

CLAWSON

DESIGN

Broadside

2 Powderhall Road / Edinburgh / EH7 4GB

Broadside is a 35,000 sq ft office building providing high quality accommodation over three levels. The common parts and available accommodation have recently undergone extensive refurbishment ensuring Broadside offers striking contemporary space at a competitive pricing level. Broadside also offers 44 covered bike parking spaces and a car parking ratio of 1:729 sq ft.

Situated in the vibrant Canonmills district of Edinburgh, Broadside offers a location with the best of both worlds; a tranquil setting alongside the Water of Leith, Royal Botanic Gardens and extensive public parkland with easy access to the extensive amenities of the city centre.

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EDINBURGH

BROADSIDE



The refurbished entrance and common parts at Broadside provide a warm and welcoming first impression for staff and visitors to the building. With a 3-storey glazed atrium at one end and a curved glazed brick wall at the other, the main lobby areas are flooded with natural light which is further enhanced by contemporary lighting and high quality finishes throughout.

The floor configuration at Broadside ensures that all of the office suites benefit from high levels of natural light.

The Second Floor West suite provides a stunning outlook on all elevations including superb uninterrupted views towards Edinburgh Castle. The Ground Floor East suite offers a self-contained suite with existing fit-out in situ which could be retained or stripped back to open plan configuration.

Due to its self-contained nature, the ground floor east could potentially suit a variety of alternative uses.

BRIGHT

SIDE



Second Floor (West)

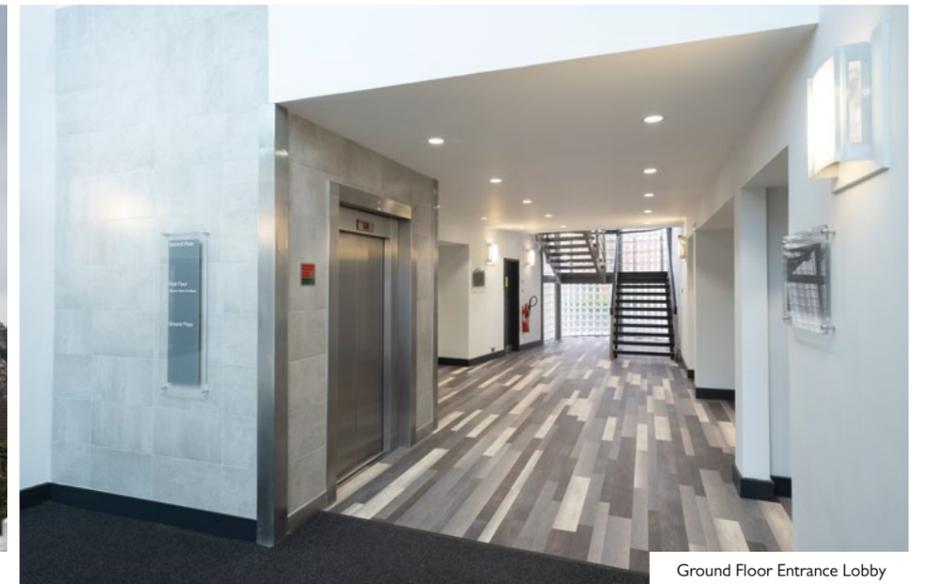
BROADSIDE



Building Entrance and GF East suite



View to Edinburgh Castle from Second Floor



Ground Floor Entrance Lobby

Broadside's location provides easy access to an abundance of green spaces including the Water of Leith, Inverleith Park, Royal Botanic Garden and St Mark's Park. Proximity to this diverse range of outdoor areas ensures Broadside offers excellent wellness opportunities to employers and employees. All within a stone's throw of the city centre.

The area is home to numerous well established organisations which is testament to the range of amenities, excellent connectivity and superb environment the location offers.

MOVE

PARK SIDE



CURRENT OCCUPIERS

- Citizens Advice Scotland
- Ion
- Unison
- Lyon & Turnbull

NEIGHBOURING OCCUPIERS

- | | |
|----------------------------------|---|
| 01. Poppyscotland | 12. Trainline, Craneware, FNZ, GE Energy, Dexcom, AECOM, Zonal, Blackcircles, STMicroelectronics, SecureWorks |
| 02. ION | 13. Royal London |
| 03. Nordoff Robbins | 14. McEwan Fraser |
| 04. KAL | 15. Cairn Housing Association, SNIPEF |
| 05. AH & Co | 16. Lothian Buses |
| 06. Petroleum Experts | 17. SCVO |
| 07. Osprey Holidays | 18. Italian Consulate |
| 08. Seafish | |
| 09. Myeloma UK | |
| 10. Accountancy Assured | |
| 11. Edinburgh School of Language | |

LEISURE / RETAIL

- | | |
|-----------------------------------|----------------------------------|
| 01. Tesco/Costa Coffee | 13. Coffee Angel |
| 02. Lidl | 14. Loon Fung Restaurant |
| 03. Crumbs Café | 15. The Orchard Bar & Restaurant |
| 04. Alien Bloc | 16. Betty and George |
| 05. CrossFit MTS | 17. F45 Training |
| 06. Busy Bees Nursery | 18. The Ox |
| 07. Spitaki Greek Taverna | 19. Pickles |
| 08. Edinburgh Bicycle Cooperative | 20. L'Escargot Bleu Restaurant |
| 09. The Bluebird Café | 21. Artisan Roast |
| 10. Brandon's of Canonmills | 22. Söderberg Bakery |
| 11. Mana Poke | 23. The Bearded Baker |
| 12. New Chapter Restaurant | |

CONNECTIVITY

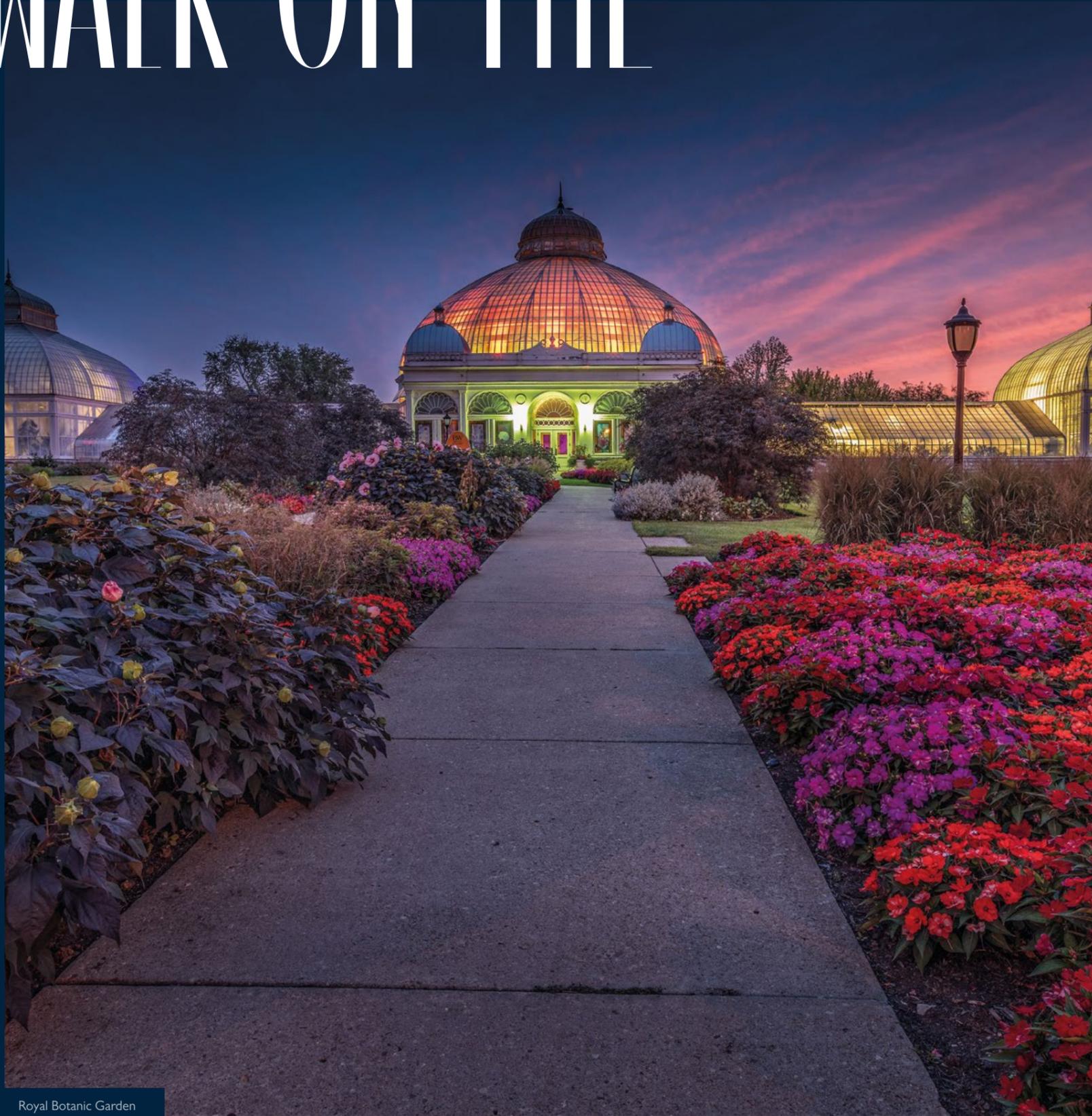
Broadside is easily accessed courtesy of various bus routes that run conveniently nearby with York Place tram stop and Waverley Station both within easy walking distance. For those arriving by car, 19 spaces are available onsite with a car parking ratio of 1:1,002 sq ft along with 44 covered bike racks and access to showers and changing facilities.

- Road Network
- Bus Route 8
- Bus Route 23 & 27
- Bus Route 36
- Tram
- National Cycle Route 75

Within a few minutes' walk of Broadside lies an eclectic mix of coffee shops, bars, restaurants and independent retailers.

WALK ON THE

WILD SIDE



Royal Botanic Garden



INSIDE

TRACK

Broadside offers an excellent specification and available accommodation is as detailed below:

Floor	SQ FT	SQ M
Second (West)	4,635	431
Ground (East)	3,386	315
Total	8,021	746

11 car spaces available at a ratio of 1:729 sq ft.
Two electric car charging points are also provided.

Specification

Common Areas

- Refurbished full height reception foyer with feature pendant lighting
- New male, female and accessible toilets throughout
- New shower facilities
- LED lighting throughout
- New floor, wall and ceiling finishes throughout
- Secure bike store including 44 bike racks

Accommodation

- Open plan layout
- LED lighting
- New suspended ceiling grid
- New carpeting
- Superb natural lighting
- EPC rating of 'C'

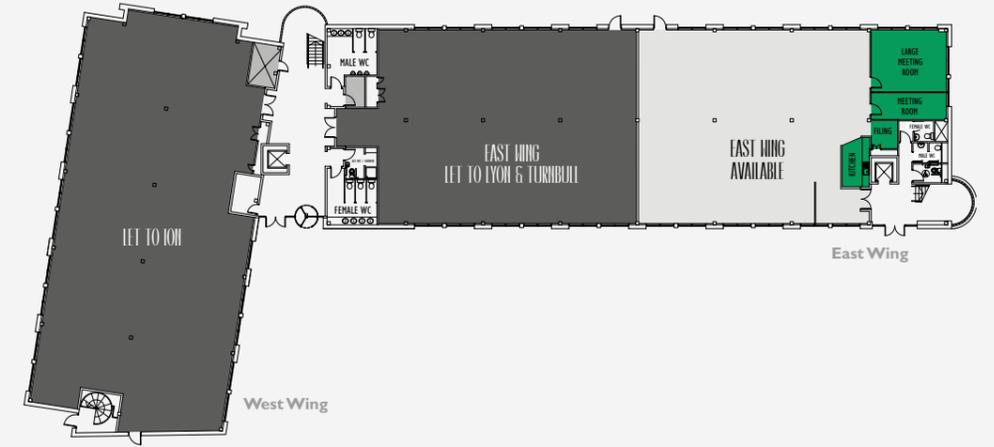
Ground Floor

3,386 sq ft

Existing fit-out

Benefits from an existing fit-out comprising of:

- 2 x meeting rooms
- Kitchen
- Store
- The fit-out can be retained or removed as part of a letting



Second Floor

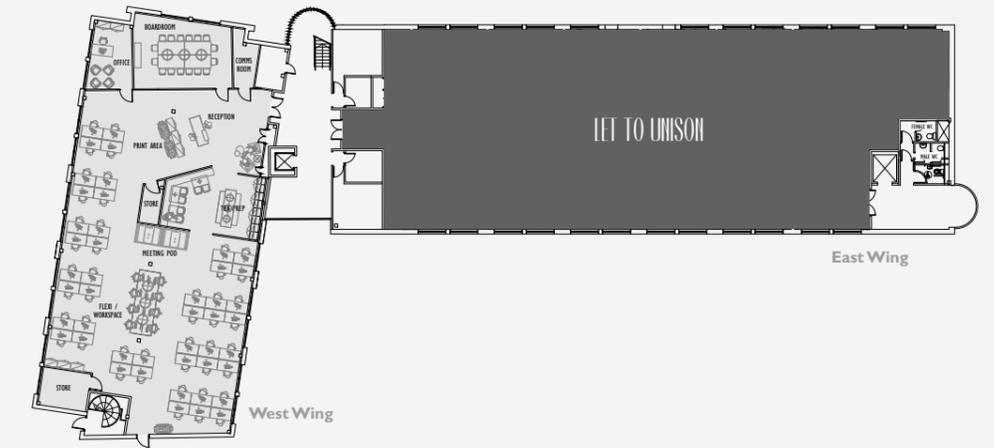
4,635 sq ft



Second Floor - Tech Layout

West Wing

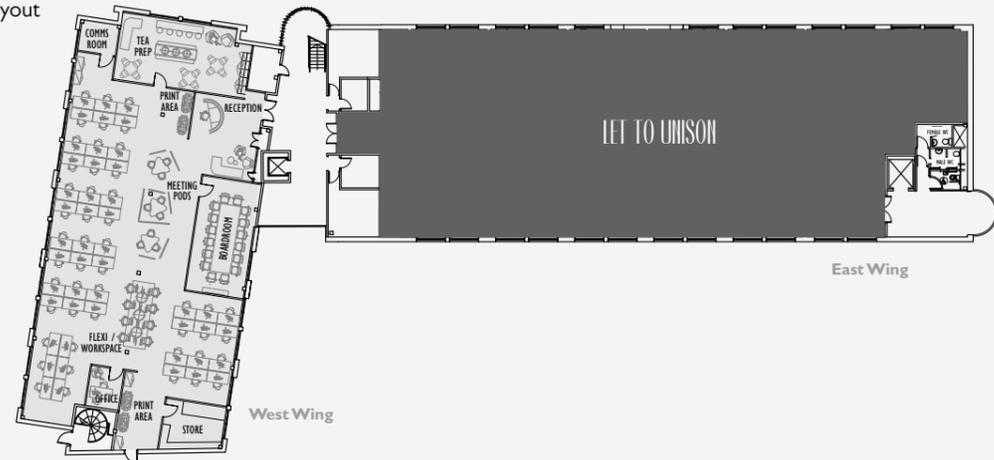
- 46 x desks
- 1 x reception / waiting area
- 16 x person large meeting room
- 1 x office
- 2 x stores
- 1 x comms room
- 1 x tea prep
- 2 x copy / print areas
- 2 x meeting pods



Second Floor - Professional Layout

West Wing

- 48 x desks
- 1 x reception / waiting area
- 16 person boardroom
- 3 x small meeting pods
- 1 x office
- 1 x store
- 1 x comms room
- 1 x 8 person flexi working area
- 2 x copy print areas
- 1 x tea-prep / break-out area



LOOKING TO CHANGE SIDES?

Then please contact the joint letting agents:

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