

TO LET

PYRAMIDS

BUSINESS PARK



AVAILABLE NOW
UP TO 7,900 SQ M (85,000 SQ FT)
OF REFURBISHED OFFICE ACCOMMODATION

WWW.PYRAMIDSPARK.CO.UK

TICKS ALL THE BOXES



IT'S A BIG SPACE

Set in 93 landscaped acres, The Pyramids Business Park provides 207,067 sq ft of office accommodation and 137,941 sq ft of distribution space. This space can be adapted for different densities of occupation allowing for social distancing.

AVOID THE COMMUTE

And have a safe journey to the workplace via the M8 Motorway which runs along the southern border and connects Pyramids Business Park to Edinburgh and Glasgow city with the respective city centres 30 and 45 minutes from the Park.

THE BEST CONNECTIONS

Pyramids is located at junction 3 of the M8 motorway. The business park has onsite bus stops and is just 4mins from Bathgate rail station and 10 mins from Edinburgh International Airport.

FOR THE PEOPLE

Set in 93 landscaped acres the site has excellent on-site facilities, including a gym, childcare, restaurant, shower and changing room facilities and generous provision of cycle racks.

FLEXIBILITY

Space to suit all from Production to Office space and occupancy from 6 months to 5 years.

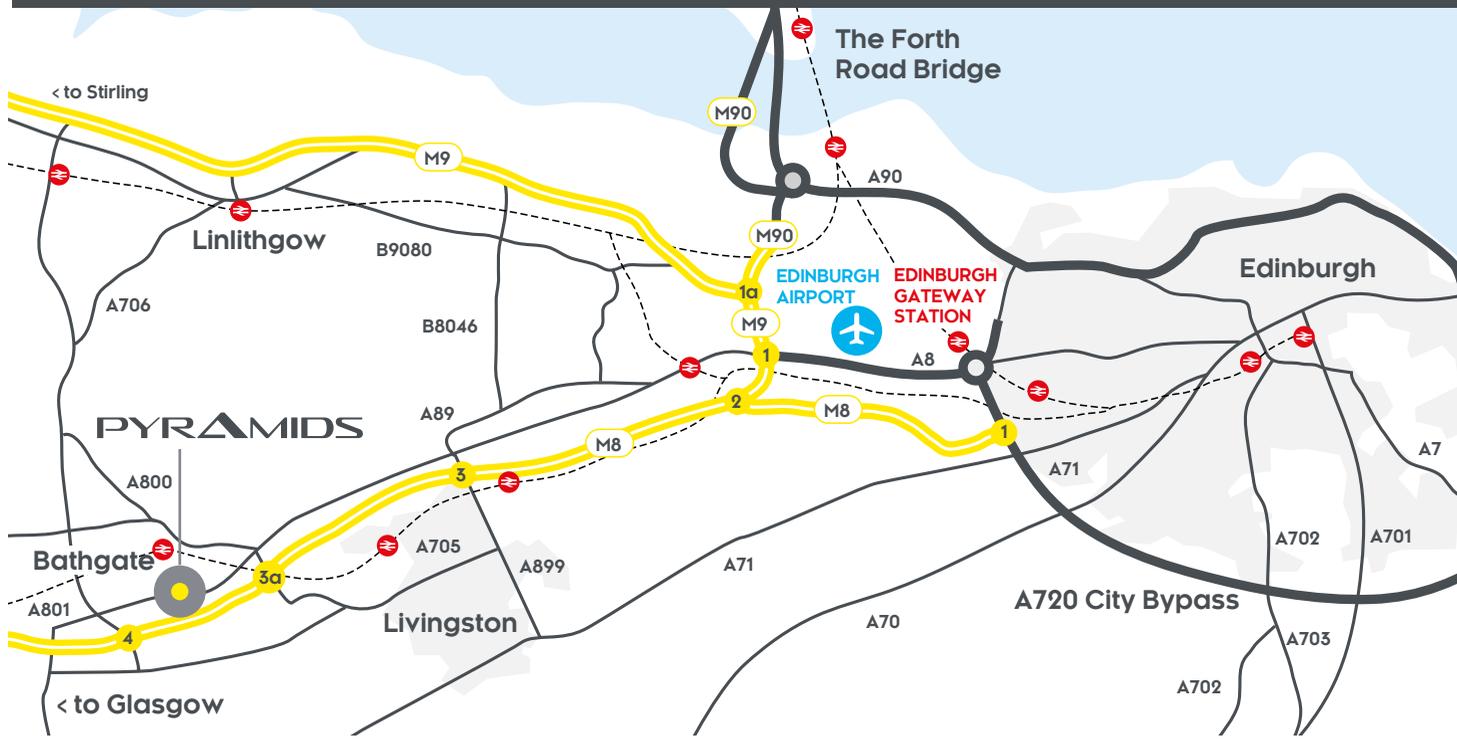
THE FUTURE

Plans for a £25 Million Studio have secured planning approval for 11,148 sq m of accommodation for film, studio and stage developments. More details are available.

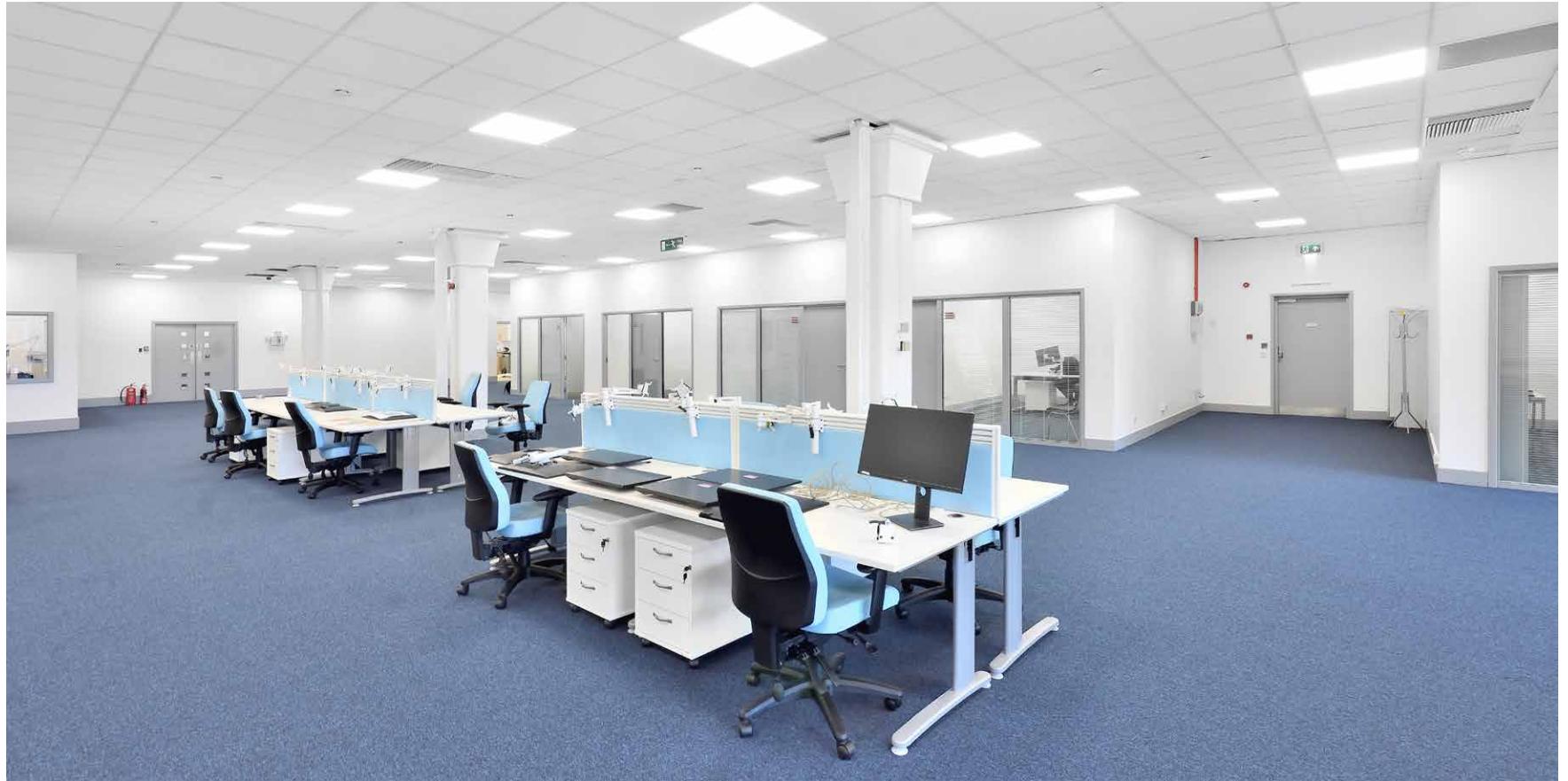


PYRAMIDS

- 01 Gym, restaurant and crèche entrance
 - 02 Visitor entrance and reception
 - 03 Restaurant
 - 04 Offices car park
 - 05 Premier Inn
 - 06 Toby Carvery Restaurant
 - 07 Catalent Pharma Solutions
 - 08 Inchwood Business Park
 - 09 Land for Potential Expansion
-  4min drive from Bathgate Station



EXISTING OFFICE & AMENITIES



EXISTING OFFICE & REFURBISHMENT POTENTIAL



Office Suites up to 7,900 sq m (85,000 sq ft) are available.

Occupiers have the potential to occupy existing space on flexible terms or refurbishments can also be tailored to occupiers specific requirements. Further details on request.



POTENTIAL NEW ENTRANCE & START OF STREET TO OTHER SUITES



CGI SHOWING BREAK-OUT AREAS IN THE COMMON PARTS



CGI SHOWING THE POTENTIAL OFFICE SPECIFICATION

GROUND FLOOR



Conference Facilities

Visitor Reception

Restaurant

Car Park / Staff Entrance
Shower & Changing Facilities

Creche

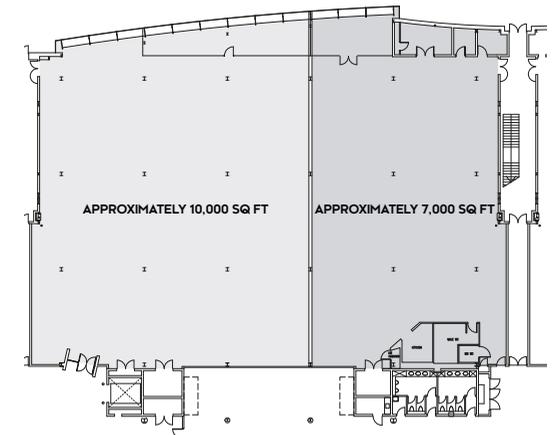
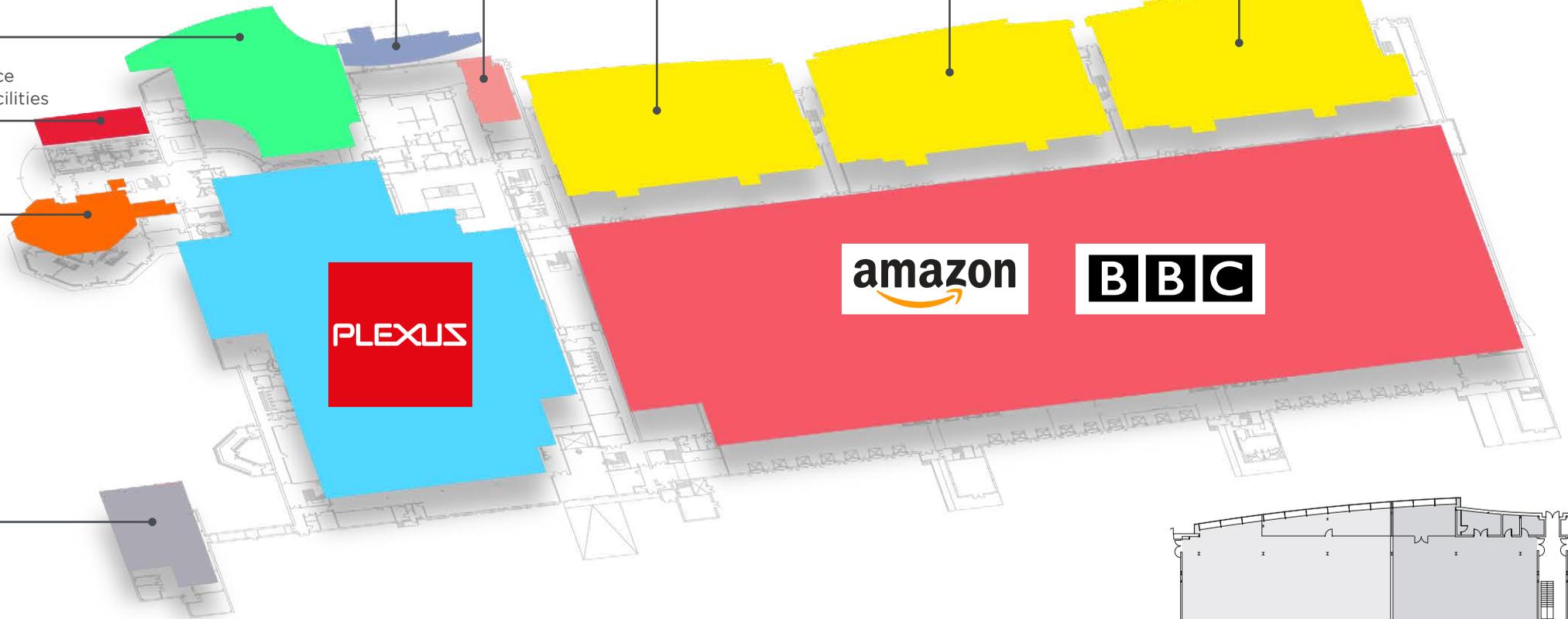


Schindler

UNIT 1
6,670 TO 17,039 SQ FT

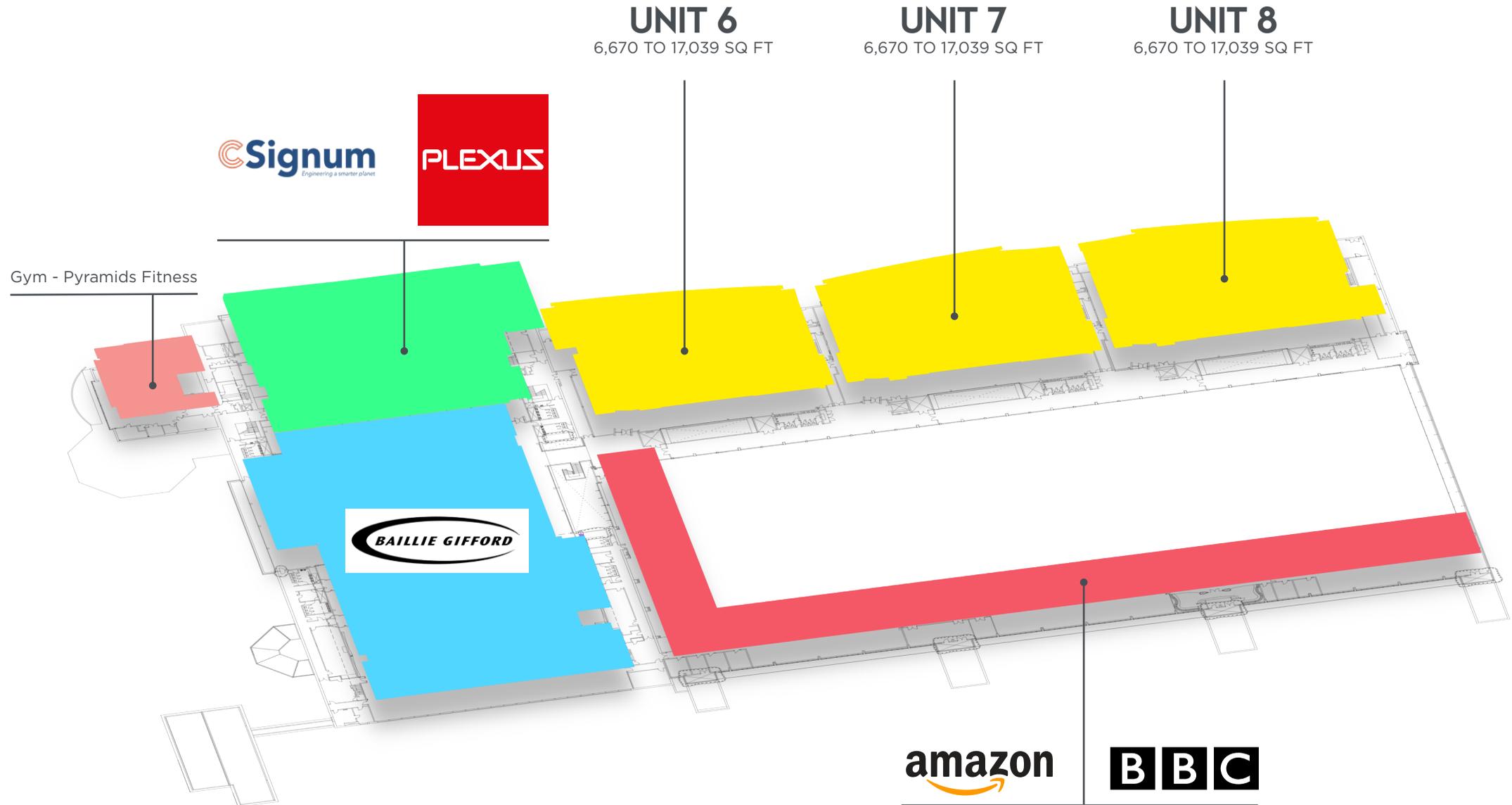
UNIT 2
6,670 TO 17,039 SQ FT

UNIT 3
6,670 TO 17,039 SQ FT



Proposed split of Units 1-3 & Units 6-8

FIRST FLOOR



PYRAMIDS BUSINESS PARK. A PLACE TO COLLABORATE, CREATE AND CONNECT.



CONTACT FOR MORE INFORMATION

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Ryden



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