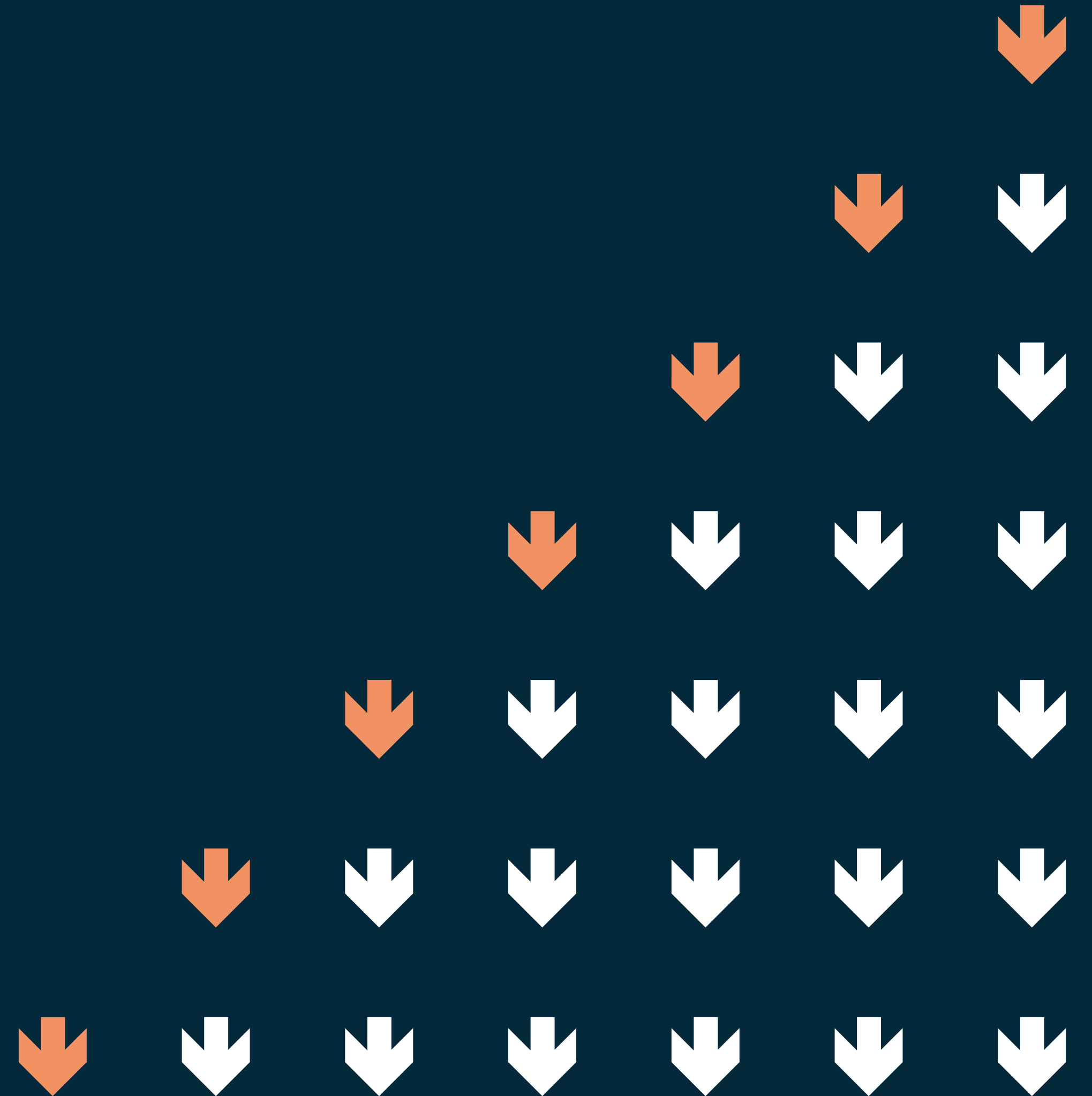



BROADWAY TWO

Broadway Park,
South Gyle Broadway,
Edinburgh,
EH12 9JZ





FOSSIL FUEL FREE
REFURBISHED OFFICE SPACE
IN WEST EDINBURGH



Welcome to the Fossil Free BroadWay of thinking

Broadway Two offers extensively refurbished Grade A, low carbon, **flexible workspace** of 42,474 sqft in West Edinburgh's prime business District.

Choosing a **refurbishment, not a rebuild**, allows occupiers to future proof their property experience, maximising the performance of both your workspace and your employees.

At Ambassador Group we place **sustainability as standard** at the heart of our developments.

Put your team first with excellent **wellbeing facilities**, including outdoor greenspace. We will show you the way to 1km a day - encouraging active movement through the day improves productivity of your team.



Flexible workspace

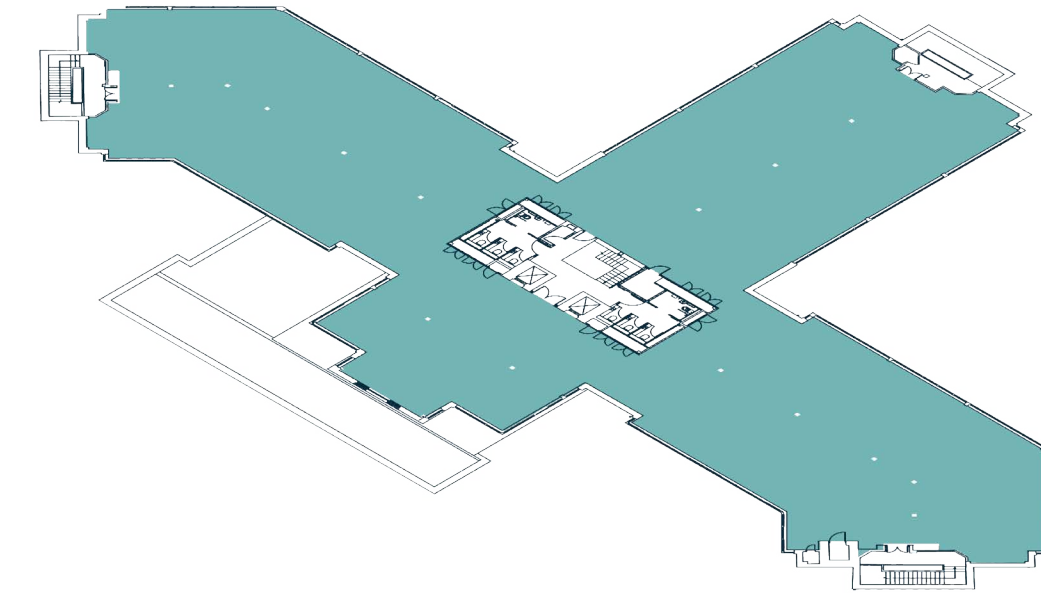
Split floor options, agile working opportunities and comfortable breakout space give your employees and clients the flexibility to work together in spaces that have their wellbeing in mind.

Contact us to discuss your space requirements.

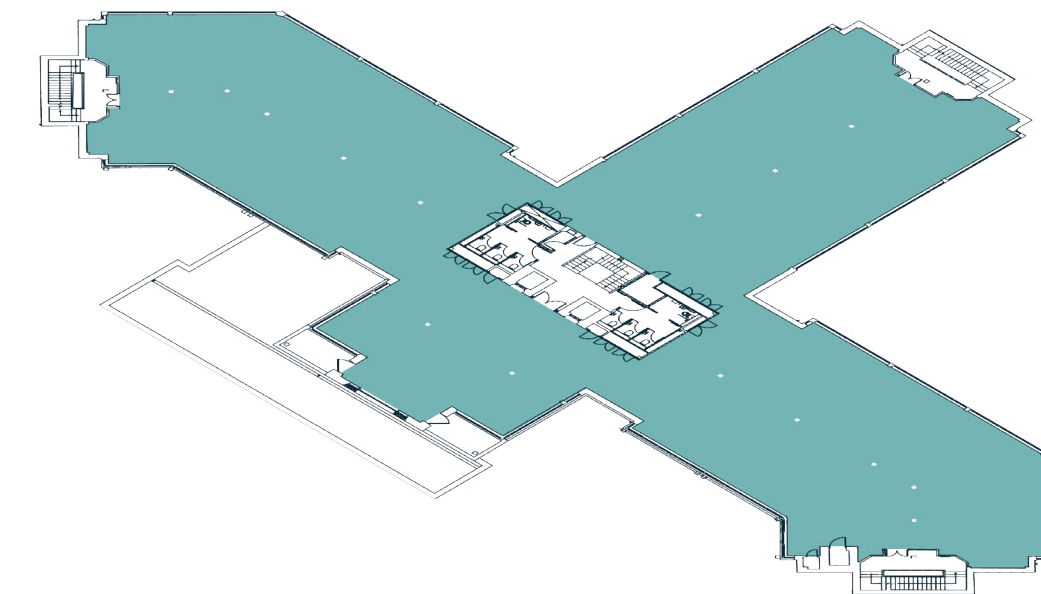
FLOOR / UNIT	SQM	SQFT
2nd floor office	1,257	13,530
1st floor office	1,257	13,530
Ground floor office	1,122	12,077
Ground floor extension, reception & breakout space	310	3,337
TOTAL	3,946	42,474

Floorplates have been measured in accordance with RICS Code of Measuring Practice (6th Edition). The IPMS measurement is available upon request.

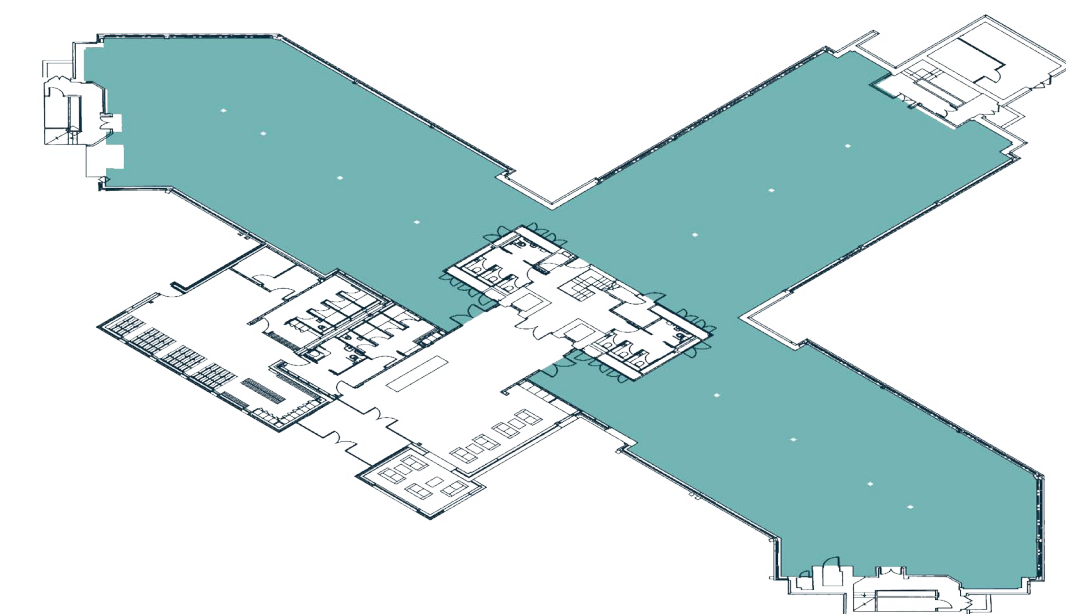
2ND FLOOR



1ST FLOOR



GROUND

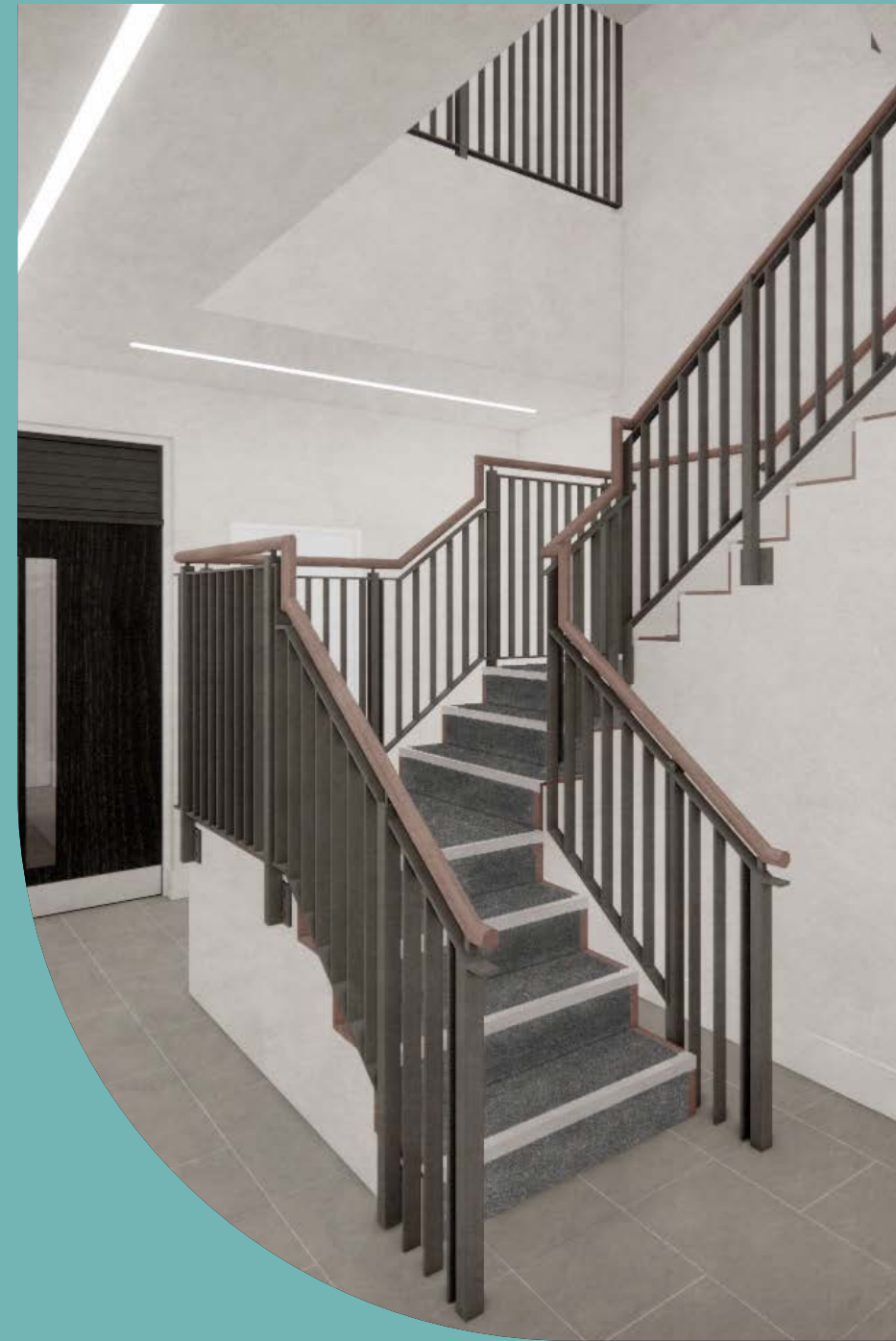


Refurbish, Not Rebuild

Broadway Two will be able to run for nearly 24 years before it equals the embodied carbon impact of demolition and construction of a new office build - cutting down on your office carbon footprint from the day you move in.

At Broadway Two, we
have added or refurbished:

- ➔ Stair cores
- ➔ Superloos
- ➔ Break out space
- ➔ Cycle storage
- ➔ Reception
- ➔ External facilities



Sustainability

Maximising the use of the latest low and zero carbon technology (LZCT), reducing waste, and enabling active travel are just a few of the steps we're taking towards meeting internationally accepted sustainability standards.

Across the park, planting and landscaping will help native species and their habitats to flourish in the surrounding area. Green roofs and cladding will contain appropriate seed mixes for the area to further increase biodiversity.

Exceeding BREEAM standards, cycle storage, maintenance and shower facilities make this a desirable work destination for active commuters. EV charging is available across the site for anyone reducing their personal carbon footprint.



Air

A full fresh air system with a focus on indoor air quality monitoring and a minimum of 12 l/s/person in the workspace and open plan areas.



Light

Lighting and emergency lighting throughout the workspace areas will utilise the latest LED technologies and integral lighting.



Solar

Onsite low and zero carbon technology (LZCT) - battery-optimised solar PV - contributing to a targeted EPC rating of A.



Water

Recycling and reuse of water whenever possible to reduce water waste.



Sound

Ensuring the building's acoustic performance (including sound insulation) meets the appropriate standard for its occupants' purpose.



Travel

An interchange hub to active travel and sustainable public transport connections for easy access to the city centre, Edinburgh Airport and local amenities.



Heat

Heating and cooling is delivered to the open plan spaces via VRF Air Source Heat Pump systems (ASHP). Our ASHP systems help to lower Broadway Two's carbon footprint by utilising renewable, natural sources of heat: air.



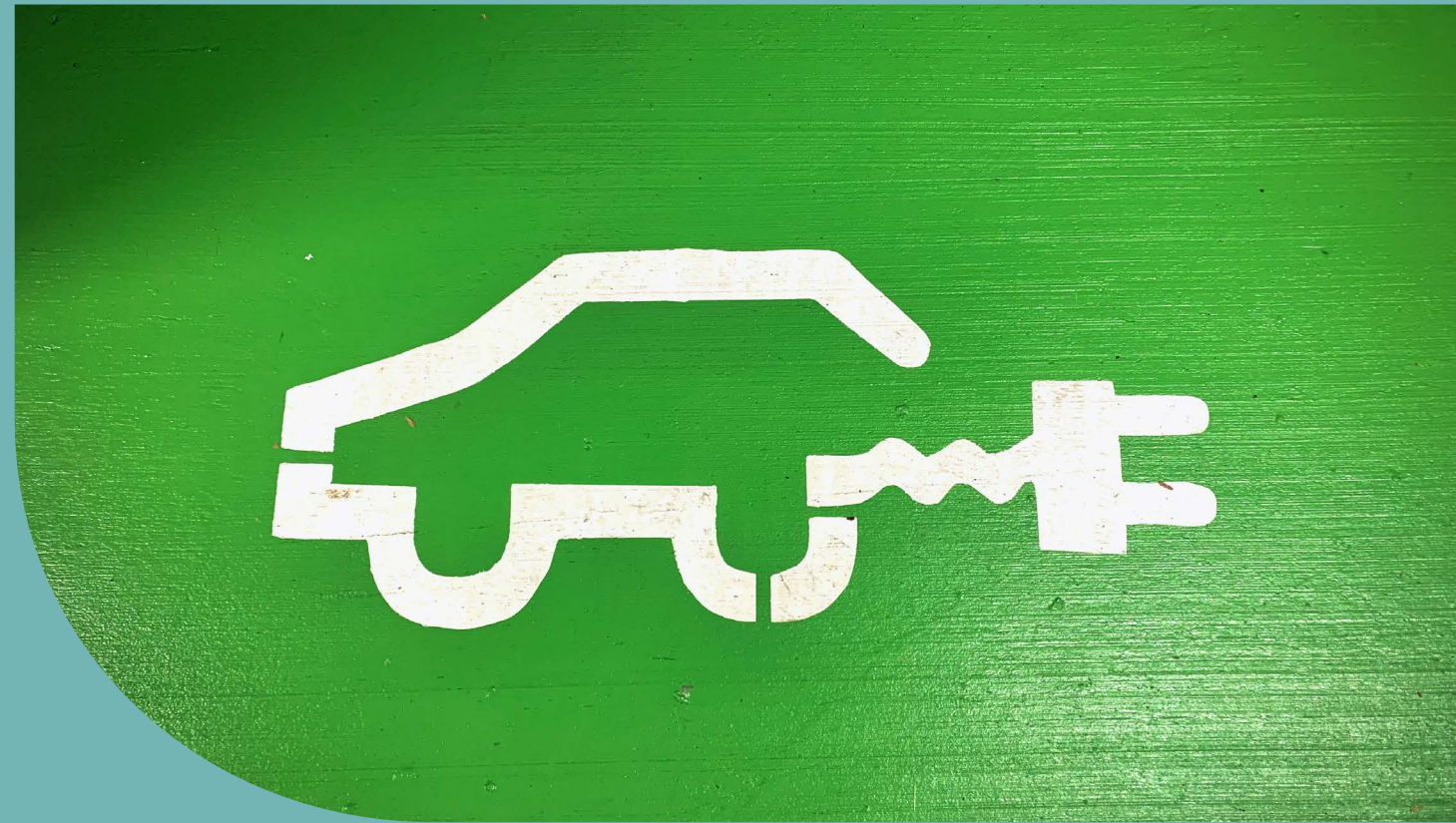
Biodiversity

Signatory to the Edinburgh Pollinator Pledge with the creation of bee corridors, and improved landscaping to incorporate native plant species.

Health and Wellbeing

Your people are your greatest asset. The excellence embedded throughout Broadway Two will elevate your credentials in the world of flexible working, ensuring you attract and retain the team you need to grow and succeed.

Broadway Two offers premium facilities to support employee wellbeing and takes practical steps to help make being active part of everyone's working day.



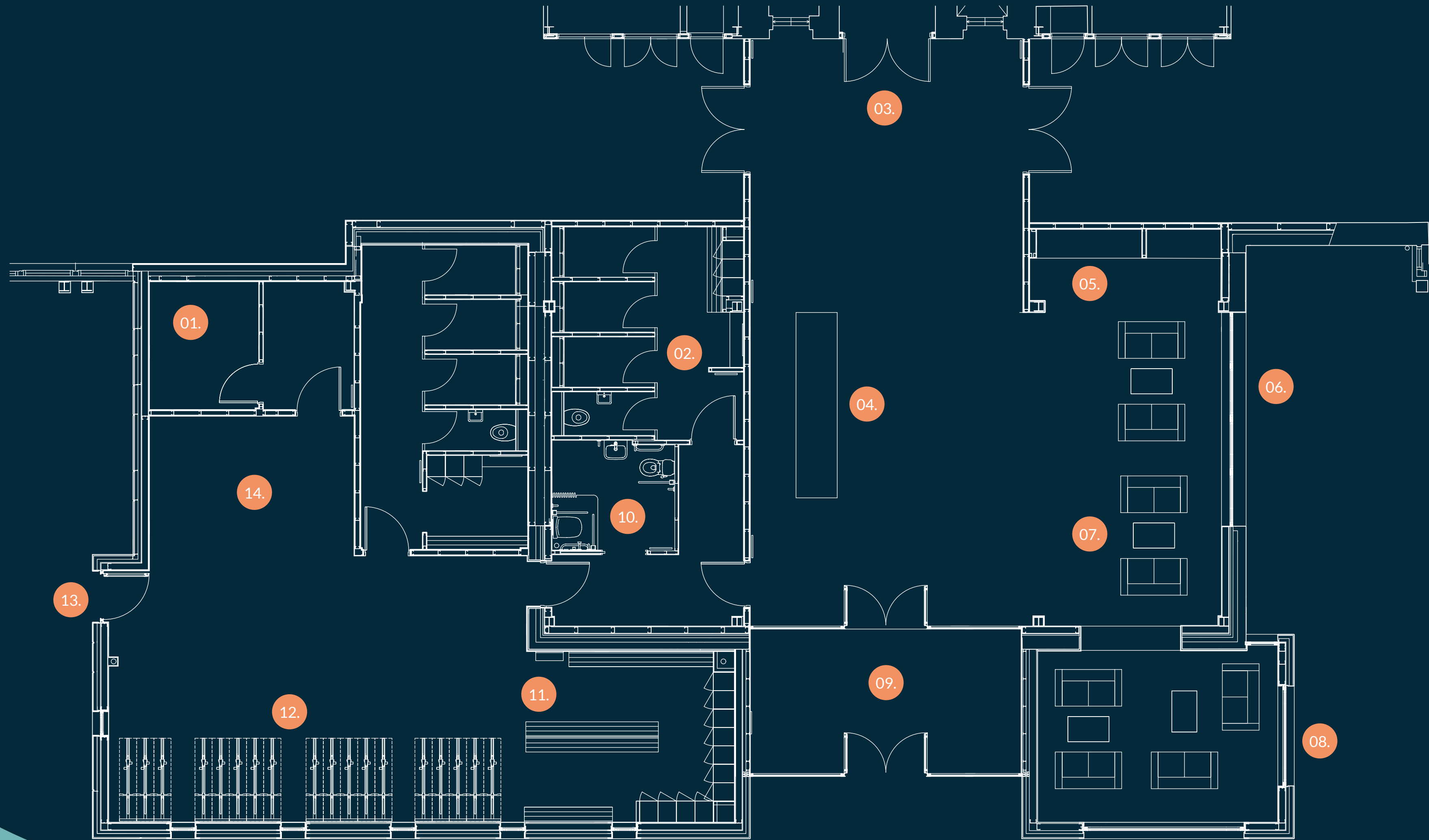
'1km a day' active route

Stretch your legs at lunchtime and get back to nature with our 1km route around the wider park. Designed to encourage activity throughout the day, you'll walk through landscaped grounds that boost local biodiversity and reap the benefits of spending time in nature.

Active Travel

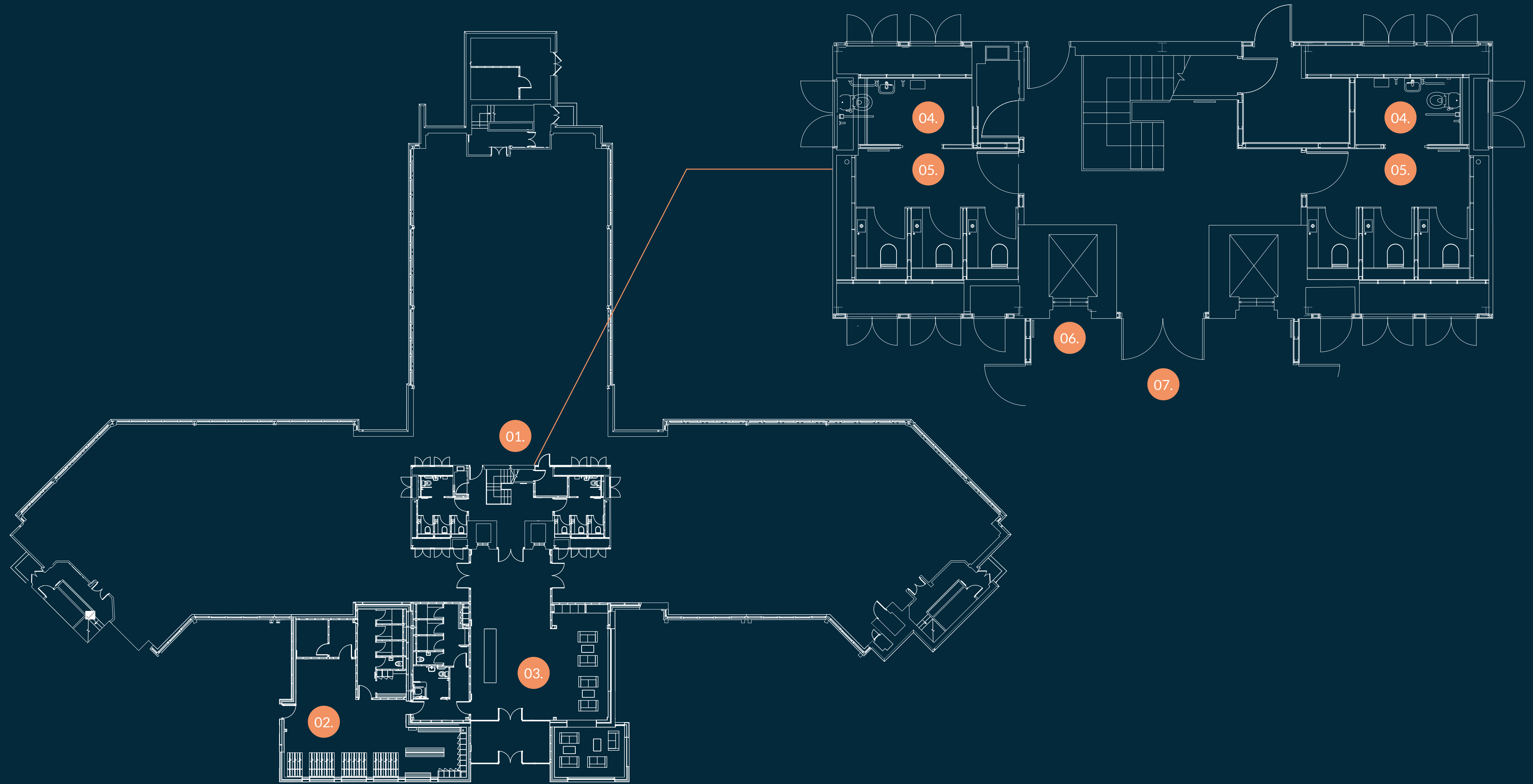
Broadway Two is an appealing low carbon destination for the modern commuter. It makes cycling an appealing choice, while EV charging for your electric vehicle further supports those looking to reduce their carbon footprint.





- 01. DRYING ROOM
- 02. SHOWERS, CHANGING & LOCKERS
- 03. LIFT LOBBY
- 04. NEW RECEPTION
- 05. COFFEE BAR
- 06. WINDOWS
- 07. SEATING AREA
- 08. BREAK-OUT AREA
- 09. RECONFIGURED ENTRANCE
- 10. ACCESSIBLE WC / SHOWER
- 11. BENCHES & LOCKERS
- 12. CYCLE PARKING
- 13. CYCLE ENTRANCE
- 14. REPAIR STATION

Ground Floor Extension



- 01. REFURBISHED CORE
- 02. NEW SINGLE STORY EXTENSION
- 03. NEW RECEPTION AREA
- 04. ACCESSIBLE WC / SHOWER
- 05. SUPERLOOS
- 06. STAIRS
- 07. RECONFIGURED ENTRANCE

Flexible workspace

Office floorplan (all floors)

Located in Edinburgh's West business district

Broadway Two is an interchange hub to active travel and sustainable public transport connections, easily reached by road, rail, bus, tram and cycling.

The Park is within walking distance of several hotels and The Gyle Shopping Centre, which is home to an exciting array of shopping and dining options. Well linked by a variety of transport options, Broadway Two is sustainably situated for all your business needs.



1. Close to Edinburgh Airport

Fast and frequent public transport to the airport, linking you with national and international destinations.

2. Supports active travel

Broadway Two will benefit from The West Edinburgh Link project which focuses on the renovation of walking and cycling routes to encourage active travel.

3. Superb local amenities

Hotel accommodation, gyms and retail options are all within easy reach of the Park.

Transport links & local amenities

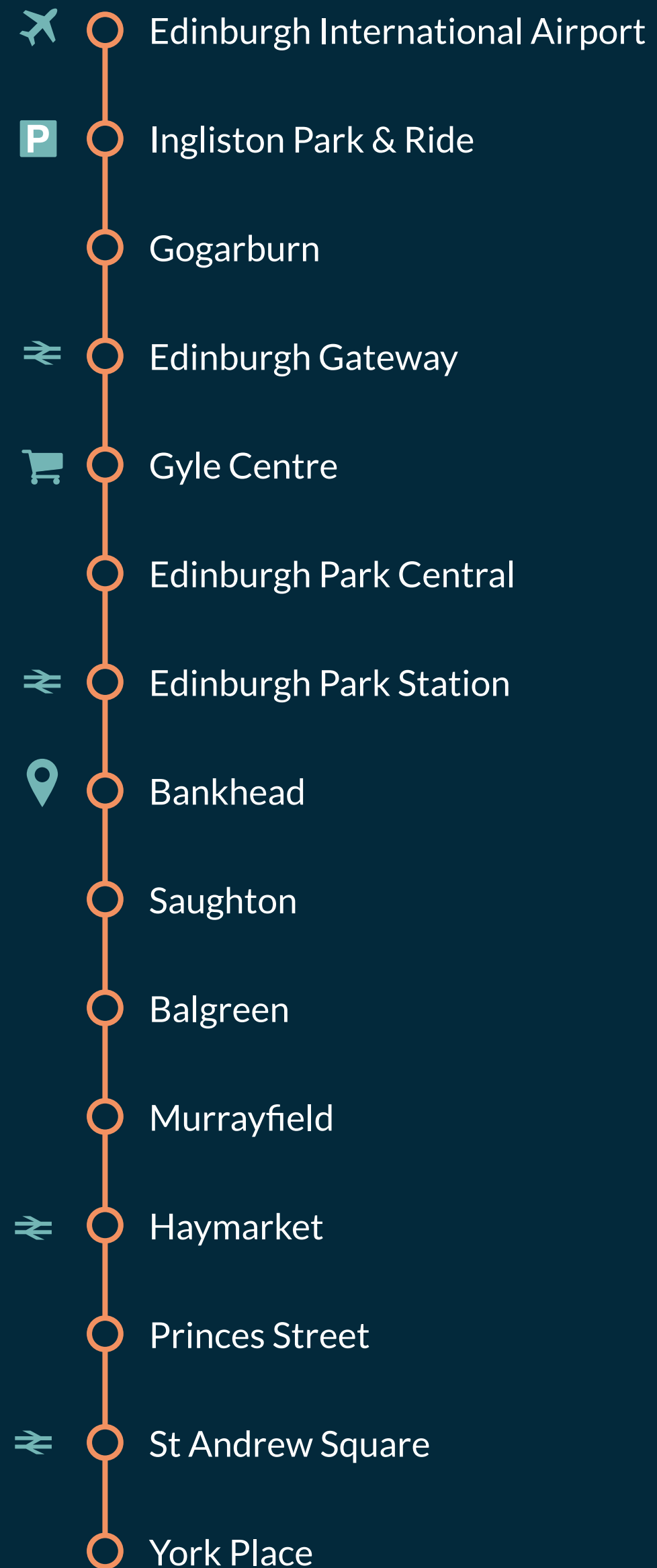
Broadway Two is easily accessible from both Edinburgh City Centre and the airport, benefiting from a range of local amenities and Edinburgh's award-winning Tram and Bus network.

South Gyle and Edinburgh Park railway stations offer easy access to the city centre and onward travel around the country, while the nearby link to Edinburgh's tram network provides additional routes to the city and the airport.

Edinburgh's popular and affordable bus network is also on the doorstep, providing a sustainable connection with communities across the city.

The renovation of walking and cycling routes as part of the West Edinburgh Link project encourage active travel, in combination with the nearby National Cycle Route 754, and make the site easily accessible by bicycle.

Tram Line:



→ Edinburgh

- The capital city of Scotland has a population of circa 524,930.
- Outside of London, Edinburgh invites more overseas visitors per year than any other UK city.
- The city claims to have more green space than any other UK city.

→ Transport

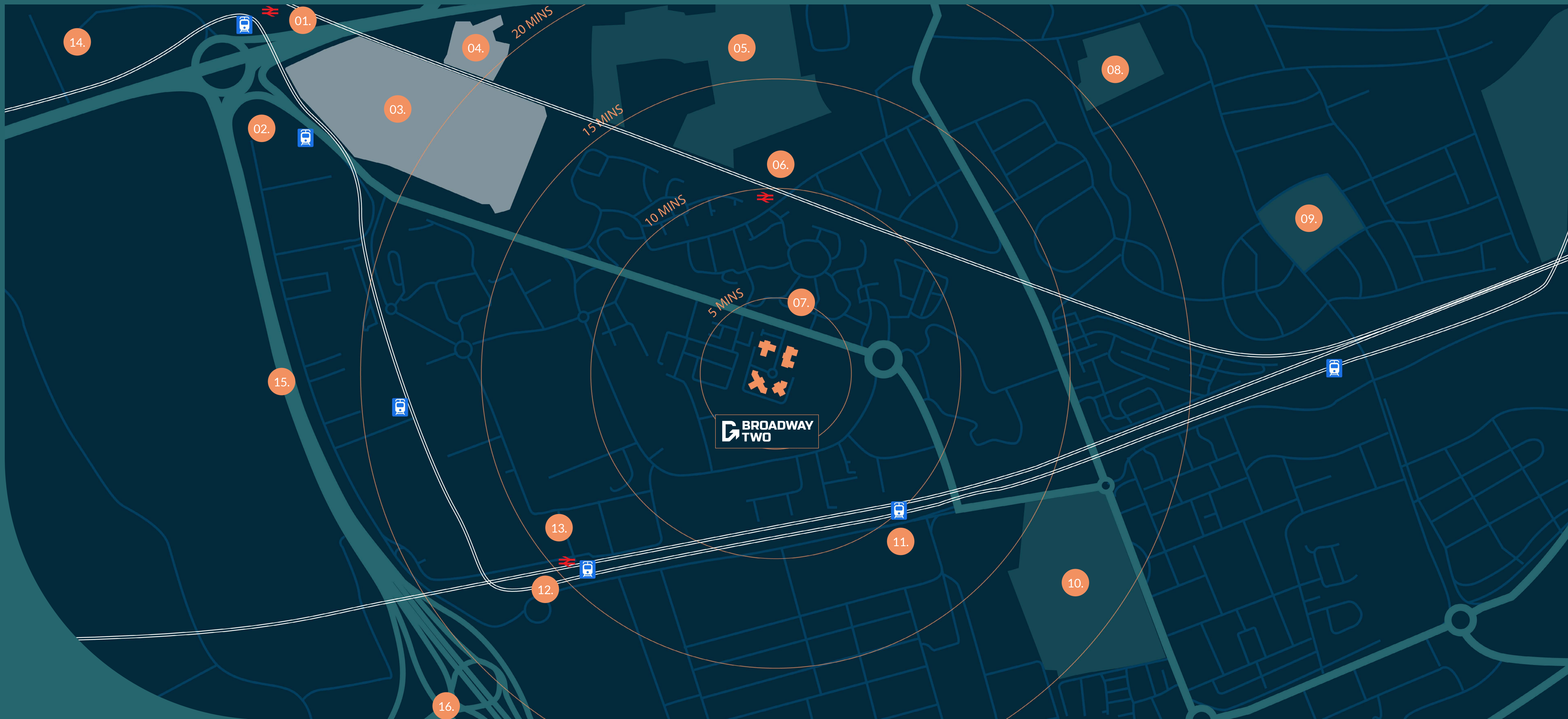
- South Gyle Wynd bus stop: 5 min walk
- South Gyle Station: 8 min walk
- City centre: 27 min cycle
- Bankhead Tram stop: 12 min walk
- Edinburgh Park Railway Station: 20 min walk
- Edinburgh Airport: 8 min car journey

→ Amenities

- The Gyle Shopping Centre, including a large supermarket and restaurants: 15 min walk
- Premier Inn Edinburgh Park: 20 min walk
- Hotel Ibis: 20 min walk

→ Sports and Fitness

- David Lloyd Club: 16 min walk
- Energize Fitness and Health Club: 15 min walk



- 01. EDINBURGH GATEWAY STATION
- 02. IBIS HOTEL
- 03. GYLE SHOPPING CENTRE
- 04. EDINBURGH MARRIOTT
- 05. GYLE PARK
- 06. SOUTH GYLE STATION
- 07. SOUTH GYLE WYND BUS STOP
- 08. ST MARGARETS PARK
- 09. UNION PARK
- 10. SIGHTHILL PARK
- 11. BANKHEAD TRAM STOP
- 12. EDINBURGH PARK STATION
- 13. PREMIER INN EDINBURGH PARK
- 14. EDINBURGH AIRPORT
- 15. A720
- 16. M8

Located in Edinburgh Park

Near the Heart of Edinburgh

🚆 10 mins by train to Edinburgh City Centre

🚗 30 mins by car to Edinburgh



‘The most liveable city in the world’

In 2018, Edinburgh was named the best city to live in the world ahead of London, Paris, Singapore and Stockholm thanks to its low crime rate, high levels of education and the overall health of its workforce, according to a study by global consultancy Arcadis Sustainable Cities Index.

Citizen Centric Cities: The Sustainable Cities Index, 2018

Edinburgh named best British city for business outside of London

“Edinburgh received top billing for being a “vibrant, future-facing city”, that boasts a strong economy and business base, a highly productive and skilled workforce, a track record of innovation and a “much-vaunted quality of life”.

The Scotsman, 2022



Air



Water



Biodiversity



Light



Movement



Thermal
Comfort



Sound



Materials



Mind



Community

Why Choose a Refurbished Office?

A choice of Broadway Two over a new build is a choice to reduce overall embodied and operational carbon and improve health and wellbeing.

As a rule, a typical commercial new build will mean between 1000-1500 kgCO₂e/m² embodied carbon during its construction. Over 60% of this embodied carbon figure is due to the building's substructure, frame, upper floors and roof.

However, as these elements are retained within the building, the heavy upfront toll of embodied carbon associated with them is avoided. The residual 40% of potential embodied carbon is mitigated and designed to be as low as possible in line with Edinburgh and the Scottish Government's guidance – Broadway Two drives this into the fabric of the new work hub.

This in effect means that the refurbished building has saved enough carbon to operate for 23.5 years compared to a new build.

Choosing a refurbished building such as Broadway Two correlates to a saving of more than half of the embodied carbon footprint associated with a new build.

Carbon Reduction

- ➔ **Reduction of Energy Use and CO₂ Emissions** – providing reductions in operational energy demand, primary energy consumption and carbon emissions – Targeting EPC Rating of A.
- ➔ **Energy Monitoring** – Building Management System with metering systems to efficiently monitor and control the central plant and equipment.
- ➔ **Low Carbon Design** – Heating and cooling via individual pipe VRF electrical Air Source Heat systems with integral heat recovery.
- ➔ **External Finishes** – Black mineral paint is a sustainable method of achieving an improved finish to existing brick work, with minimal change to current maintenance requirements, while maintaining required levels of permeability and other key characteristics of the brick.
- ➔ **Energy Efficient Transportation Systems** – specification of energy efficient transportation systems via new energy efficient lifts.
- ➔ **Energy Efficient Equipment** – reducing the building's unregulated energy load using energy efficient equipment to ensure optimum performance and energy savings in operation, these include sensor taps.
- ➔ **Low Carbon Travel** – Location acts as an interchange hub to non car travel via bus, tram and train stops close by.
- ➔ **Lighting** – lighting and emergency lighting throughout the workspace utilising the latest LED technologies.

Health & Wellbeing

- ➔ **Visual Comfort** – maximising good daylight, artificial lighting and occupant controls ensuring best practice in visual performance and comfort for the occupant.
- ➔ **Indoor Air Quality** – recognising and encouraging a healthy internal environment through the specification and installation of appropriate ventilation, equipment and finishes BCO compliant.
- ➔ **Thermal Comfort** – ensuring that appropriate thermal comfort levels are achieved through design, and controls are selected to maintain a thermally comfortable environment for the occupant.
- ➔ **Acoustic Performance** – ensuring the building's acoustic performance including sound insulation meet the appropriate standards for its occupant's purpose.
- ➔ **Safety and Security** – recognising and encouraging effective measures that promote safe and secure use and access to and from the building via an updated fire detection, alarm system, access control, and CCTV.
- ➔ **Active Travel** – significant provision of secure bicycle storage, changing rooms, lockers and energy efficient showers.



Ready to get in touch?



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All images contained within this brochure and the associated website are indicative of the facilities that will be available at Broadway Two.