

# PYRAMIDS

BUSINESS PARK



COMING SOON...  
UP TO 9,847 SQM (106,000 SQFT)  
OF REFURBISHED OFFICE ACCOMMODATION

# 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.

## CAPABLE OF NET ZERO CARBON

Plans have been developed for an all electric heating and cooling system at Pyramids with the potential to be powered with renewable energy to improve PUE and reduce power consumption charges.

## POWER UP

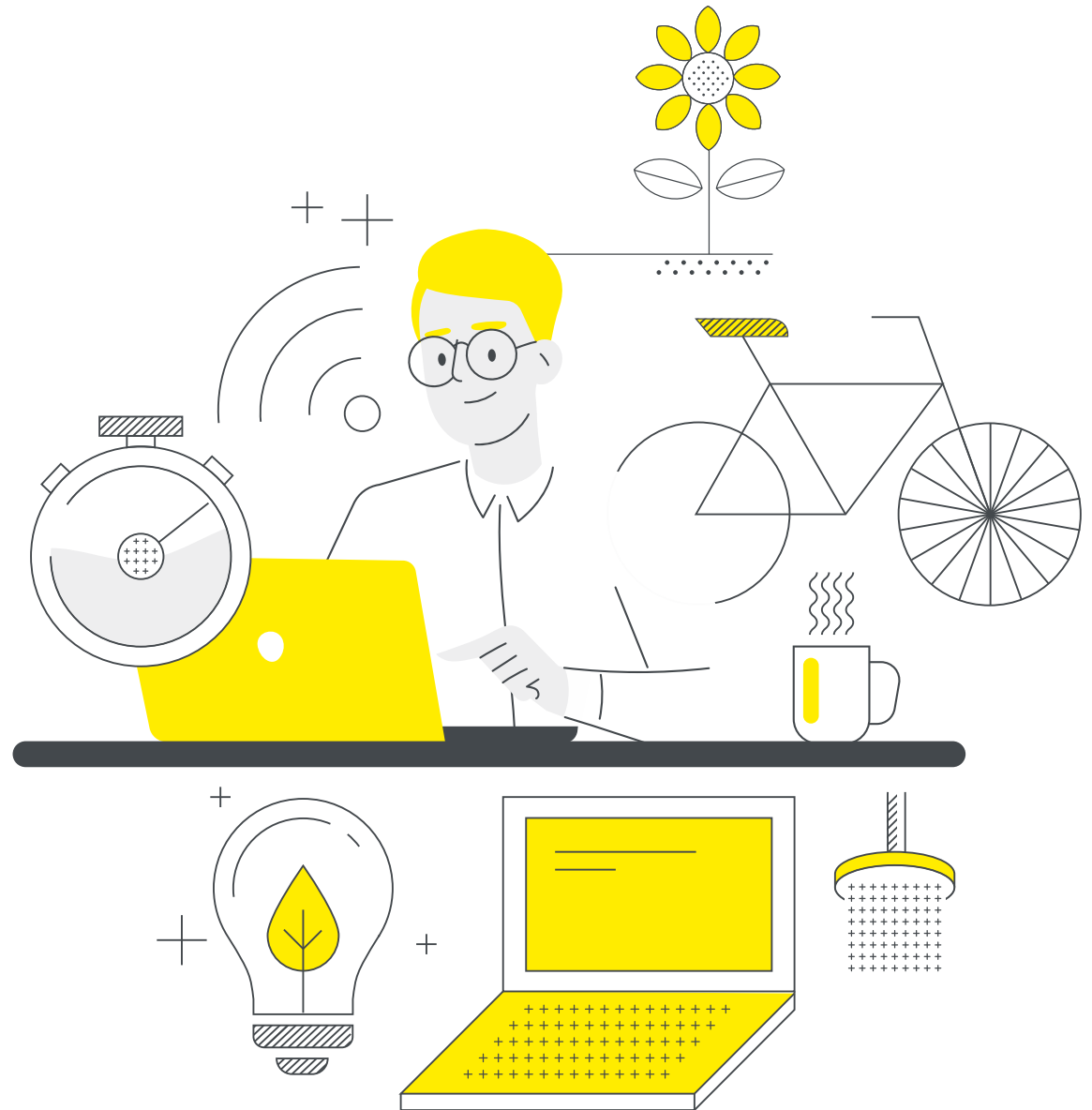
As well as extensive, quality office accommodation the Pyramids Data Centre is located on site. Capable of handling the country's vast data storage and processing needs as it moves into an increasingly digital future.

The Data Centre will provide the capacity to support the public and private sectors as they continue their transition to agile and cost effective working practices - including utilising Cloud infrastructure.

The Pyramids Data Centre meets all the technical requirements demanded from a Tier 3 facility and is served by an 50MVA power supply and has access to multiple high-speed fibre network providers and Tier 1 long-haul operators.

## FOR THE PEOPLE

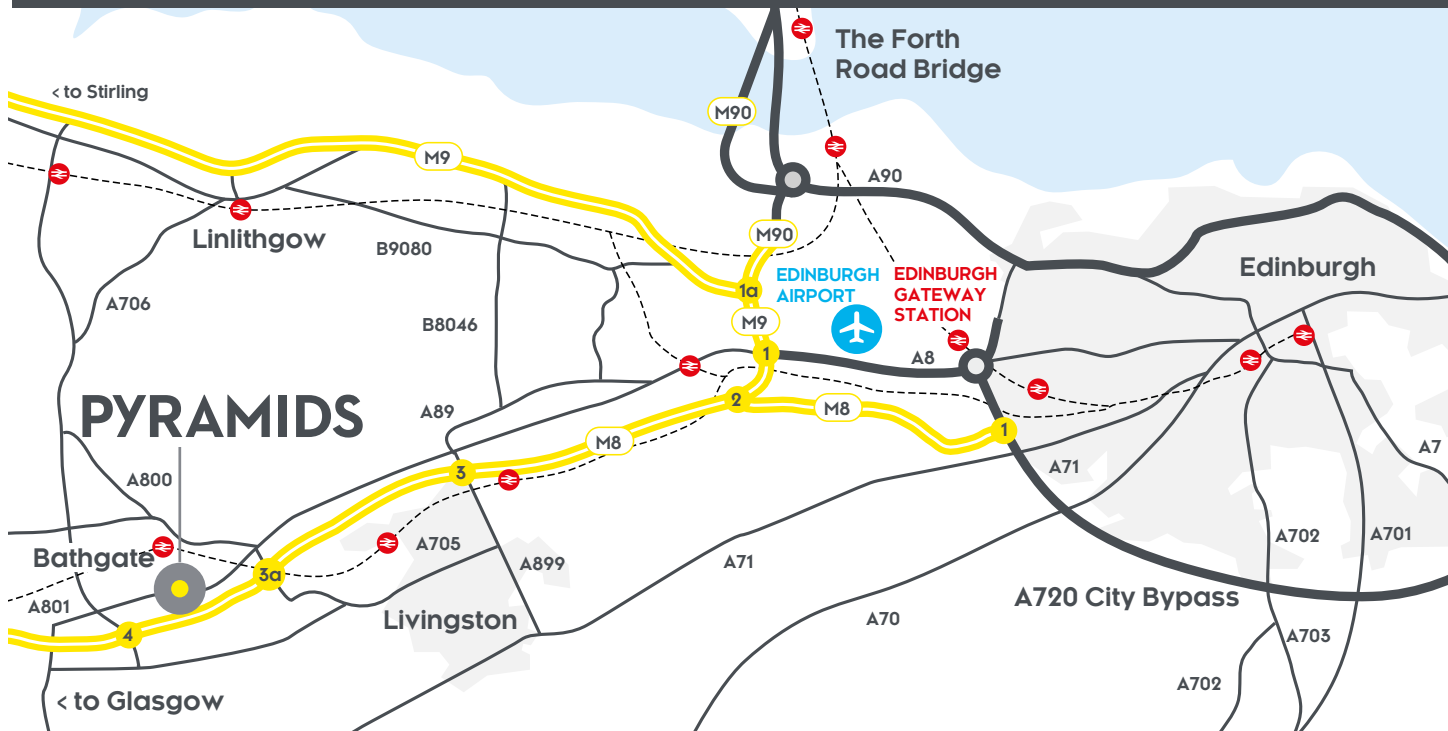
Set in 93 landscaped acres the site has excellent on-site facilities, including a gym, childcare, Restaurant, shower and changing room facilities and generous provision of cycle racks.





# 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





# PROPOSED REFURBISHMENT



Office Suites from 17,000 sq ft  
to 106,000 sq ft are available





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



**CONTACT FOR  
MORE INFORMATION**

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**Ryden**



**ASHFIELD LAND**

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