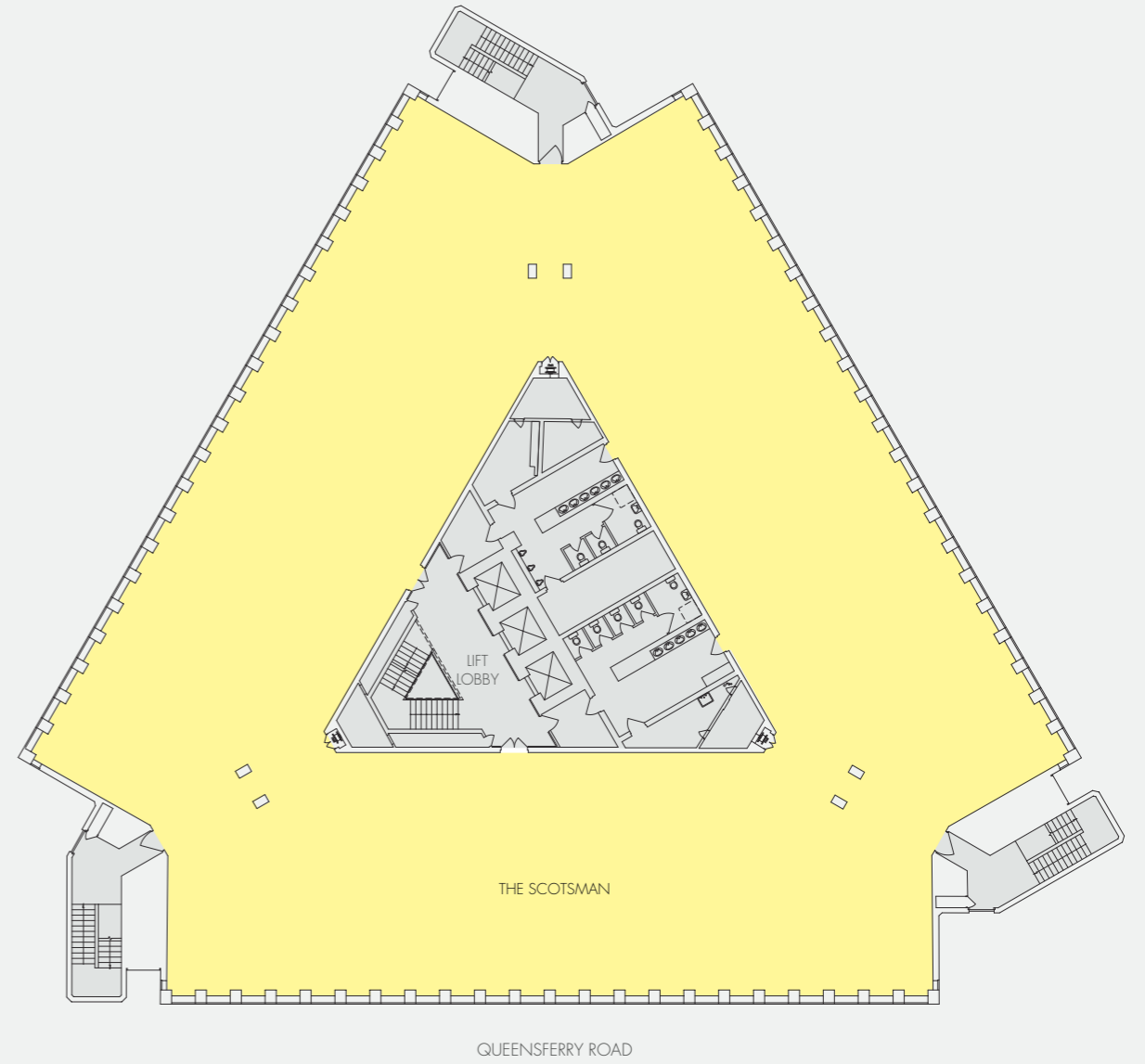
FULLY LET TO SOPRA



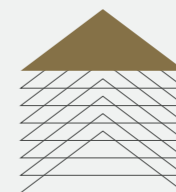
7



FULLY LET - SEEBYTE
THE SCOTSMAN



8



FULLY LET TO
THE SCOTSMAN

PLEASE SCAN IN OUR CODE
OR VISIT OUR SITE

FOR MORE INFORMATION
AND FURTHER INSIGHT

OR CONTACT THE AGENTS
TO SPEAK FACE TO FACE

AND SEE FOR YOURSELF
ALL THE CHANGES IN PLACE



www.obh-edinburgh.com

AND ONE FINAL THOUGHT
BEFORE YOU BEGIN

AT ORCHARD BRAE HOUSE
CHANGE COMES FROM WITHIN

DELANCEY



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EVANS** 

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