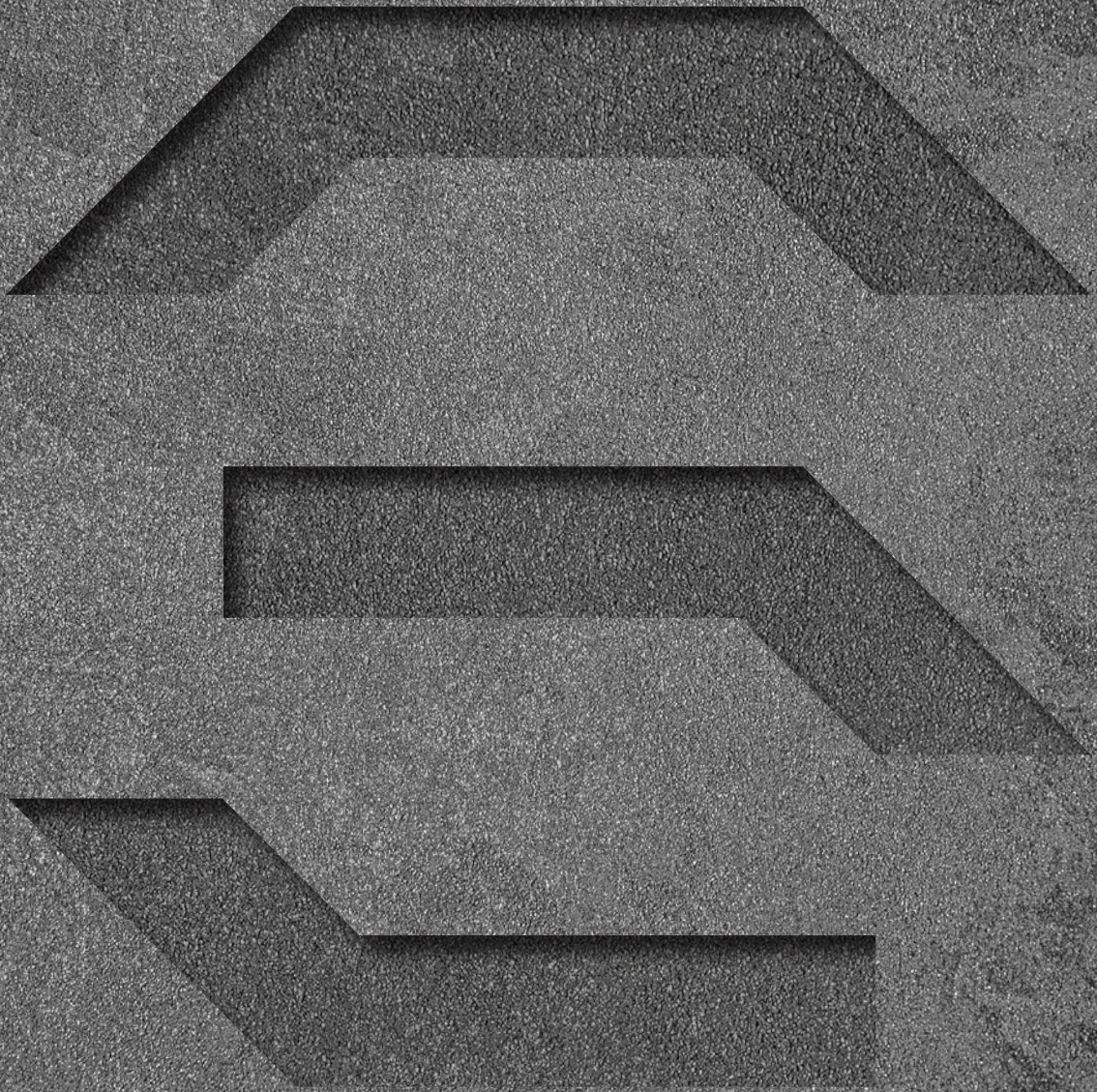


**CORNERSTONE**



**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 1,872 - 22,931 sq ft of fitted out and flexible space that is capable of sub-division. The building provides flexible workspace across 2 floors with a full-height atrium that floods the building with light.



CORNERSTONE

# 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
-  Existing fit out
-  Male & female WCs on each floor
-  On-site shower and locker facilities
-  On-site cycle bays
-  DDA compliant
-  300mm raised access floor
-  Furnished ground floor
-  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	Let to Blyth & Blyth	
1st - Suite 1	1,872	174
1st - Suite 2	2,160	201
1st - Suite 3	1,420	132
1st - Suite 4	3,765	350
1st - Suite 5	1,915	178
Ground	11,799	1,096
<b>Total</b>	<b>22,931</b>	<b>2,131</b>

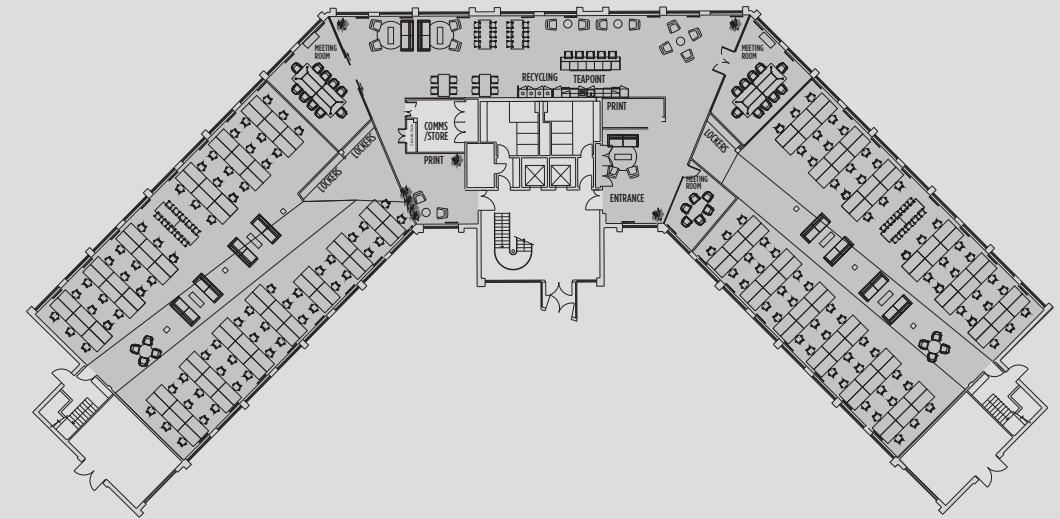
### Broadstone

Fully let to Instant Offices

### Forthstone

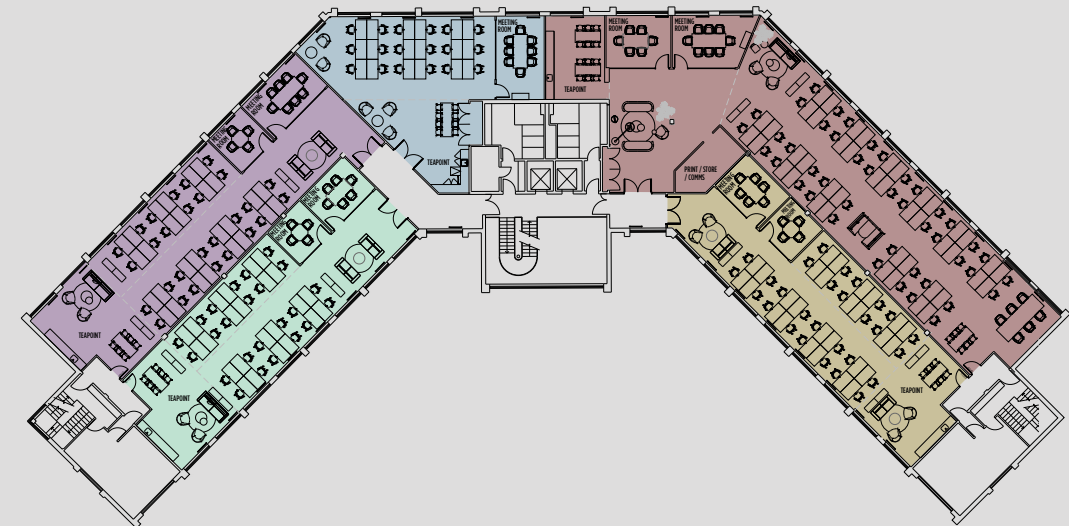
Fully Let to Mobility Scotland

### Cornerstone Typical Floor Plate



### Cornerstone 1st Floor

- **SUITE 1**  
1,872 sq ft / 174 sq m  
24no. 1400x800 workstations
- **SUITE 2**  
2,160 sq ft / 201 sq m  
28no. 1400x800 workstations
- **SUITE 3**  
1,420 sq ft / 132 sq m  
18no. 1400x800 workstations
- **SUITE 4**  
3,765 sq ft / 350 sq m  
44no. 1400x800 workstations
- **SUITE 5**  
1,915 sq ft / 178 sq m  
28no. 1400x800 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 on Edinburgh Park include Energize Gym, Novotel Hotel, Greggs the Baker, Busy Bees Nursery and the Ibis Hotel.

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

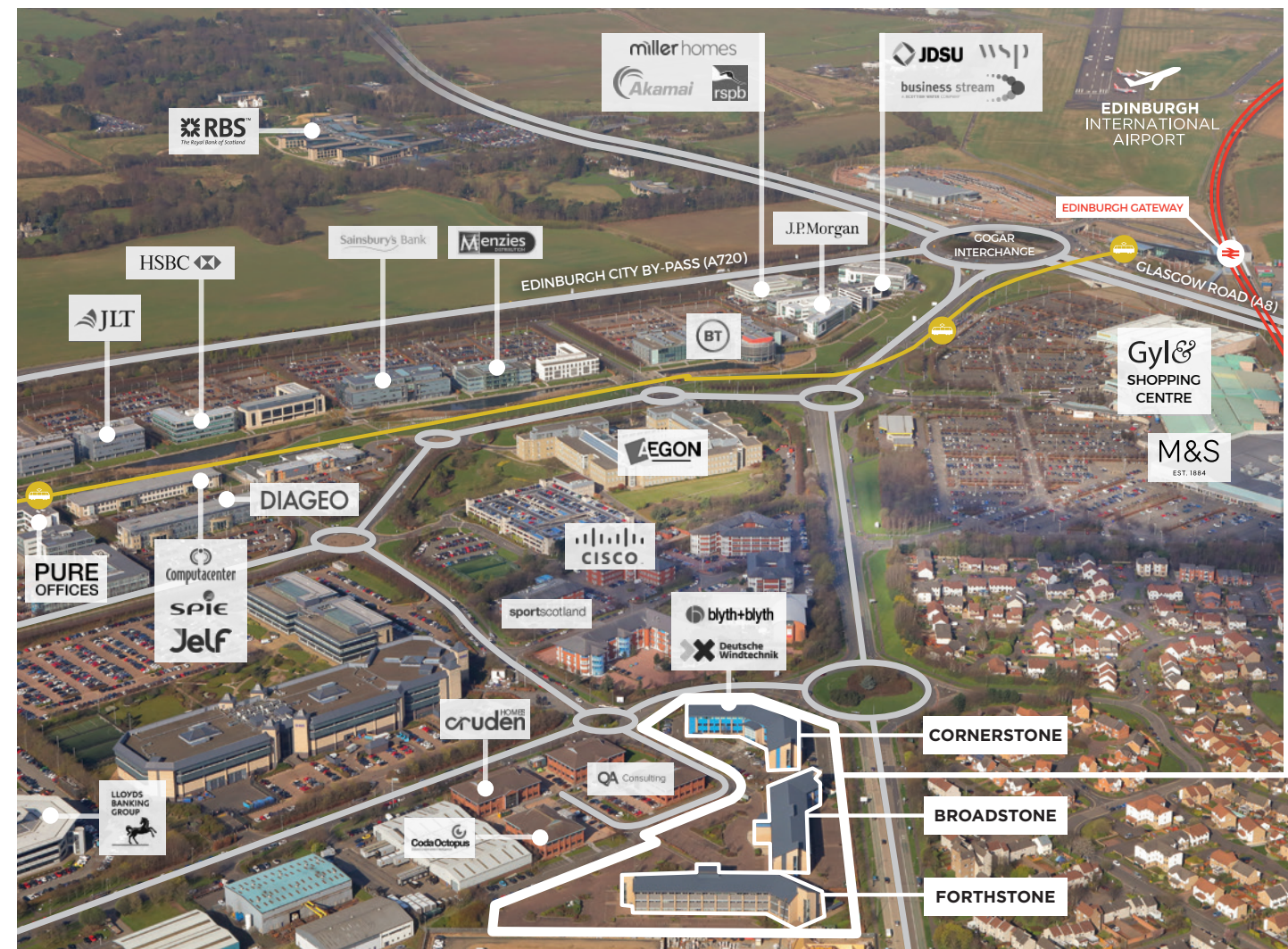


**Walking times from The Stones**

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





# THE STONES

## Lease Terms

Cornerstone is available for immediate occupation.  
The ground floor is fully fitted out with kitchen area, meeting rooms, lockers, desks and break out area. The first floor is fitted out with a tea point and meeting rooms.

### Mike Irvine

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### Kate Jack

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