



# ONE LOCHSIDE

1 Lochside Avenue . Edinburgh . EH12 9DJ

To Let  
Prime Office  
Accommodation  
**3,566 Sq Ft**

[onelochsidedinburgh.com](http://onelochsidedinburgh.com)



Last Suite Remaining

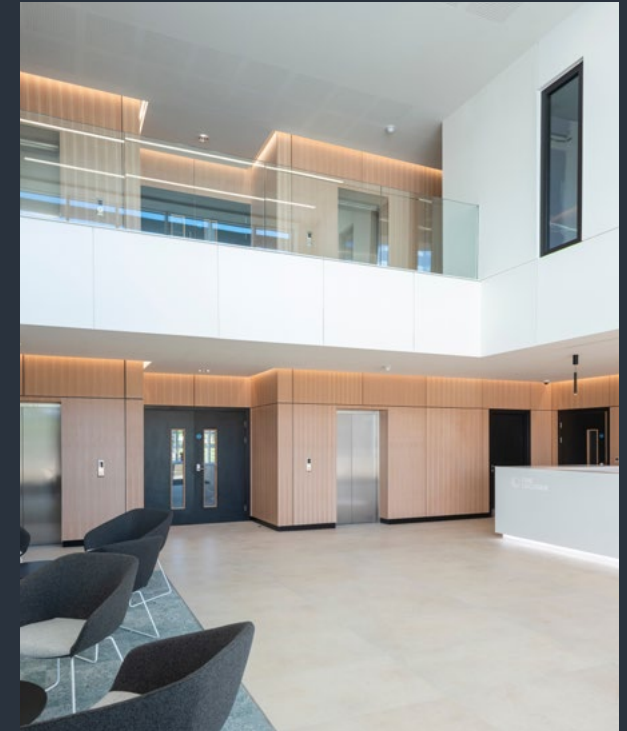
Generous Cash Incentive Available



## LOCATION & SITUATION

One Lochside Avenue is ideally located in Edinburgh Park, which is situated 10km (6 miles) to the west of Edinburgh City Centre. Vehicular access to the park is via the Gyle Roundabout at the junction of the A720 city by-pass and A8 trunk road via South Gyle Broadway. Established in the early 1990s, Edinburgh Park is now firmly recognised as Scotland's premier business park providing more than 1 million sq ft of high-quality office accommodation to over 30 occupiers, employing in excess of 7,000 staff. One Lochside has excellent public transport links with 3 train stations and 3 tram halts within 15 minutes' walk from the building. Its profile, accessibility, quality of environment, amenity, and corporate community offers an unrivalled environment for business.

The park is home to leading UK and global corporate occupiers including JP Morgan, Aegon/Kames, Lloyds Banking Group, HSBC Bank, Diageo, Pure Offices and Sainsbury's Bank.



The park benefits from excellent amenities to attract and retain occupiers and employees alike. The park centre includes a bar/brasserie, nursery, gym and swimming pool. Hotel accommodation is provided by Novotel, Premier Inn and Ibis. A pedestrian underpass provides a direct link to the Gyle Shopping Centre at the north end of the park.

Proposals are now advanced for the next phase of development at Edinburgh Park. Parabola, which controls 43 acres of development land at the southern end of the park, is proposing an exciting mixed-use development, including:

- Up to 1 million sq ft of commercial space
- Up to 1,800 residential units in a mix of tenures
- A new civic square and recreational area
- New amenities including a medical centre, a 200-seat conference facility, café, bar and restaurant

The first phase of the development is well underway, which includes a speculative office building of 85,000 sq ft.





# DESCRIPTION

One Lochside Avenue is one of Edinburgh's most prominent buildings within Edinburgh Park, commanding an impressive corner position between Lochside Avenue and Lochside Crescent. The building comprises reinforced concrete frame construction and the remaining Second Floor East suite provides 3,566 sq ft of modern, open plan office accommodation. The external walls comprise a proprietary insulated rainscreen cladding system incorporating double glazed window units.

The property has been extensively refurbished and internally the specification includes:

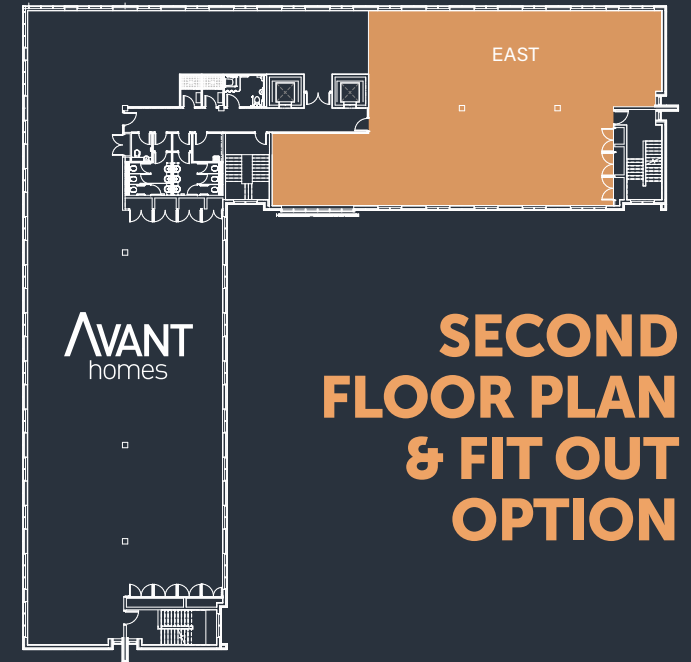
- Fully accessible raised floors
- VRF Air Conditioning
- Suspended ceilings with recessed LED lighting
- Two 10 person passenger lifts
- Flexible open plan floor plates
- Top floor suite with excellent views across Edinburgh
- Male, female and disabled toilets on each floor
- New shower facilities are also provided
- 10 dedicated car parking spaces providing a generous ratio of 1:308 sq ft
- New secure bike parking facilities with bike repair station
- Plug n' Play options available

# ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and provides the following approximate areas:

Floor / Unit	Sq Ft	Sq M
Ground Floor Office		LET
First Floor Office		LET
Second Floor West		LET
Second Floor East	3,566	331.3
Reception	409	38
<b>Total</b>	<b>33,184</b>	<b>3,083</b>
<b>Car spaces</b>	<b>10 car parking spaces with the Second Floor East suite. Providing a generous ratio of 1:308 sq ft. In addition, there are 10 shared EV spaces at the building.</b>	

Cycle storage for 48 bikes.



## SECOND FLOOR PLAN & FIT OUT OPTION



- 30x fixed workstations
- Hot-desking area
- Kitchen with breakout area including high table settings, and banquette seating with tables and loose furniture
- Large boardroom & two smaller meeting rooms/offices
- Collaborative areas and informal meeting spaces including soft seating booths, high table and other soft seating settings
- Informal meeting spaces including seating booths and soft seating areas
- Private areas including phone booths and acoustic seating



## EPC

The EPC rating is B.

## BREEAM

BREEAM rating Very Good.

## TENURE

The subjects are available on new FRI Lease Terms.

## VAT

The property has been selected for VAT and therefore VAT will be payable on the purchase price.

## FURTHER INFORMATION

For further information, or to arrange a viewing, please contact the joint letting agents:



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