

**Orchard
Brae
House**

Join the revolution

With state of the art refurbishment,
a range of new amenities and 360
degree views of Edinburgh, there's
plenty of reasons to get excited
about the new Orchard Brae House.

Office suites currently available from **1,870 – 28,825 sq ft**

EH4 2HS
orchardbraehouse.com



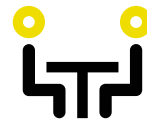
What's changing

With a major office refurbishment project underway, there are lots of reasons to take a fresh look at Orchard Brae House.

NEW RECEPTION AREA

Dressed to impress

A completely refurbished and upgraded reception area will create a bright, open welcoming space with spacious waiting areas.



NEW COLLABORATIVE AREAS

Break outside of the box

Collaboration is key to any successful business and with newly redesigned breakout spaces there's now the perfect place to put the old adage that "two heads are better than one" to the test.

NEW CAFÉ SPACE

Start your day the right way

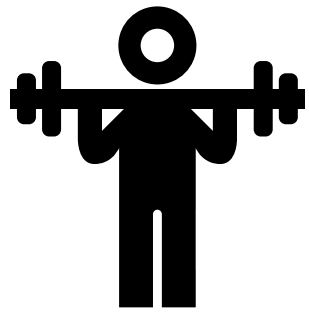
Whether you're looking for a coffee to jump start your day, enjoy a relaxed lunch with colleagues or refuel throughout the day, the new open plan servery at Orchard Brae House is there for you.



Image used for illustrative purposes

Room to

manoeuvre



NEW FITNESS STUDIO

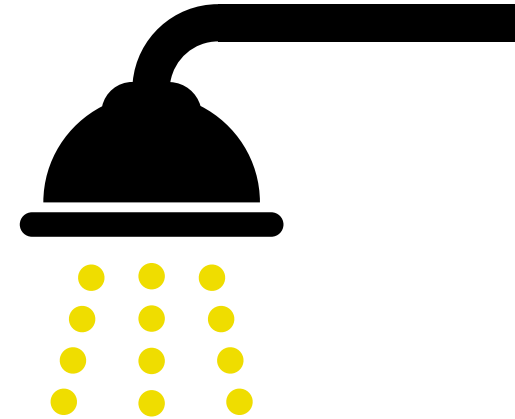
Work out in work

Going for the burn, flexing your muscles or stretching out? Whatever your goal, our new fitness studio is designed with you in mind.

NEW COUNTRY CLUB STYLE SHOWERS

A refreshing change

New state of the art changing rooms featuring power showers, secure lockers and vanity spaces.



NEW 'RIDE IN' SECURE
BIKE STORAGE

Roll up, roll up

With dedicated bike parking that allows you to ride from street level directly into the building, it's never been easier to put your best foot forward.

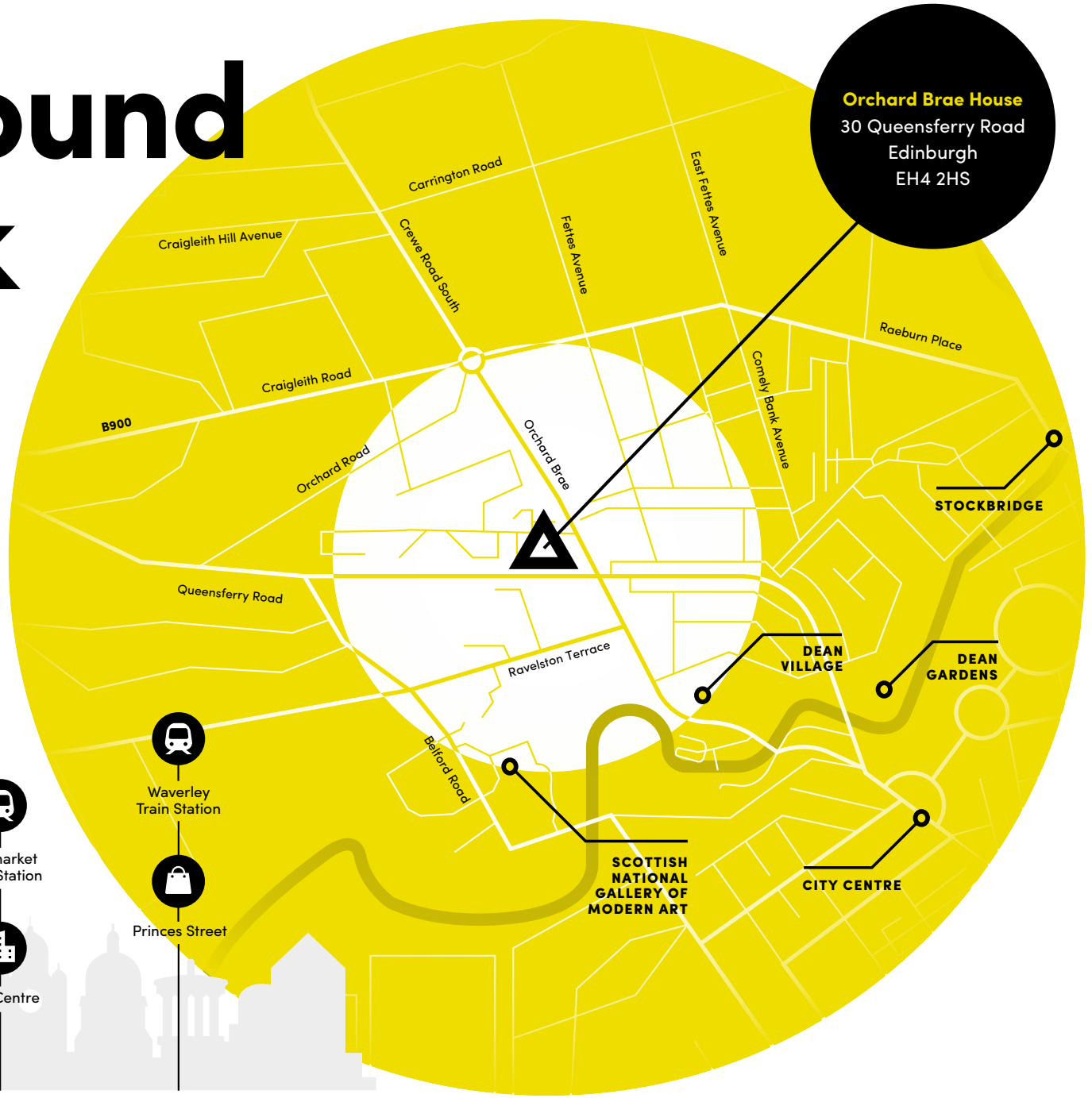


Once around the block

Orchard Brae House
30 Queensferry Road
Edinburgh
EH4 2HS

Orchard Brae House is located on Queensferry Road, a main arterial route accessing Edinburgh City Centre.

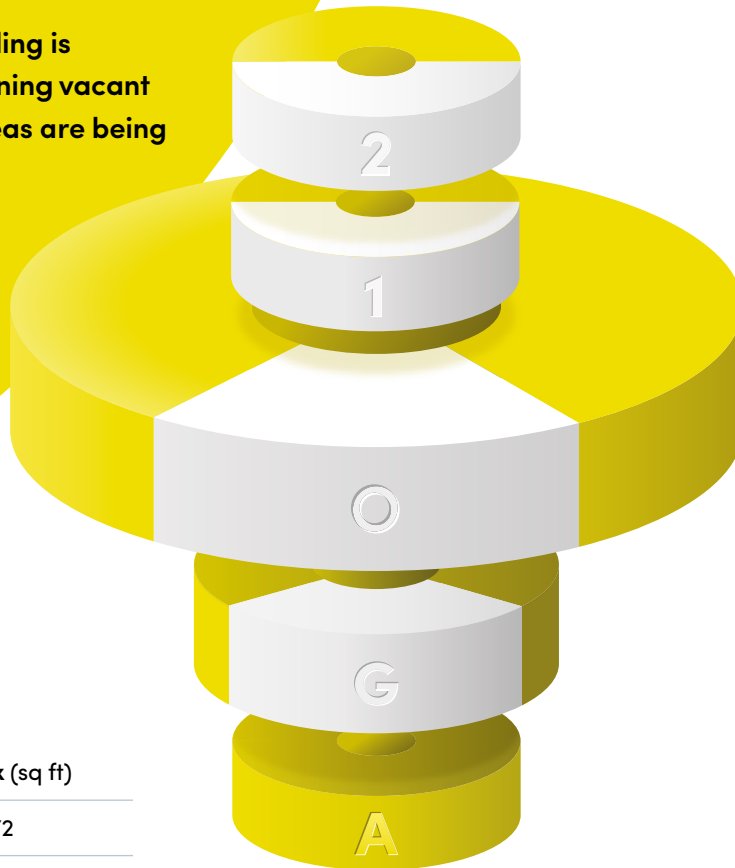
Conveniently situated 15 minutes walk from the city's West End, Orchard Brae House is extremely well connected to all parts of the city via Edinburgh's extensive public transport network.



Stay flexible

While the majority of the building is currently occupied, the remaining vacant office space and common areas are being comprehensively refurbished.

Accommodation exists over various floors as indicated in the table below. To allow for greater flexibility these suites can be subdivided and leased in either a defurbished or conventional grade A specification depending on occupier requirements.

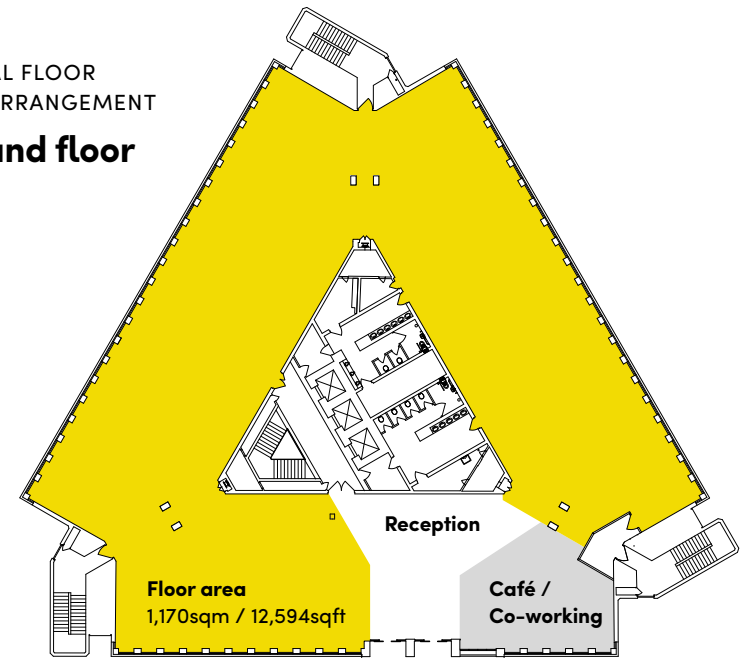


Remaining space

	○ Min (sq ft)	● Max (sq ft)
Level 2	2,500	4,972
Level 1	2,500	4,992
Ground	2,500	12,594
Garden	2,500	6,287
Amenity	Bike storage, fitness studio + shower & locker rooms	

TYPICAL FLOOR PLAN ARRANGEMENT

Ground floor



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