



Base, West Edinburgh E12

**One Base.**  
**Endless possibilities.**



**Striking contemporary  
architecture.**

# Freedom to flex.

At Base, every business has room to thrive. Whether you're just starting out or scaling at pace, this is a space built to flex, grow and adapt with you.

Our flexible procurement options let you choose the model that works best - from fully fitted, tech-enabled Plug & Play space to blank canvas, tailored leases ready to shape around your needs.



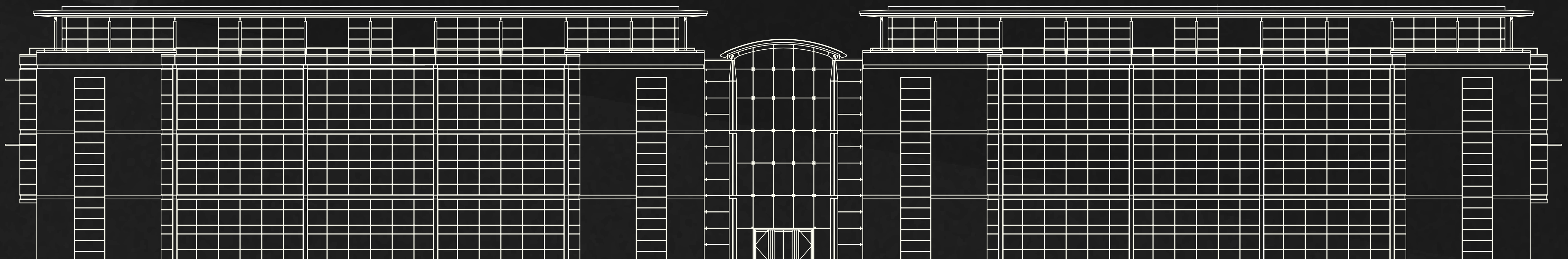
## **Plug & Play**

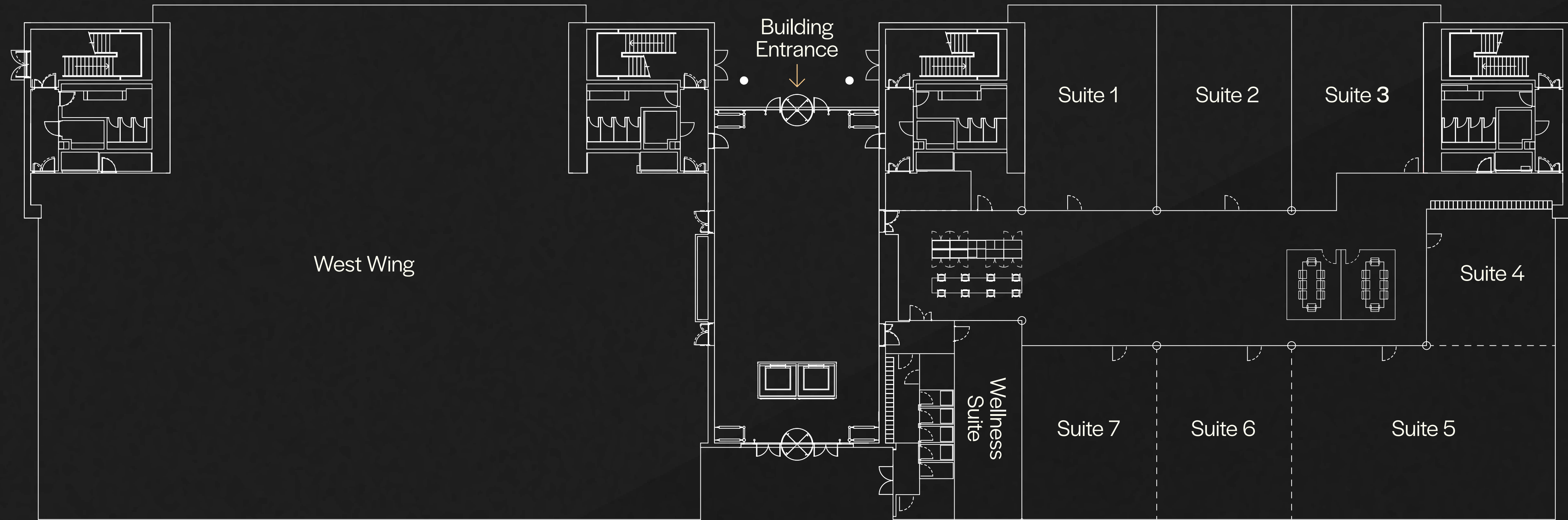
Fully fitted, tech-enabled and ready to move in.



## **Tailored Leases**

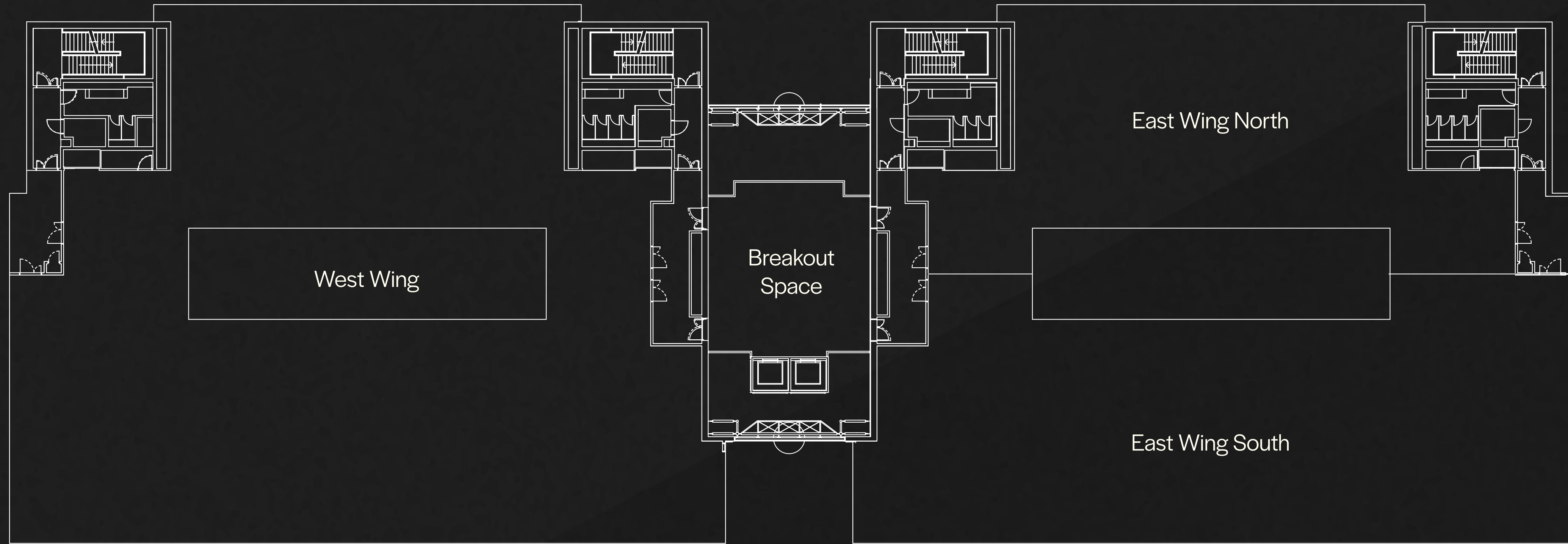
Blank canvas space with flexible terms, ready to shape around your needs. Ideal for businesses seeking control and customisation





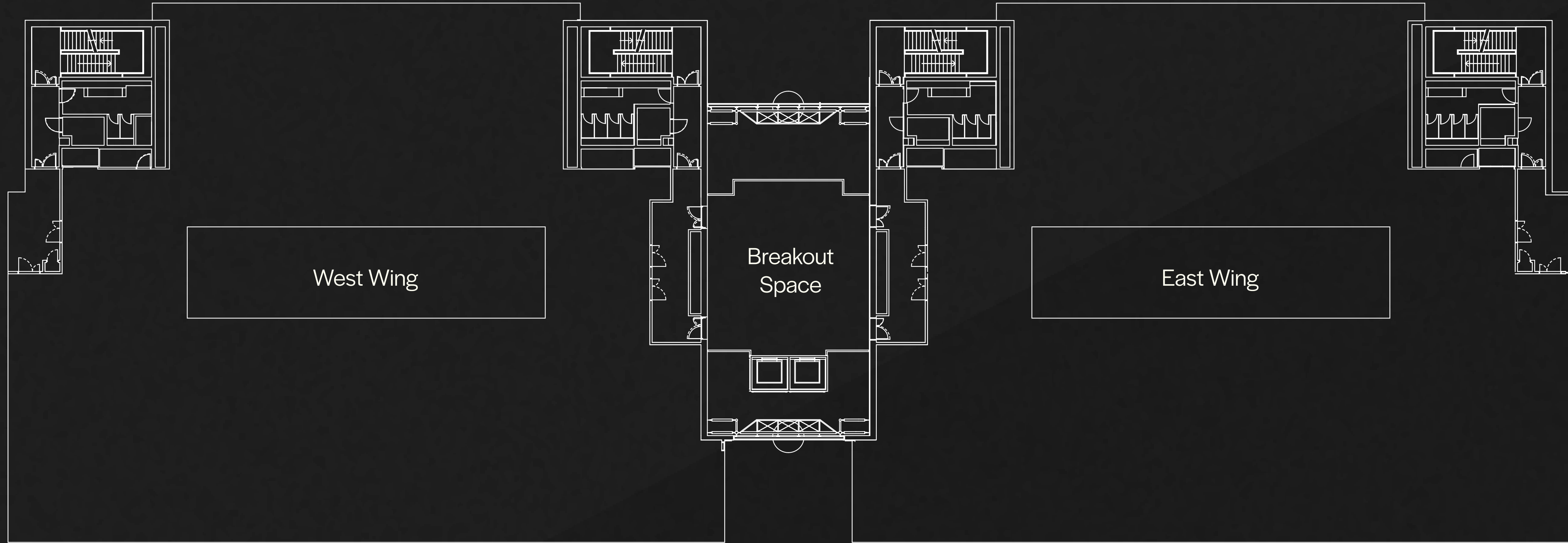
|                           | <b>SQ M</b>     | <b>SQ FT</b>  |
|---------------------------|-----------------|---------------|
| <b>West Wing</b>          | 1,361.1         | 14,651        |
| <b>Plug &amp; Play</b>    | 102.79 – 813.73 | 1,106 - 8,759 |
| <b>Wellness Suite</b>     | 113.99          | 1,227         |
| <b>Ground Floor Total</b> | <b>2,288.82</b> | <b>24,637</b> |

**Ground floor plan.**



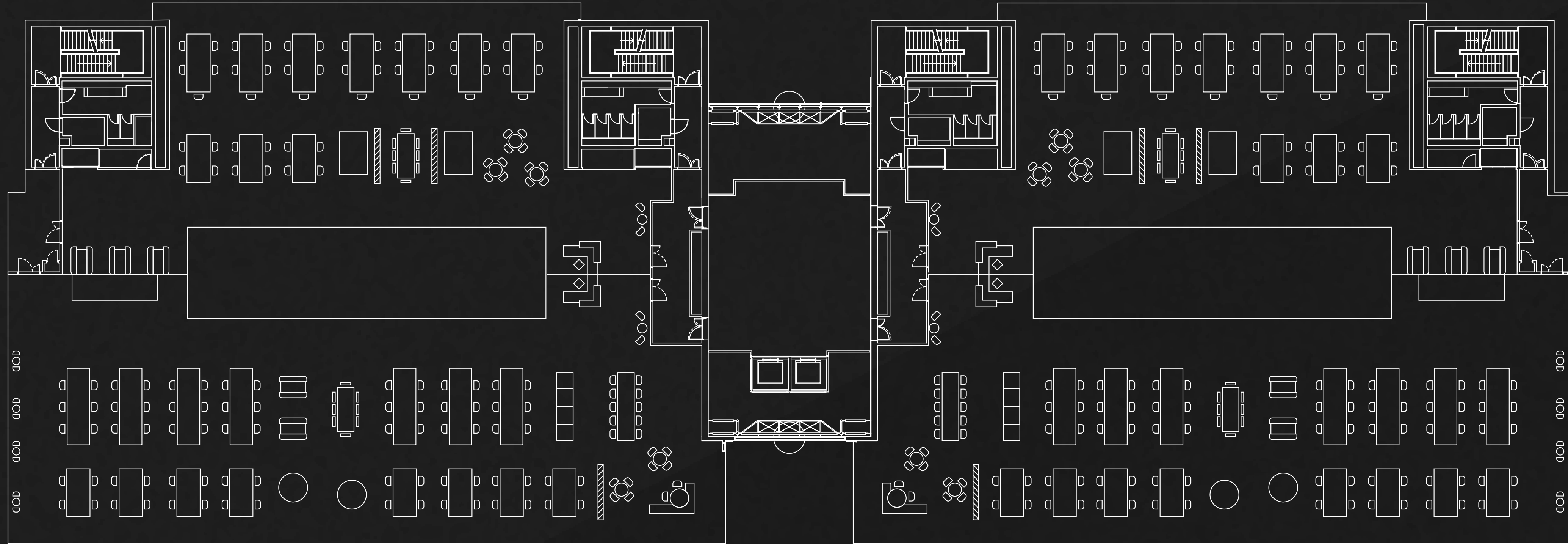
|                          | <b>SQ M</b>    | <b>SQ FT</b>  |
|--------------------------|----------------|---------------|
| <b>West Wing</b>         | 1,315.4        | 14,159        |
| <b>East Wing North</b>   | 499.4          | 5,375         |
| <b>East Wing South</b>   | 748.3          | 8,054         |
| <b>Breakout Space</b>    | 121.5          | 1,308         |
| <b>First Floor Total</b> | <b>2,684.6</b> | <b>28,896</b> |

**First floor plan.**



|                           | <b>SQ M</b>    | <b>SQ FT</b>  |
|---------------------------|----------------|---------------|
| <b>West Wing</b>          | 1,315.5        | 14,160        |
| <b>East Wing</b>          | 1,315.7        | 14,162        |
| <b>Breakout Space</b>     | 121.5          | 1,308         |
| <b>Second floor Total</b> | <b>2,752.7</b> | <b>29,630</b> |

**Second floor plan.**



**Indicative space plan.**

# People centric.

At Base, every detail is designed around wellbeing and connection, creating an environment where people can thrive.



Wellness suite with showers, lockers and drying rooms.



Collaboration & social spaces for informal meetings and idea sharing.



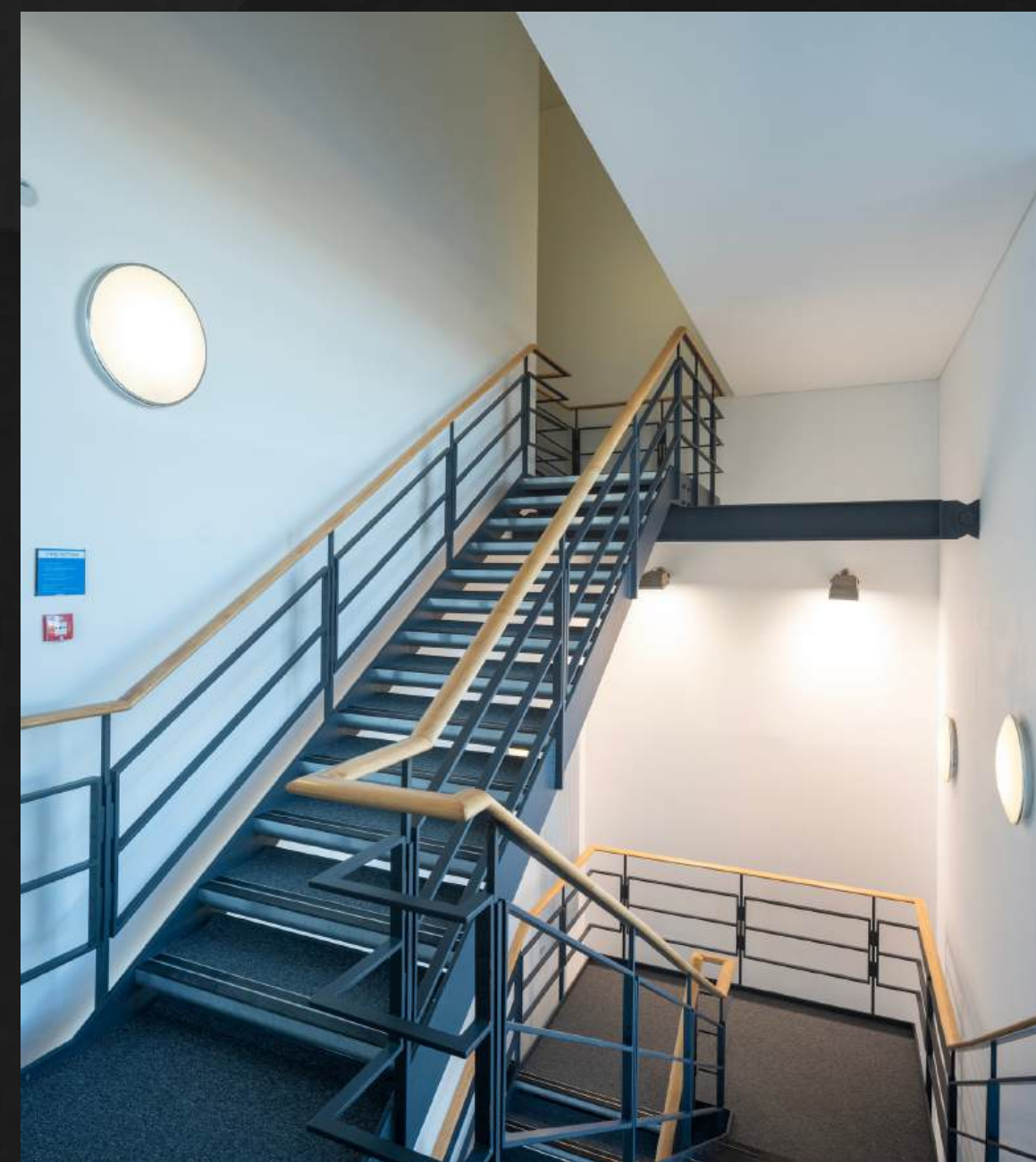
Outdoor space to take a break and get fresh air.

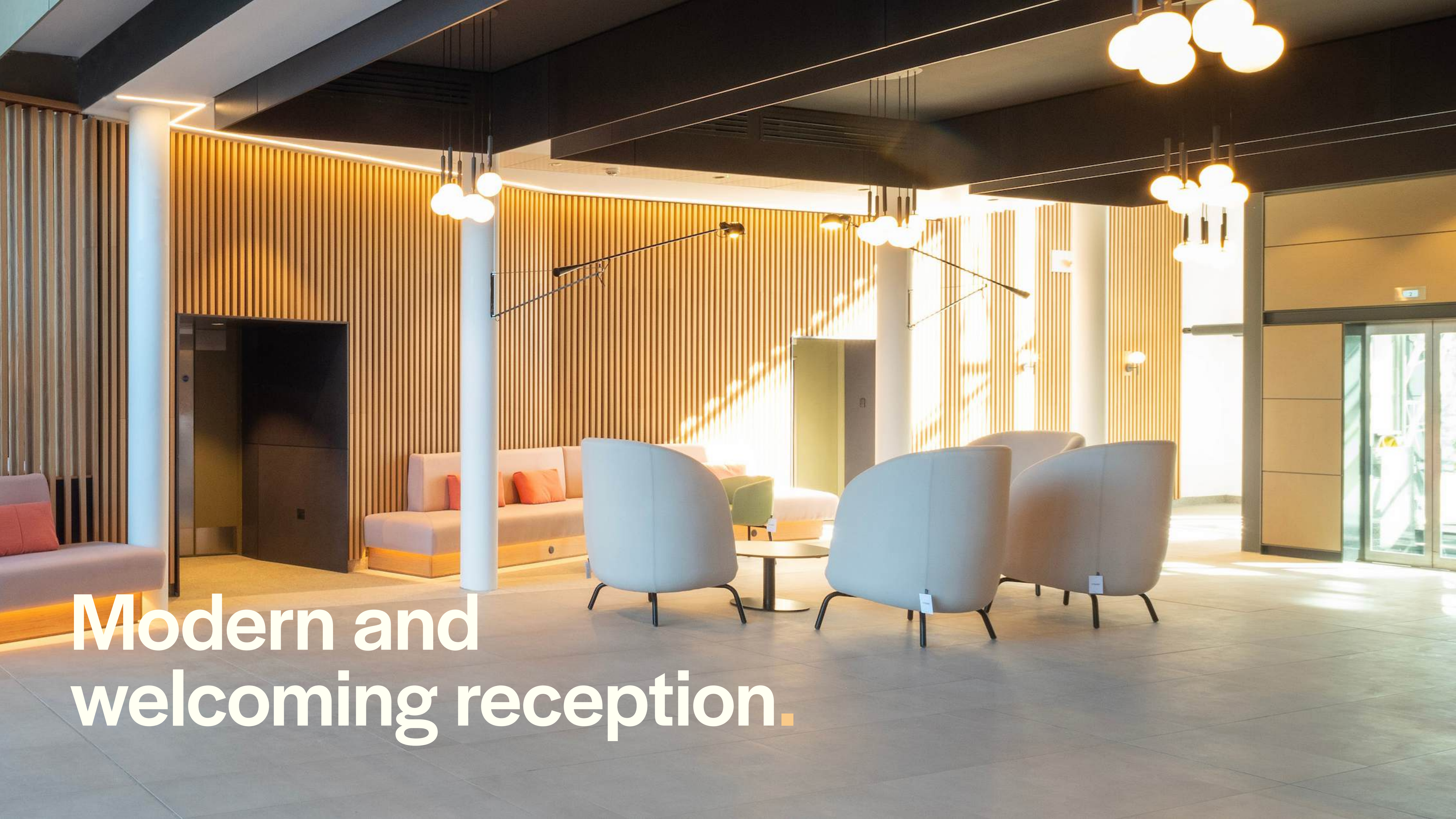


Active travel with secure cycle storage and EV charging.



Events programme that brings people together and builds community.





**Modern and  
welcoming reception.**

# In the heart of it all.



## Food & Beverage

1. Costa
2. J&W
3. KFC
4. Krispy Kreme
5. Patina Bakery
6. Starbucks
7. Subway
8. The Green Cube
9. Westgate Farm
10. Glass Cub

## Hotels & Accommodation

11. ibis Hotel
12. Novotel
13. Premier Inn
14. Travelodge

## Retail & Leisure

15. AEG Arena (coming soon)
16. Busy Bee Nursery
17. Coppola Boxing Gym
18. David Lloyd
19. Energize Health & Fitness
20. Gyle Shopping Centre
21. Hermiston Gait Retail Park
22. Game4Padel

## Transport


















23. Edinburgh Gateway Station
24. Edinburgh Gateway Tram Stop
25. Gyle Centre Tram Stop
26. Edinburgh Park Central Tram Stop
27. Edinburgh Park Station
28. Edinburgh Park Station Tram Stop
29. South Gyle Station

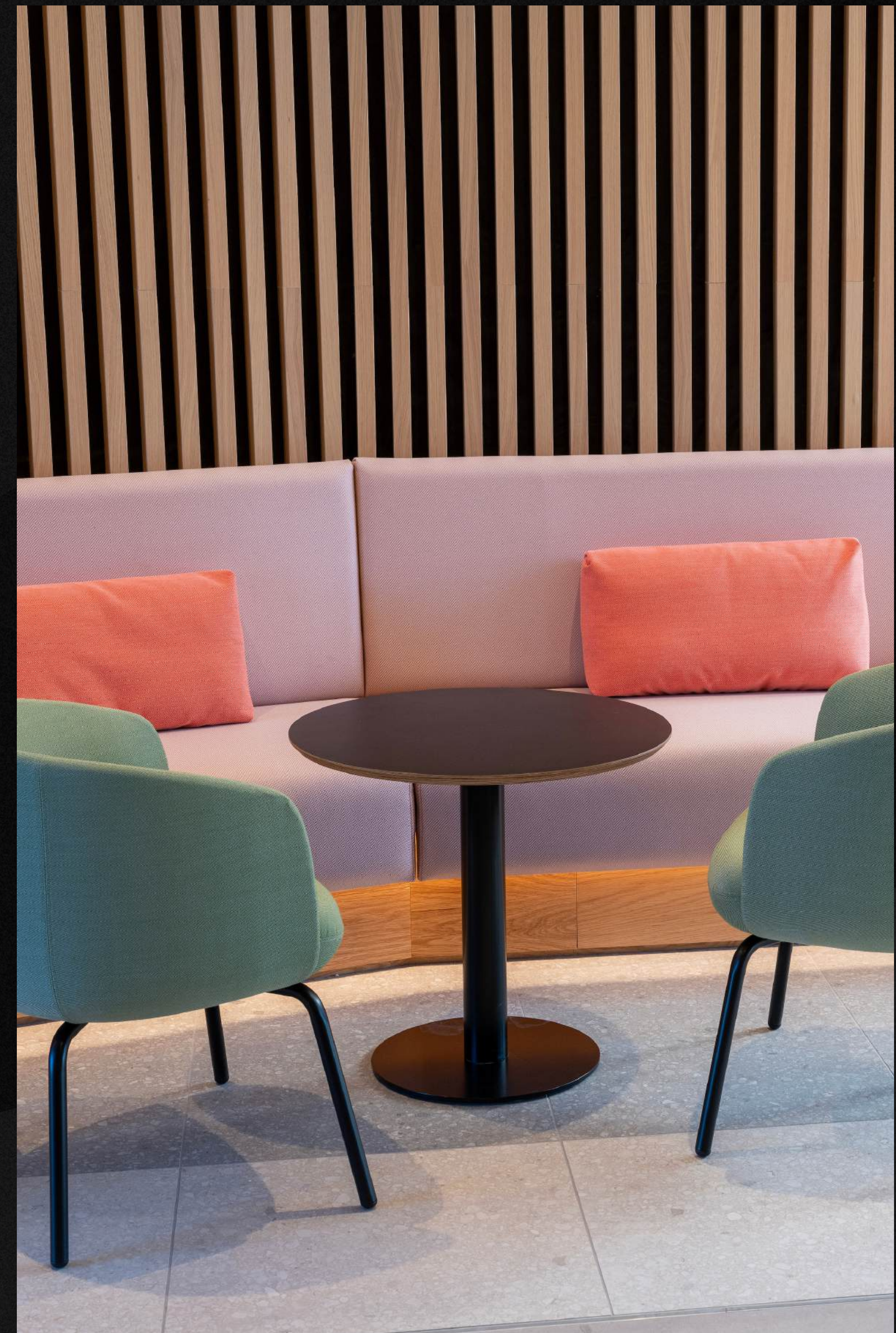




# Reimagined for impact.

Base is currently being transformed to create one of the most dynamic and high-quality workspaces in West Edinburgh.






-  89,863 sq ft of Grade A workspace over three floors
-  Optimised for 1:10m<sup>2</sup> occupancy
-  Flexible floorplates with multi-let potential
-  EPC A target
-  All-electric VRF heating and cooling
-  Refurbished AHUs with CO<sub>2</sub> and temperature control
-  Smart BMS with real-time energy monitoring
-  Independent electrical sub-metering
-  High-efficiency LED lighting
-  Atrium solar shading system
-  Triple-height atrium with commissionaire
-  Raised floors and suspended ceilings
-  Two passenger lifts
-  266 car parking spaces
-  20 EV chargers
-  Secure cycle storage
-  Communal breakout spaces with coffee points
-  Wellness suite with showers & drying rooms





# Designed for the future.

Base is designed to help businesses grow responsibly - with future-focused infrastructure and zero compromise on performance.

-  Powered by energy from 100% renewable sources
-  Fossil-free operation
-  EV Charging points
-  EPC A target
-  Smart building infrastructure



Triple height  
glazed atrium.

# Delivered by experts.

Base is being delivered by Scarborough Group international (SGI), one of the UK's leading property regeneration specialists.

With over 1 million sq ft of commercial space delivered in Scotland alone, we bring extensive experience in creating high-quality office, retail, leisure and residential environments that stand the test of time.

We're long-term custodians of the places we create. Our ESG commitments are embedded across everything we do - from reducing embodied carbon in construction and

supporting biodiversity, to designing spaces that promote wellbeing and inclusion. It's an approach that doesn't just meet today's expectations, but helps future-proof our developments for the next generation.

To bring Base to life, we've appointed a best-in-class design team - each chosen for their track record, vision and quality-first mindset.



**Developer**

[scarboroughgroup.com](http://scarboroughgroup.com)



**Architect**

[ahr.co.uk](http://ahr.co.uk)

**BURO HAPPOLD**

**Structural &  
M&E Engineer**

[burohappold.com](http://burohappold.com)



**Quantity Surveyor &  
Employer's Agent**

[gardiner.com](http://gardiner.com)



**Main Contractor**

[muirgroup.co.uk](http://muirgroup.co.uk)



**Property Manager**

[redpathbruce.co.uk](http://redpathbruce.co.uk)

# Coming Q2 2026.

Contact our leasing  
agents for more information.

**CBRE**

[cbre.co.uk](https://cbre.co.uk)

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A development by



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