1 BROADWAY PARK

EDINBURGH

BROADEN YOUR HORIZONS

10,015 – 31,524 sq ft of Grade A office space to let

CLICK HERE FOR VIDEO

A NEW PERSPECTIVE

Welcome to 1 Broadway Park. Offering over 31,500 sq ft of prime office space, the building is located in South Gyle in the West Edinburgh business district, which is recognised as Edinburgh's leading out of town business location with superb local amenities and excellent transports links.

1 Broadway Park, situated within a landscaped campus, comprises 4 office pavilions and enjoys the most prominent position overlooking South Gyle Broadway.

LOOK TWICE

Broadway Park is located just off the Edinburgh by-pass (A720) giving direct access to the city of Edinburgh and surrounding area as well as the M8 linking to Glasgow or the central belt of Scotland via the M9 to Stirling. No. 1 benefits from excellent transport links with the Bankhead tram stop just a 10 minute walk from the property and there is a further tram and train link at nearby South Gyle and Edinburgh Park.

- Tram stop
- 1 Heineken UK
- 2 Tesco Bank
- 3 NHS
- 4 Pulsant
- 5 Royal Mail
- 6 Premier Inn Edinburgh Park
- 7 Lloyds Banking Group
- 8 Diageo
- 9 Aegon
- 10 The Gyle Centre

A STEP IN THE RIGHT DIRECTION

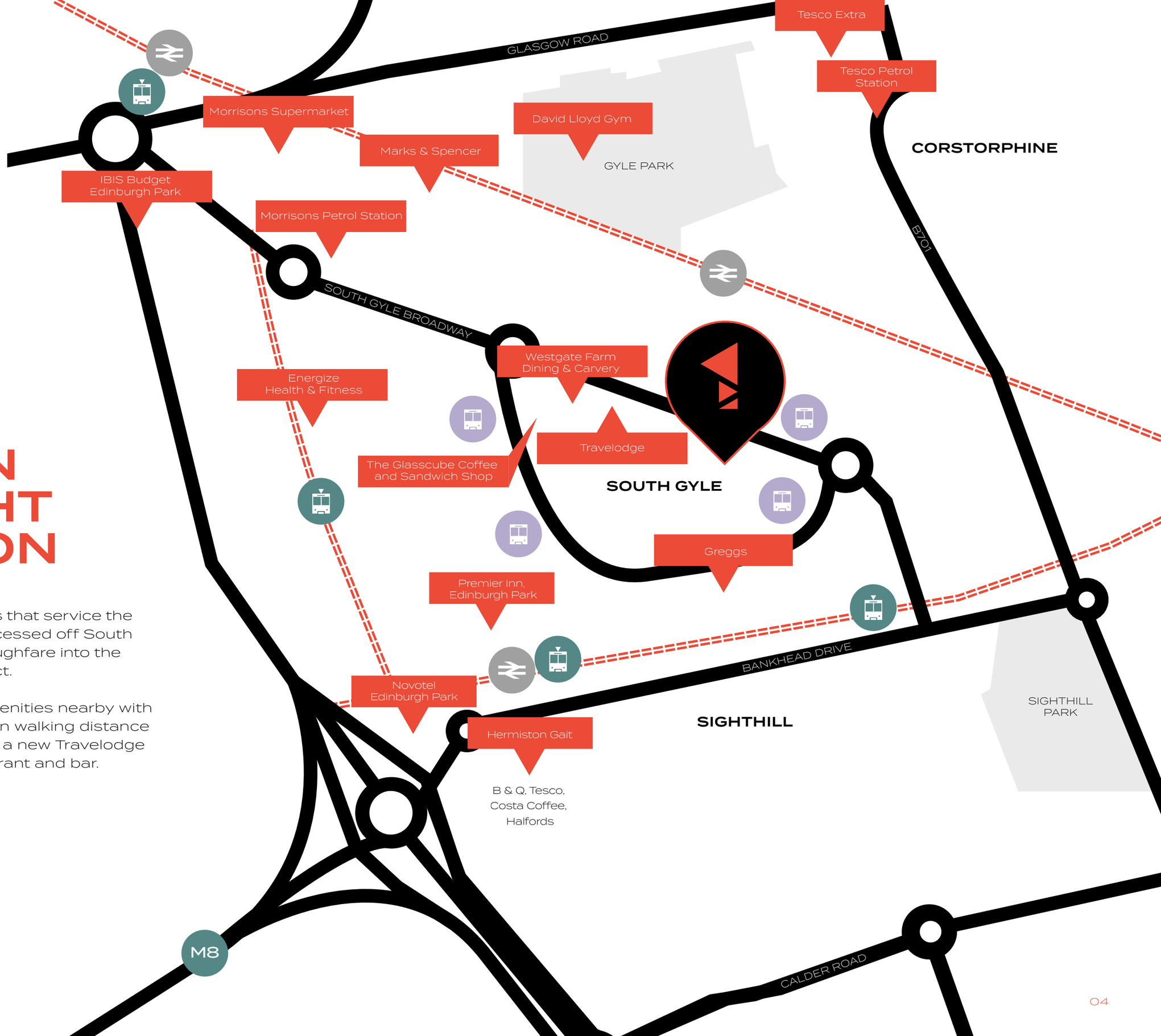
There are also numerous buses that service the location with the park being accessed off South Gyle Broadway, the main thoroughfare into the west Edinburgh business district.

There are an abundance of amenities nearby with the Gyle Shopping Centre within walking distance and just adjacent to the park is a new Travelodge and the Westgate Farm restaurant and bar.

Train stop

Tram stop

Bus stop



ALL THE CONNECTIONS. ALL READY AND WAITING.

AIR

10 MINUTES TO EDINBURGH AIRPORT

Scotland's busiest airport.

TRAM

3 TRAM STOPS WITHIN A CLOSE PROXIMITY

The closest one being less than a 10 minute walk away.

TRAIN

2 RAILWAY STATIONS WITHIN A 10 MINUTE WALK

There are 2 railway stations at South Gyle and Edinburgh Park providing access to Edinburgh's Waverley and Haymarket stations which provide access to West Lothian and Fife.

BUS

4 BUS ROUTES THAT SERVICE SOUTH GYLE

Easy access from across the city.

CAR TRAVEL TIMES FROM NO.1 BROADWAY

South Gyle / Edinburgh Gateway / Edinburgh Park Train Stations	M8	Tesco Extra	Edinburgh Airport	Haymarket Train Station	Edinburgh City Centre / Princes Street Gardens	Waverley Train Station
4 mins	6 mins	8 mins	10 mins	17 mins	20 mins	22 mins

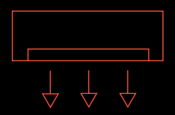
1 Broadway Park — 5 minutes — 10 minutes — 15 minutes — 20 minutes — 25 minutes

103 PARKING SPACES

SPECIFICATION

1 Broadway Park is one of four large standalone office pavilions within Broadway Park and is situated prominently overlooking South Gyle Broadway. It has been comprehensively refurbished and provides excellent modern, open plan space, benefiting from the following specification:

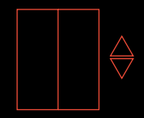
LED lighting



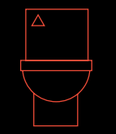
Air conditioning throughout

Circa 600 desks available. Each desk has 4 power outlets and 2 data outlets in tray below desk and 2 power outlets above desk

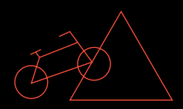
Gas fired central heating in common areas



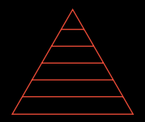
3 lifts servicing the building



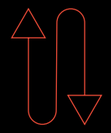
Male, female and disabled WC on each floor



Bike racks



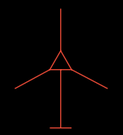
4 stair cores



Secure comms room on every level & Cat 6 cabling

Dedicated drop off point and turning circle

2.66m floor to ceiling height



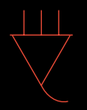
240V 500kVA generator with 888 litre fuel tank (9.45 hours running time at full load)

Suspended celling & raised access flooring

Fully fitted kitchen on every floor

103 parking spaces providing a ratio of 1 per 304 sq ft

Flexible floor plates providing easy subdivision



Incoming power supply has a capacity of 560 kVA (Voltage 415/440 volts)

Shower facilities

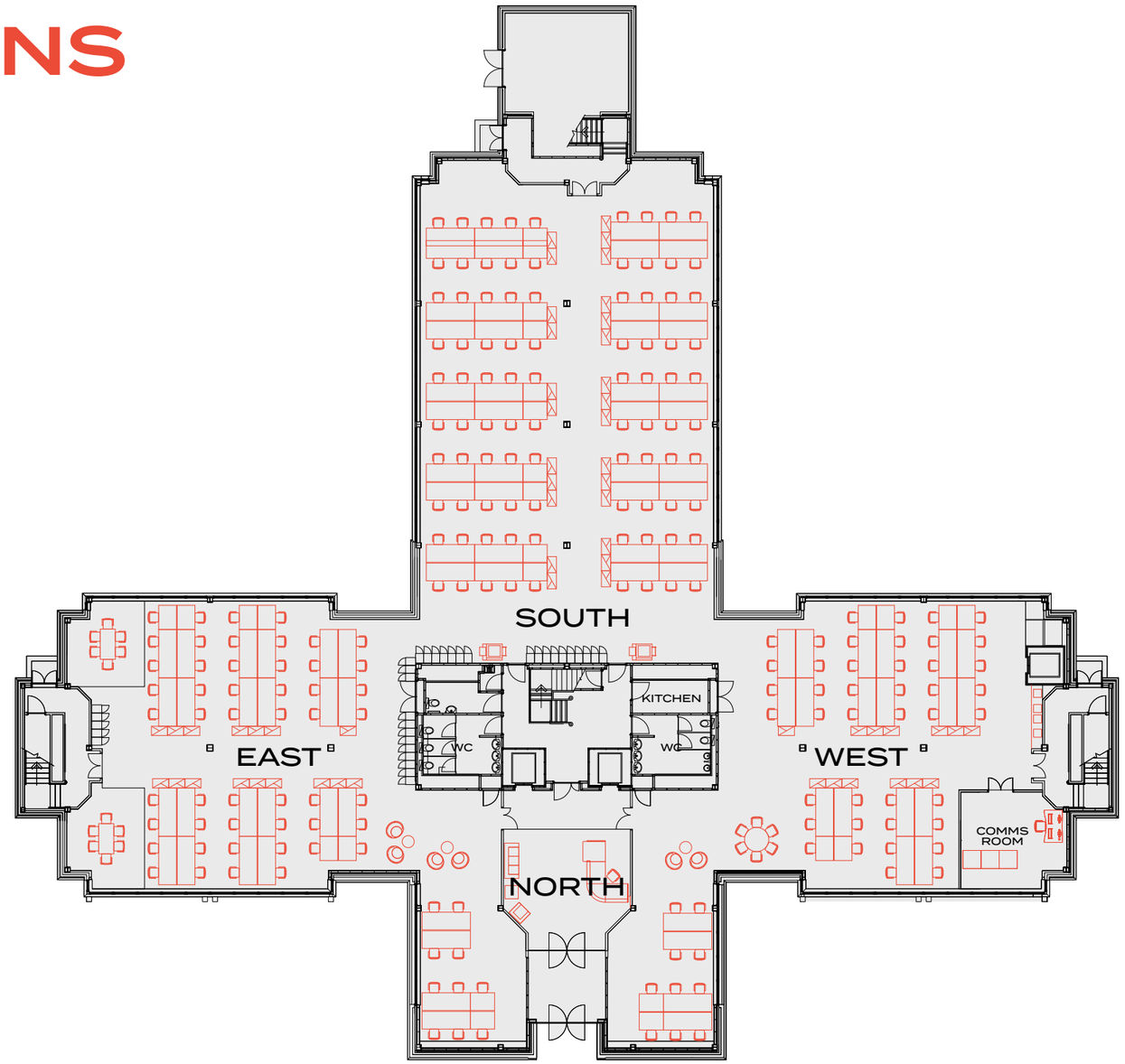
ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following approximate net internal floor areas:-

Floor	sq ft	sq m
2nd	10,456 sq ft	971.42 sq m
1st	10,015 sq ft	930.45 sq m
1st Floor Gallery	287 sq ft	26.66 sq m
Ground	10,061 sq ft	934.72 sq m
Reception	530 sq ft	49.24 sq m
Ground Floor Storage	175 sq ft	16.26 sq m
TOTAL	**31,524 sq ft**	**2,928.75 sq m**

IPMS 3 measurements are available on request.

FLOOR PLANS

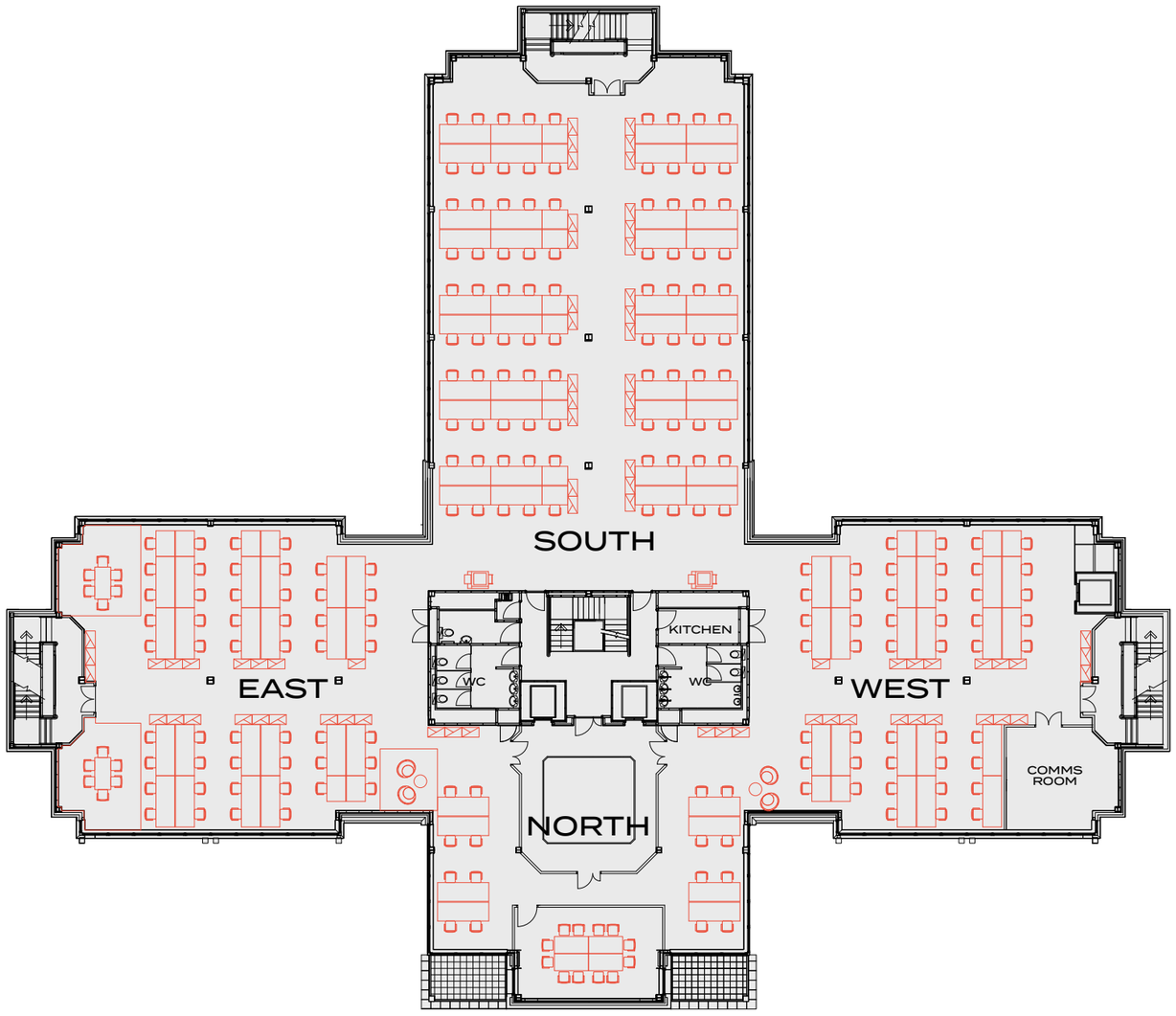


GROUND FLOOR

202

workstations

FLOOR PLANS

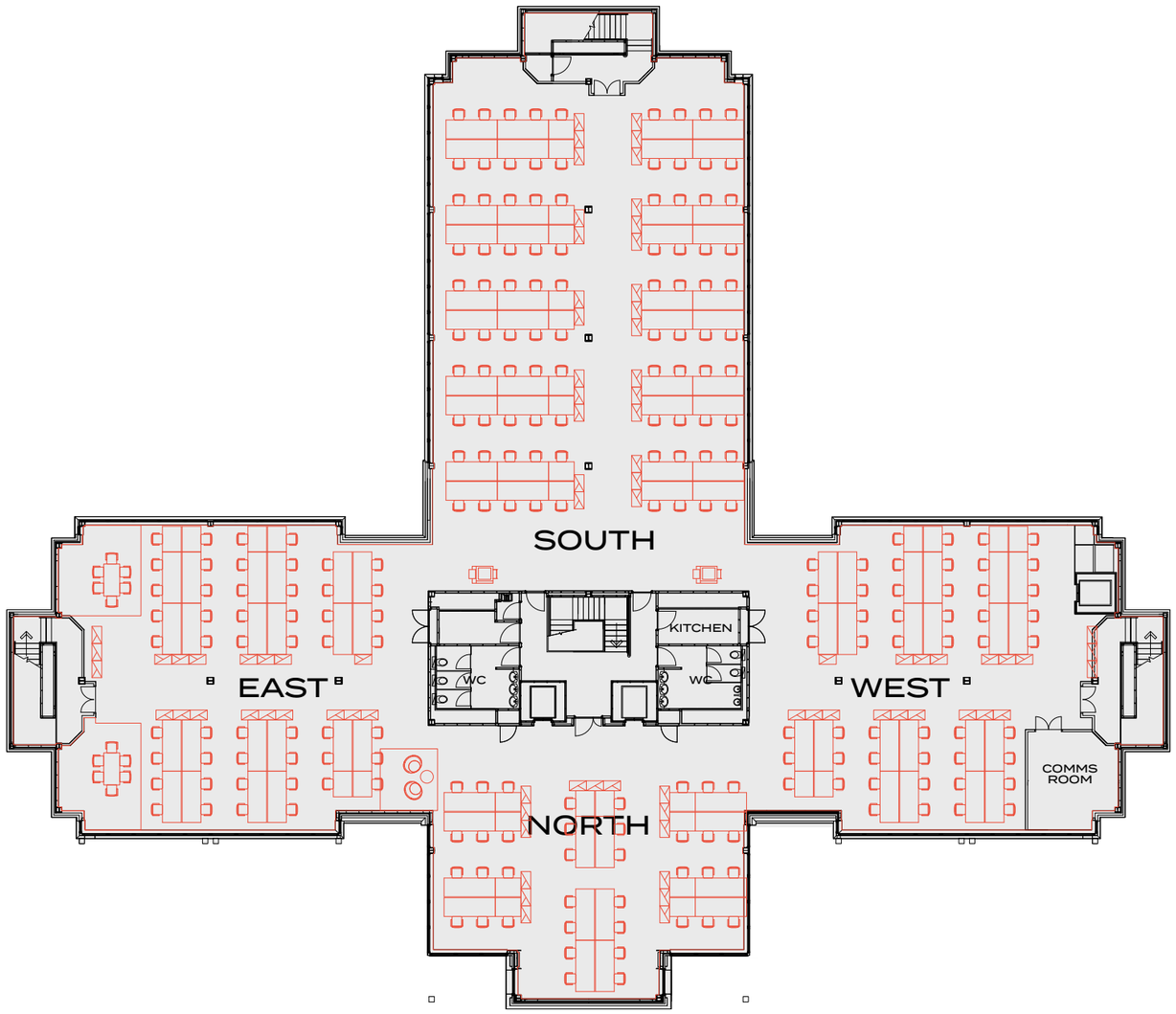


FIRST FLOOR

202

workstations

FLOOR PLANS



SECOND FLOOR

228

workstations

RATEABLE VALUE

We have been informed by the Lothian Valuation Joint Board that the premises are entered into the Valuation Roll at a value of £268,500.

LEASE TERMS

The accommodation is currently held on a full repairing and insuring lease expiring 7 November 2032.

Our client's preference is to assign the lease, however, consideration will be given to subletting in whole or part.

EPC

The building benefits from the following energy performance rating – D.

ENTRY

Available immediately on conclusion of missives.

VIEWING/FURTHER INFORMATION

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CHARTERED SURVEYORS