

The background of the entire page is a dense, repeating pattern of tropical leaves, specifically Monstera leaves, in various shades of teal, blue, and green. The leaves are stylized with bold outlines and detailed vein patterns.

NATURALLY INSPIRING SETTING



**EDINBURGH
TECHNOPOLE**



WELCOME TO A WORLD LEADING SCIENCE & BUSINESS ENVIRONMENT.

**Outstanding office and
laboratory opportunities with
suites available from 2,300 sq ft.**

**Set in 126 acres of magnificent,
mature parkland.**

- Established science and business park developed in conjunction with Edinburgh University.
- Capacity for a further 400,000 sq ft of office, lab and manufacturing space.
- Over 450 people currently working at Edinburgh Technopole.
- Existing properties include The Fleming Building, Charles Darwin House, The Technopole Centre which are 100% let and Bush House which provides flexible office and meeting room space for occupiers of all sizes.
- The first building, Pioneer, will be delivered in Q2 2019 offering up to 18,500 sq ft of office or lab space.
- Pioneer will include The Hub, an outstanding venue where people can relax over a coffee and collaborate.
- Part of Midlothian Science Zone, a world renowned cluster for scientific knowledge and expertise.



“ Our objective
is to offer businesses
at all stages of growth
and development
an environment in
which to flourish ”



CREATIVE ENVIRONMENT & MAGNET FOR TALENT.

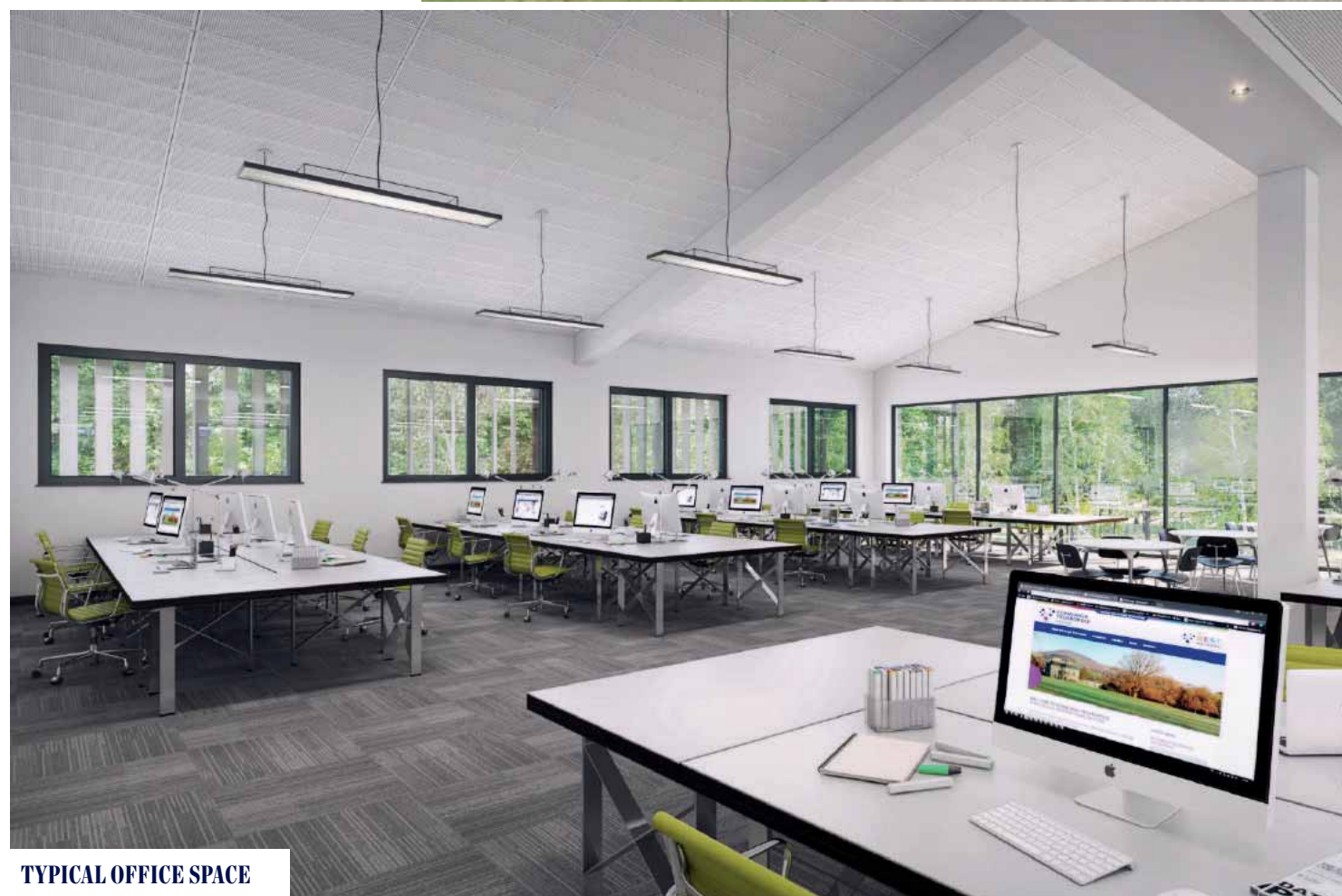
Edinburgh Technopole is a unique business environment, specifically designed to offer the flexibility required by dynamic companies. The park is already home to an outstanding group of occupiers.



THE NEW SPACE.



VIEW FROM THE NORTH



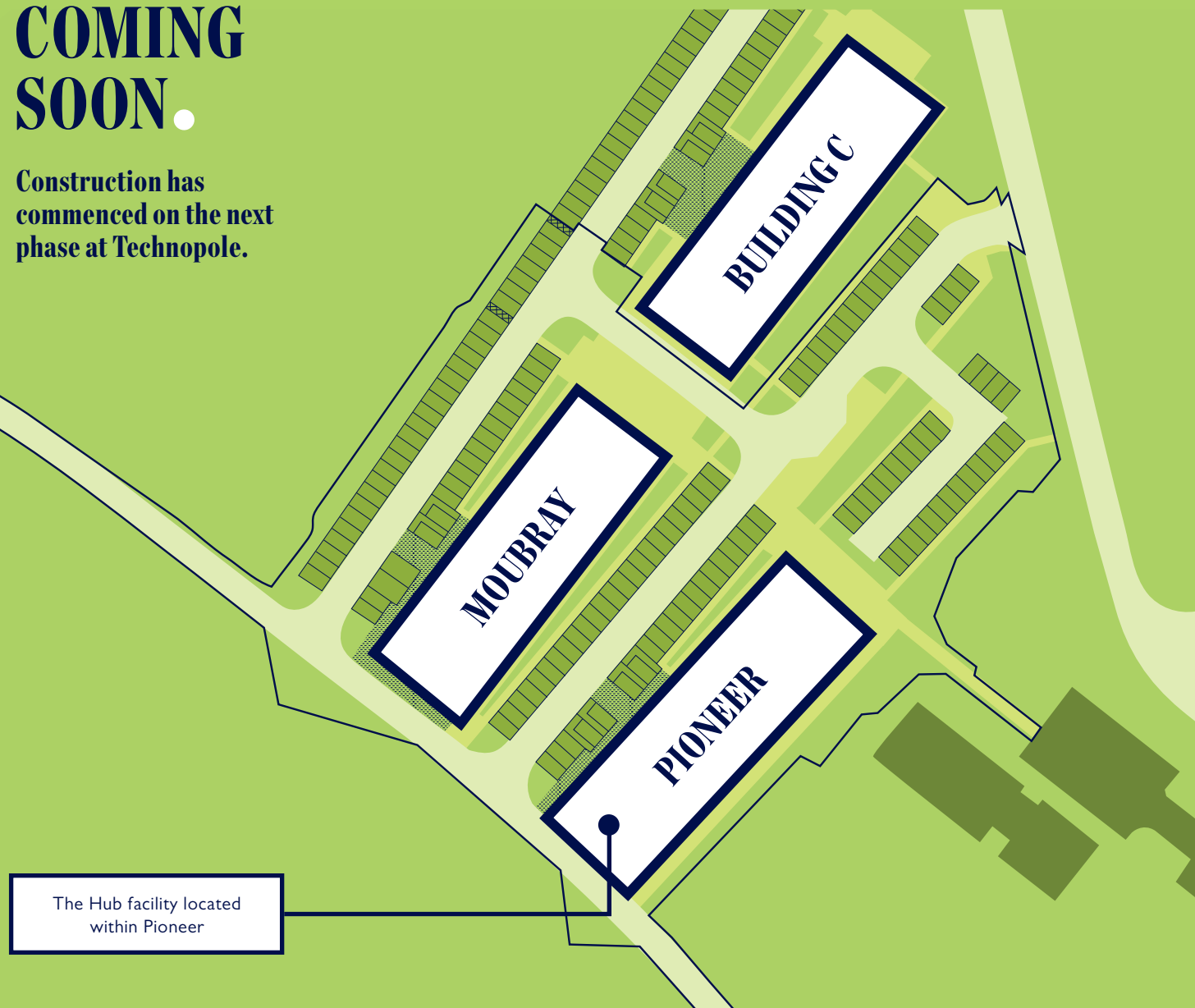
TYPICAL OFFICE SPACE



THE HUB

COMING SOON

Construction has commenced on the next phase at Technopole.



Pioneer will be complete in Q2 2019 and will provide suites from 2,300 sq ft. The building has been designed to be flexible and can accommodate requirements of various sizes up to 18,500 sq ft.

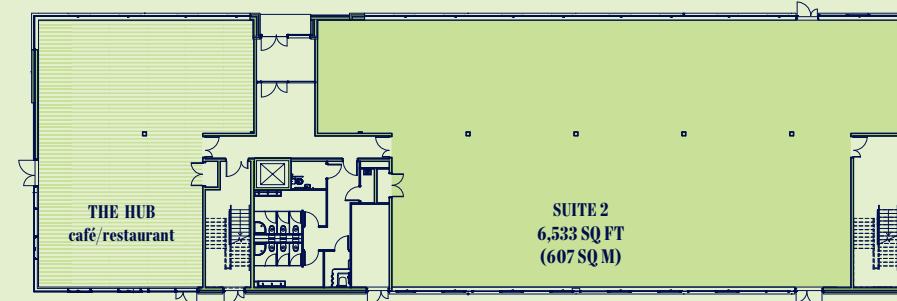
The next phase will include full vehicular access, occupier car parking and pedestrian routes to and from the buildings. Pioneer can be delivered to occupiers either fully fitted out or left in shell for bespoke fit out.

Moubray will deliver a further 18,500 sq ft of lab and office space and is available for pre let and other bespoke requirements. Edinburgh Technopole has capacity for a further 400,000 sq ft of office, lab and manufacturing space which can be designed to meet occupier specific requirements.

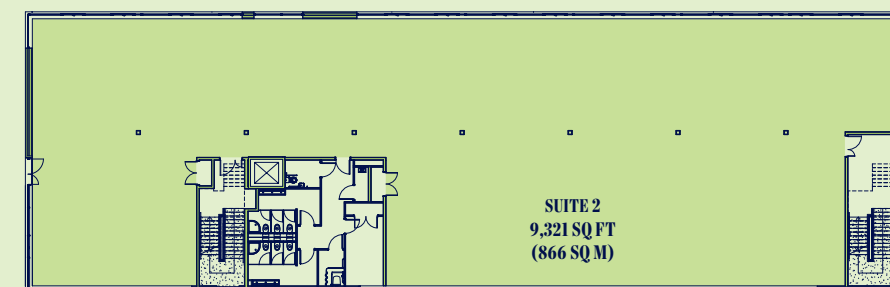
FLOOR PLANS & SPECIFICATION.

PIONEER

GROUND FLOOR

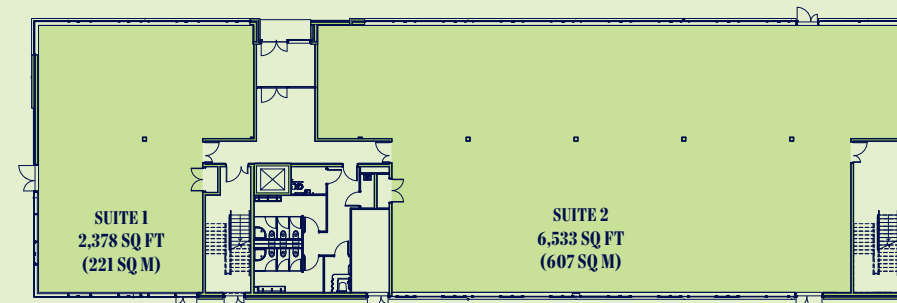


FIRST FLOOR *UNDER OFFER*

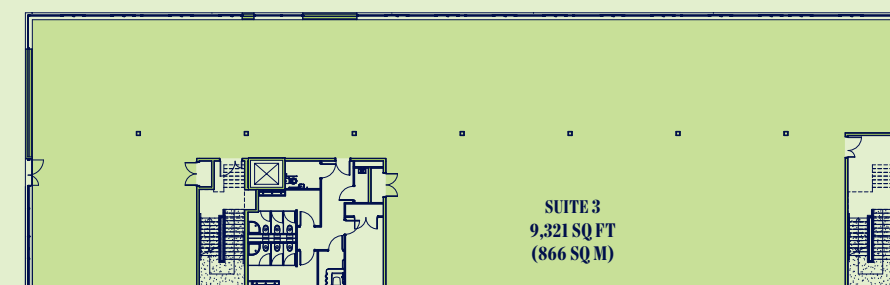


MOUBRAY

GROUND FLOOR



FIRST FLOOR



BASE BUILDING

- Designed with the flexibility to accommodate both office and lab uses.
- Available to let either fitted out to CAT A standard or left in shell to allow bespoke lab/office fit outs.
- Ability to create self contained ground floor office suites.
- External brick cladding blending with the surrounding mature parkland.
- Purpose built on site hub/break out facility.
- Fully fitted reception.
- Male, female and disabled toilets.
- Shower facilities.
- Excellent parking ratio of 1:236 sq ft.

OPTIONAL FIT OUT

- Gas fired central heating.
- Air conditioning.
- Raised access floors.
- Feature LED strip lighting.
- Suspended ceiling on ground & part 1st floor.

CONNECTIVITY.

Edinburgh Technopole is well situated for travel to and from all areas of the capital and beyond.



BY ROAD

SAT NAV

Postcode EH26 0BB.

Easily accessible from the Edinburgh Bypass with the park being connected to the A702 to the west and A701 from the East. Edinburgh City Centre is within 7 miles.



BY BUS

Lothian Buses services 15A, 67 and 47 serve Edinburgh Technopole directly. Services 37, 62/62A and 40 stop at the Easter Bush Campus at Gowkley Moss, approximately a ten-minute walk away.

www.lothianbuses.com

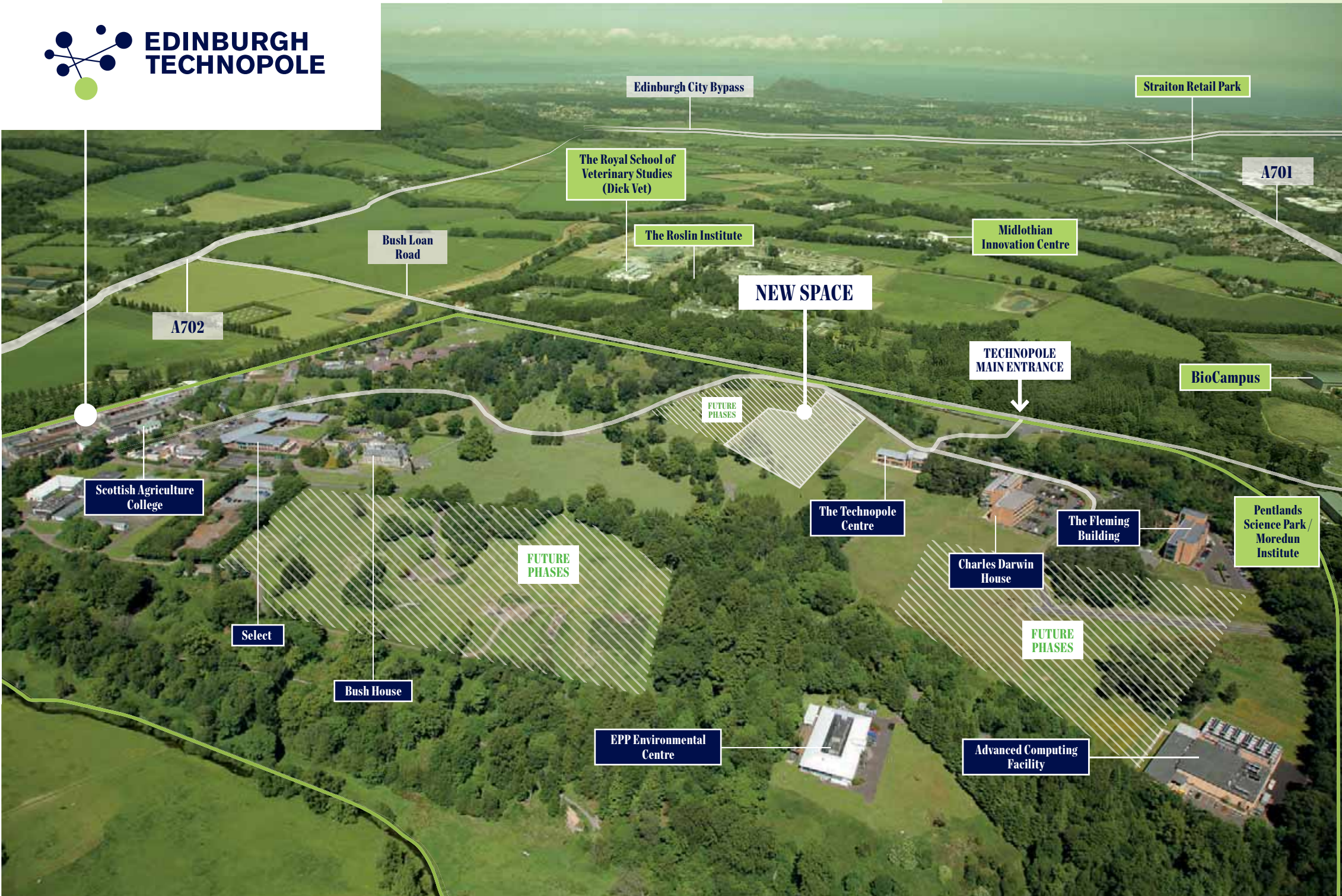


BY AIR

Edinburgh Airport is just 11.7 miles away (a 22 minute car journey).

Edinburgh is the UK's 6th largest airport, providing 53 flights per day to London and direct connections with over 100 destinations worldwide, including USA, Middle East and China.

www.edinburghairport.com



THE MICRO – OUTSTANDING LOCAL ENVIRONMENT.

A key element of the next phase will be the Hub, a superb facility located on the ground floor of Pioneer where people can take a break or get together for a coffee, bite to eat or informal meeting.

With stylish contemporary furnishings and a relaxed feel, the Hub has been designed with collaboration in mind, providing space where interaction can occur naturally - the perfect spot to spark and exchange ideas with colleagues and neighbouring occupiers.



Not only does Edinburgh Technopole offer a stunning natural environment, it also provides access to an outstanding range of amenities.

You can go running in the park or mountain biking in the Pentland Hills, unwind with a woodland walk or sit in the landscaped gardens and savour the breathtaking views. There is ample opportunity to exercise both mind and body at Edinburgh Technopole.

Straiton Retail Park, a short 5 minute walk from Technopole, is home to a wealth of retailers including Costa, M&S, Boots and Sainsbury's. The park café at Pentlands Science Park and coffee shop at Roslin Innovation Centre are available in the immediate surrounds whilst Cibo Italian Restaurant, The Secret Herb Garden and the historic Flotterstone Inn are all in close proximity and provide a high quality and diverse range of food and drink offerings.



EDINBURGH - THE GLOBAL CITY

Edinburgh is the capital city of Scotland. With a rapidly growing population of 500,000, it is a political, financial and administrative centre being the home to the Scottish Parliament and the UK's second financial centre with more FTSE 100 companies than any other city outside London.

Edinburgh is a diverse city with a great standard of living and is regarded as one of the most desirable places to live in the UK. The city attracts over 4 million visitors every year to experience its two UNESCO world heritage sites and 12 internationally renowned arts festivals.

Edinburgh is the most prosperous UK city outside London but still offers significantly lower labour and property costs. It is highly attractive to technology companies and significant investment in this sector has resulted in a 46% growth in the number of tech companies over the last 5 years.

The city was recently ranked No.2 in the CACI Office 100 ranking of best opportunities for new and secondary office locations across the UK outside London.

A HUB FOR TALENT

Edinburgh's 8 universities and further education colleges attract a population of 81,000 UK and overseas students. Many choose to remain after graduating, ensuring a strong flow of talent for Edinburgh's businesses. The city offers a highly qualified workforce with over 55% of the population holding a degree or professional qualification. This reflects the quality of tertiary education, with The University of Edinburgh School of Informatics currently ranked No.1 in the UK, and 83% of the research produced by the University recognised as world leading.

CULTURE

Edinburgh is home to two UNESCO world heritage sites and a host of Internationally renowned events which ensures it offers a diverse cultural experience for residents and visitors.

LIFESTYLE

Edinburgh is consistently highly rated as a place to live and work, providing an attractive and historic streetscape, green open spaces, and bustling retail and leisure offering. Significantly lower living costs than London, an outstanding range of housing, quick access to Scotland's beautiful countryside, and excellent education provision makes Edinburgh an ideal family friendly environment.

With a diverse and high quality range of restaurants, an outstanding range of sports facilities and outdoor opportunities and world class arts and music venues, Edinburgh is a location which provides something for everyone. These qualities help the city attract and retain the very best people.



Trinity Investment Management

Trinity IM currently manage the largest portfolio of privately owned science parks in the UK, encompassing over 1.7m sq ft. The team at Trinity take a 'hands on' approach to asset management, seeking to create successful and collaborative environments in the science parks and, to foster a community of innovative businesses. Trinity IM also have access to capital funds to support occupiers growth.

Grants

By locating to Edinburgh Technopole your company may be entitled to grant funding. Further information available at www.scottish-enterprise.com

The letting team can also assist in providing further detail on potential funding opportunities.

Lease Terms

The space is available on new full repairing and insuring leases and further information on the terms is available by contacting the letting team.

Contact

For further information, please contact:

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Partners



**MIDLOTHIAN
SCIENCE ZONE**



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