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# Orchard Brae House

Orchard Brae House  
30 Queensferry Road  
Edinburgh EH4 2HS



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Fully fitted office suite  
available in the heart of  
West Edinburgh

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Type To Let

Size 5,140 sq ft

Rent £22 per sq ft

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0141 266 0717

# Description

Orchard Brae House offers modern office accommodation over 6 floors with generous on-site parking and end of trip facilities.

Staff amenities are excellent with an on-site cafe, gym and wellness facility. There is also a dedicated sanctuary garden and dog walking area.



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# Specification

- On-site building management & security
- Extensive tenant fit-out available
- Exposed ceiling with LED lighting
- VRF air conditioning system
- Metal raised access floor
- Male, female and accessible toilets
- Parking for 200 cars plus EV Charging
- Bike storage for 120 cycles
- Platinum cycling score
- On-site Cafe, gym and wellness suite
- Bookable auditorium, complete with AV equipment and 60 chairs



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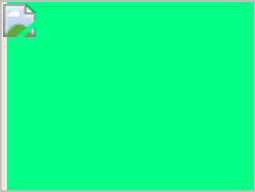
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# Accommodation

| Name             | sq ft        | Availability |
|------------------|--------------|--------------|
| Ground - Suite 3 | 5,140        | Available    |
| <b>Total</b>     | <b>5,140</b> |              |



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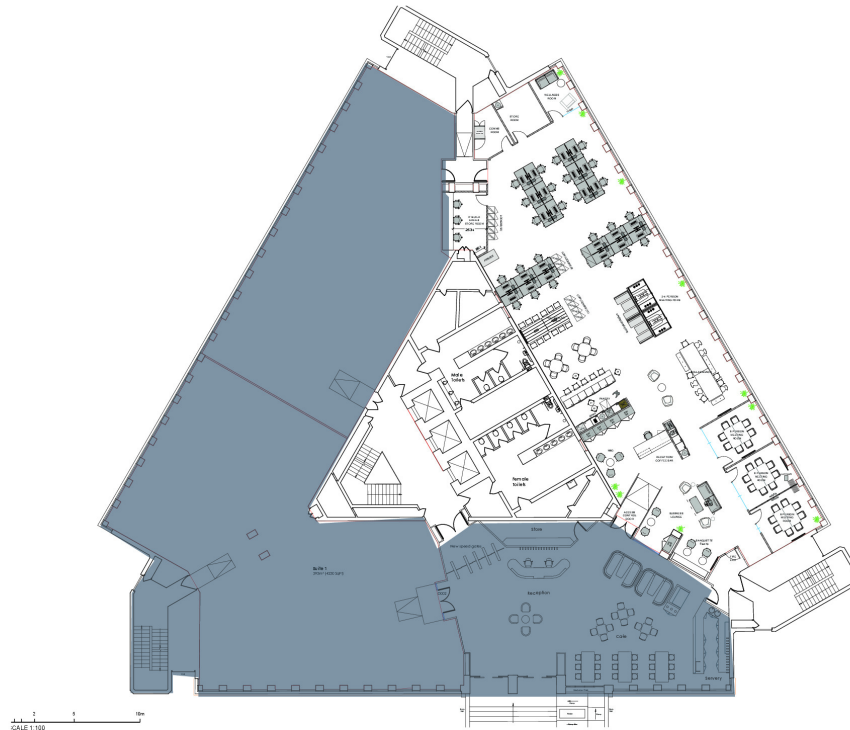
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# Floor Plan

## Ground Floor General Arrangement

### Highlights

- Dynamic reception and business lounge area with coffee bar
- Configurable meeting rooms to function individually or as one large room
- Collaboration spaces distributed throughout space
- Wellness room
- IT build area & store
- Workstations: 30no
- Collaboration spaces: 44no



Peldon Rose

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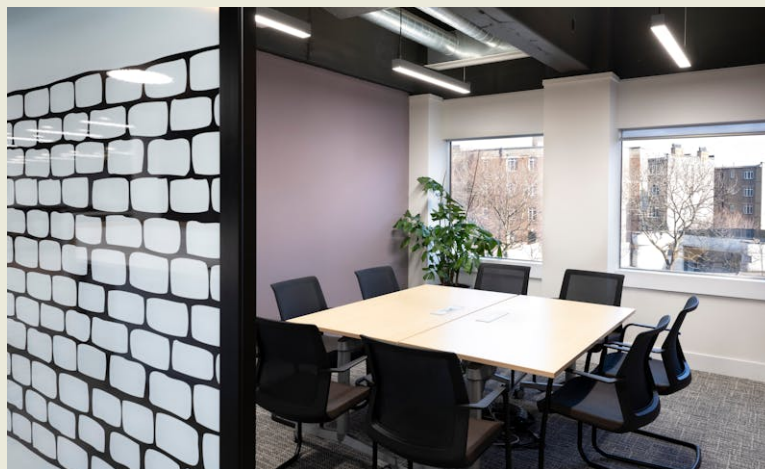
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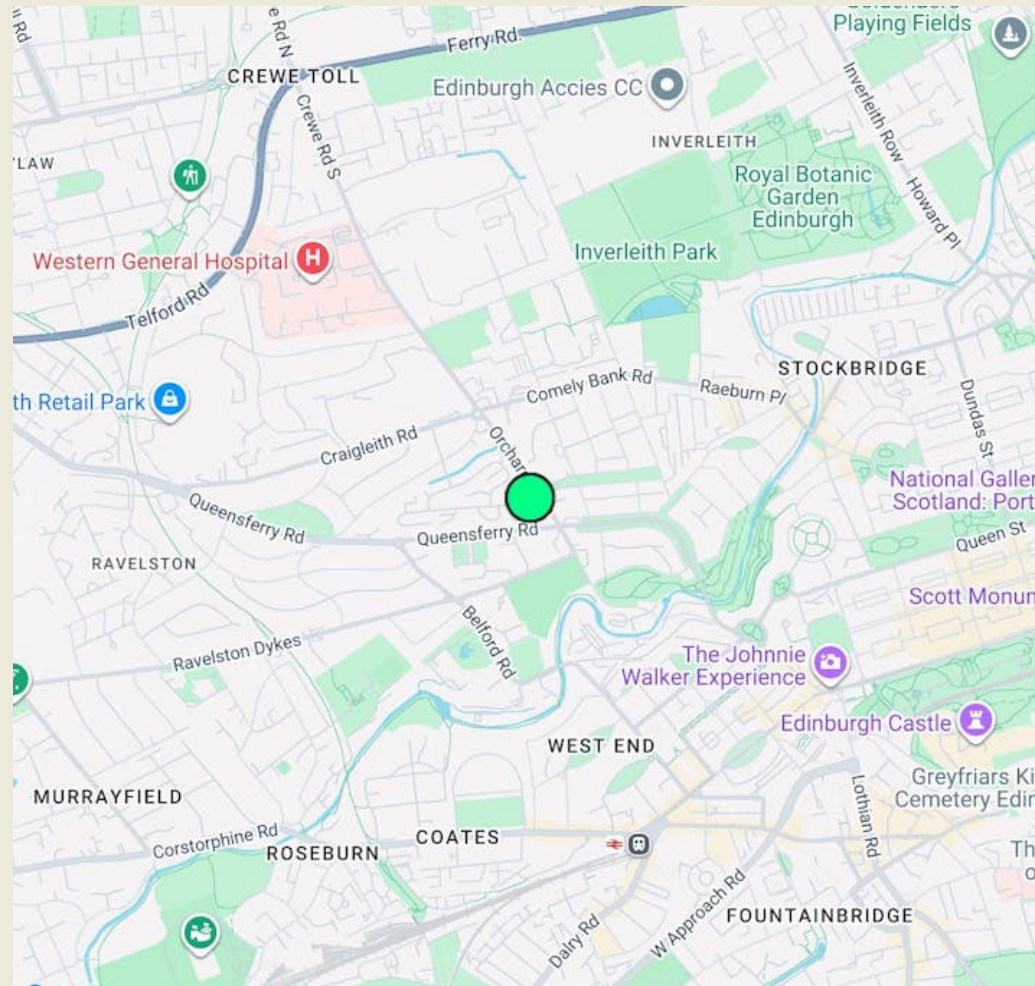
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# Location

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.



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