

THE
GOLD
MANSION
CLIQUE

RESIDENCE


BROADSIDE
EDINBURGH

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 boasts excellent parking ratios with 46 parking spaces as well as 44 covered bike parking spaces.

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.

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.

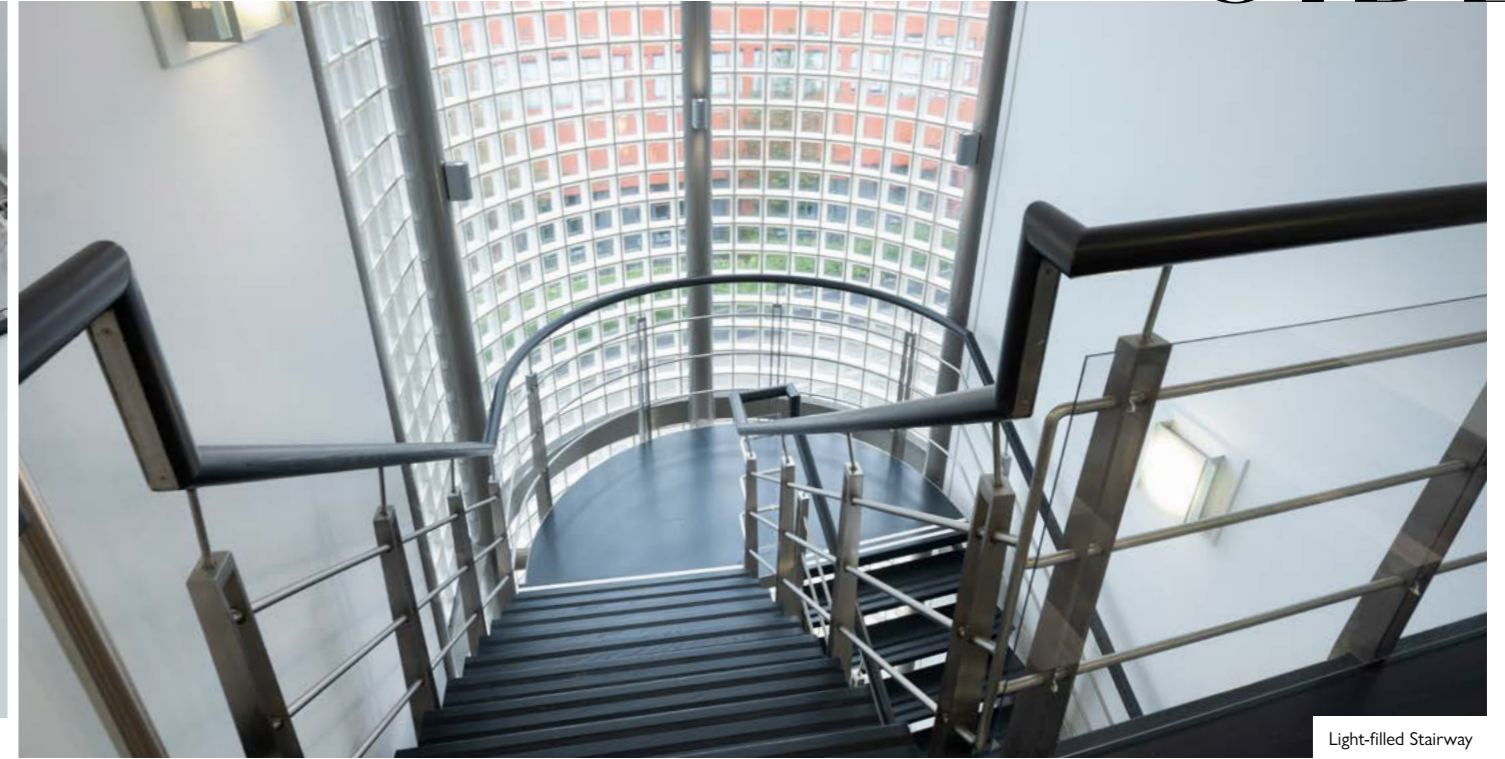
The floor configuration at Broadside ensures that all of the office suites benefit from high levels of natural light. The space on the second floor provides a stunning outlook on all elevations including superb uninterrupted views towards Edinburgh Castle.

BRIGHT

SIDE



Light-filled Atrium



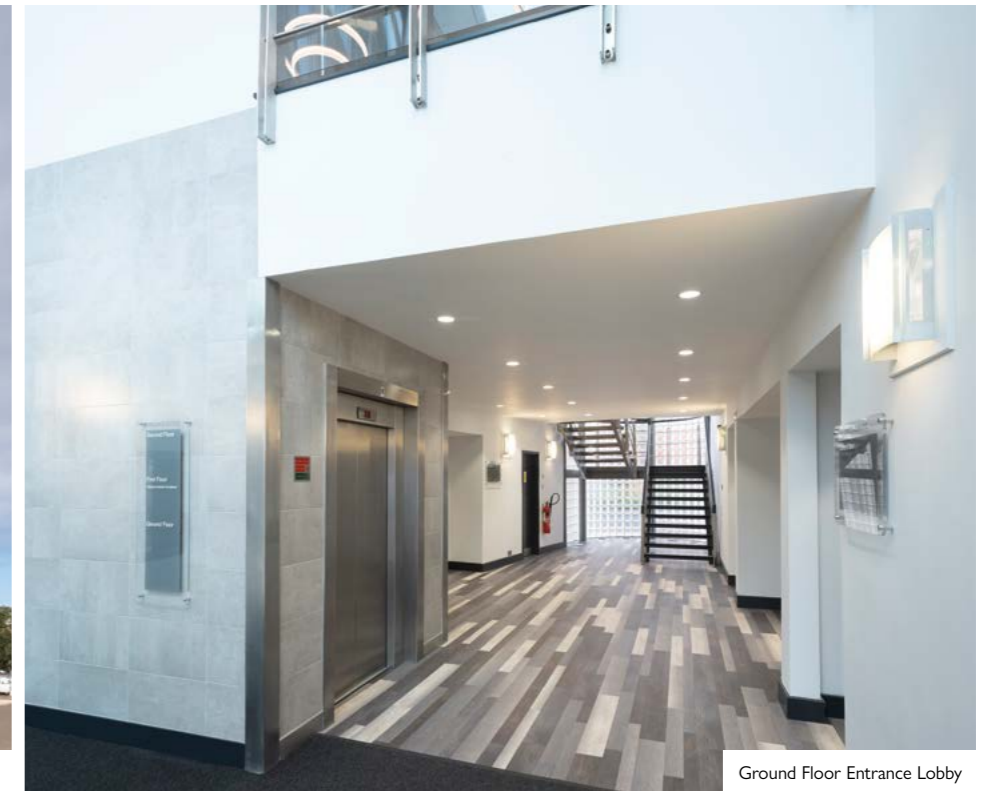
Light-filled Stairway



Building Signage



Building Entrance



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.

Already an established business destination, the area is home to numerous well established organisations which pays testament to the range of amenities, excellent connectivity and superb environment the location offers.

MOVE

PARK SIDE



CURRENT OCCUPIERS

- Lyon & Turnbull
- ION Geophysical
- Unison

NEIGHBOURING OCCUPIERS

- | | |
|-------------------------|---|
| 01. Poppyscotland | 12. Edinburgh School of Language |
| 02. ION | 13. Trainline, Craneware, FNZ, Avaloq, AECOM, Zonal, Blackcircles, STMicroelectronics, SecureVWorks |
| 03. Nordoff Robbins | 14. Standard Life Aberdeen |
| 04. KAL | 15. Royal London |
| 05. ION | 16. McEwan Fraser |
| 06. Petroleum Experts | 17. Cairn Housing Association, SNIPEF |
| 07. Osprey Holidays | 18. Lothian Buses |
| 08. Seafish | 19. SCVO |
| 09. Myeloma UK | |
| 10. Sixt Car Hire | |
| 11. Accountancy Assured | |

LEISURE / RETAIL

- | | |
|-----------------------------------|----------------------------------|
| 01. Tesco/Costa Coffee | 13. Sugar Daddy's |
| 02. Lidl | 14. New Chapter Restaurant |
| 03. Crumbs Café | 15. Coffee Angel |
| 04. Alien Bloc | 16. Loon Fung Restaurant |
| 05. CrossFit MTS | 17. The Orchard Bar & Restaurant |
| 06. The Edinburgh Nursery | 18. Water of Leith Café |
| 07. Spitaki Greek Taverna | 19. Anytime Fitness |
| 08. Edinburgh Capital Apartments | 20. The Ox |
| 09. Edinburgh Bicycle Cooperative | 21. Pickles |
| 10. Canon Court ApartHotel | 22. L'Escargot Bleu Restaurant |
| 11. The Bluebird Café | 23. Artisan Roast |
| 12. Brandon's of Canonmills | 24. Söderberg Bakery |

CONNECTIVITY

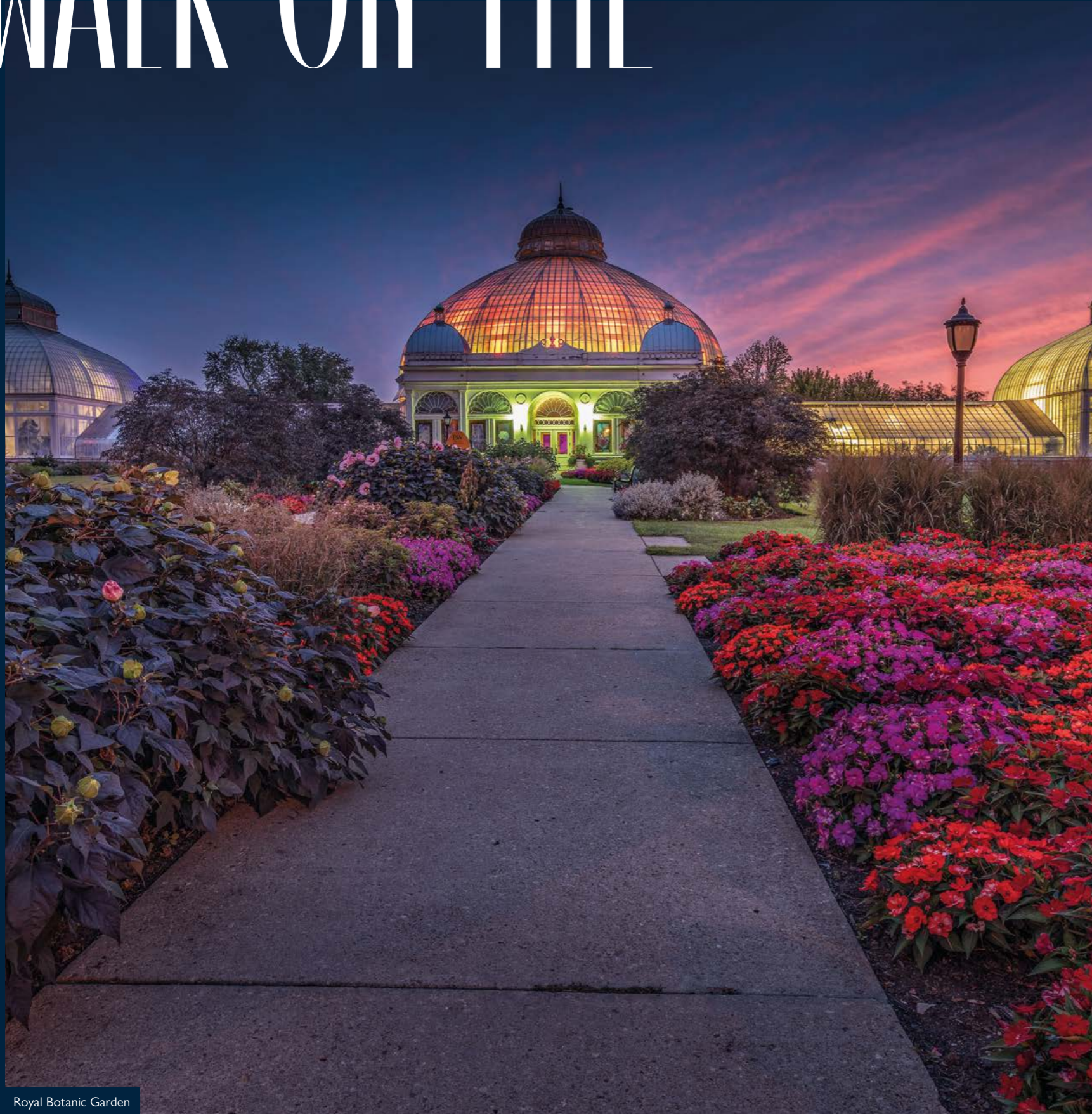
Broadside is easily accessed courtesy of various bus routes that run conveniently nearby with York Place tram stop and Waverley Station both within easy walking distance. For those arriving by car, 19 spaces are available onsite along with 44 covered bike racks and access to showers and changing facilities.

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

Within a few minutes' walk of Braidside 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
Ground (East)	3,386	315
Ground (West)	4,751	441
Total	8,137	756

Dedicated car parking can be provided at a ratio of 1 space per 678 sq ft. Two electric car charging points are also provided.

Specification

Common Areas

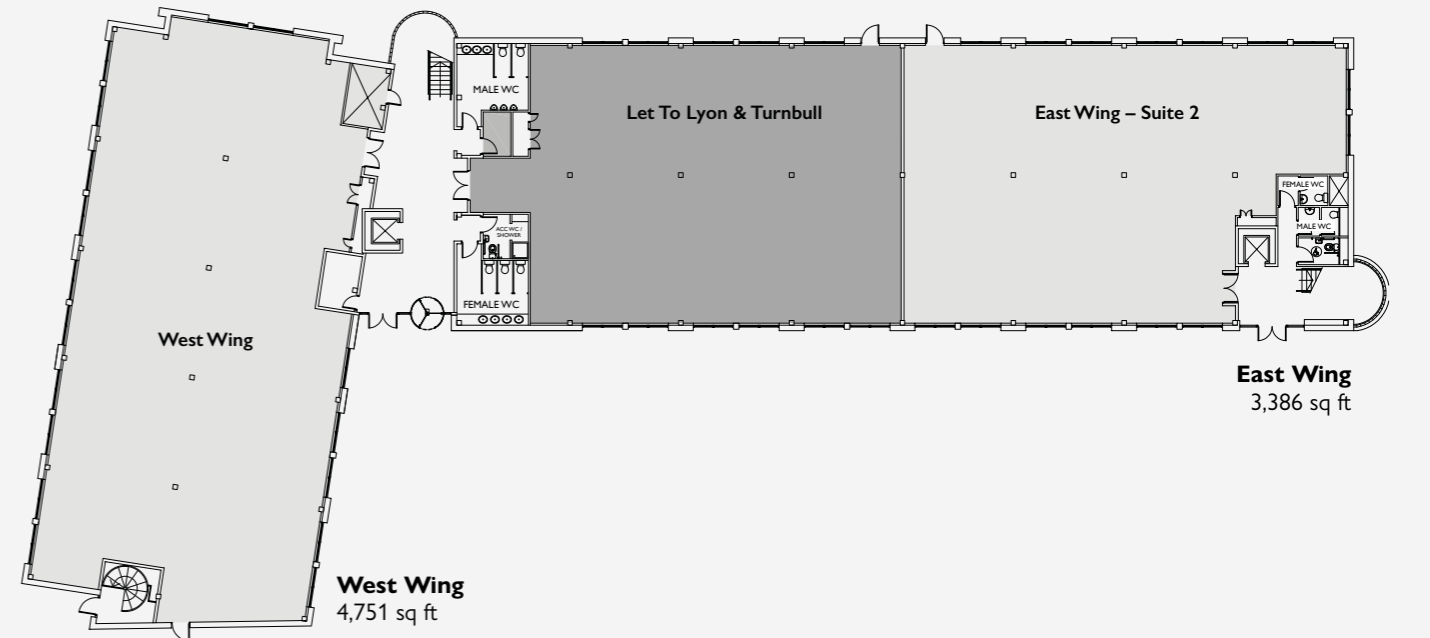
- Refurbished full height reception foyer with feature pendant lighting
- New male, female and accessible toilets throughout
- New shower facilities
- LED lighting throughout
- New floor, wall and ceiling finishes throughout
- Secure bike store including 44 bike racks

Accommodation

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



Ground Floor



LOOKING TO CHANGE SIDES?

Then please contact the joint letting agents:

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