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**LOCHSIDE
AVENUE**

EDINBURGH PARK, EDINBURGH

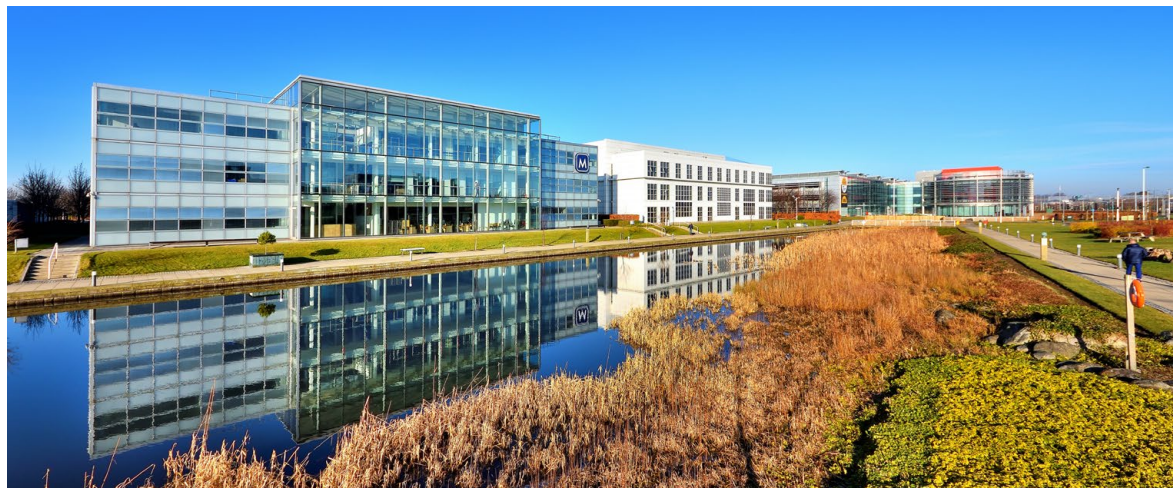


REFURBISHED OPEN PLAN OFFICE ACCOMMODATION

TWO GROUND FLOOR SUITES (2,320 SQ FT AND 2,829 SQ FT) | CAR PARKING AVAILABLE

EDINBURGH PARK

Edinburgh Park is situated approximately six miles to the west of the city centre, Edinburgh Park is Scotland's premier Business Park, providing high quality office accommodation to over 30 occupiers employing over 7,000 people.



TRANSPORT

Superb transport links with M8 and A720 City Bypass immediately accessible. Excellent public transport links to the property; two mainline rail stations, three tram stops and numerous bus routes.

CAR

Edinburgh Park lies adjacent to the Edinburgh City Bypass, with the M8 motorway easily accessible and offering links to Scotland's main motorway networks:

- Glasgow - 45 mins
- Newcastle - 2 hrs
- Aberdeen - 2 hrs

BUS

There are three bus stops in the area, with several routes (2, 12, 18, 20, 21, 22, 36, 63, 300) passing through Edinburgh Park providing connections to all corners of the city, including:

- Gyle Shopping Centre - 2 mins
- City centre - 25 mins
- Ocean Terminal - 57 mins
- Airport - 15 mins

TRAM

In 2014 the highly anticipated Edinburgh Tram was launched. This integrated with the wider Edinburgh transport network and provided a dedicated link between the airport, Edinburgh Park and the city centre.

The line comprises 16 stops and extends to 8.7 miles, with services running every 10 minutes. Edinburgh Park is served by several stops and Edinburgh Park Central tram halt is immediately outside 4-5 Lochside Way, allowing for quick access to the airport and city centre:

- Airport - 12 mins
- Haymarket - 14 mins
- Princes Street - 20 mins
- St Andrew Square - 23 mins

PLANE

Edinburgh International Airport provides flights to over 130 destinations both domestic and global, recently starting flights to Dubai. Only 5 minutes from Edinburgh Park, the airport processes more than 12.5 million passengers every year, and over 26 million forecast by 2030:

- London - 1 hr 10 mins
- Brussels - 1 hr 40 mins
- Paris - 1 hr 50 mins
- Amsterdam - 1hr 20 mins
- Frankfurt - 1hr 55 mins
- New York - 6hrs 30 mins

TRAIN

Edinburgh Parks dedicated railway station is 5 minutes' walk and provides direct access to Edinburgh's two main railway stations at Waverley and Haymarket, providing frequent services to and from all main UK cities, together with local train services to Glasgow and other locations throughout Scotland:

- Glasgow - 50 mins
- Newcastle - 1 hr 30 mins
- Aberdeen - 2 hrs 15 mins
- London - 4 hrs 20 minutes

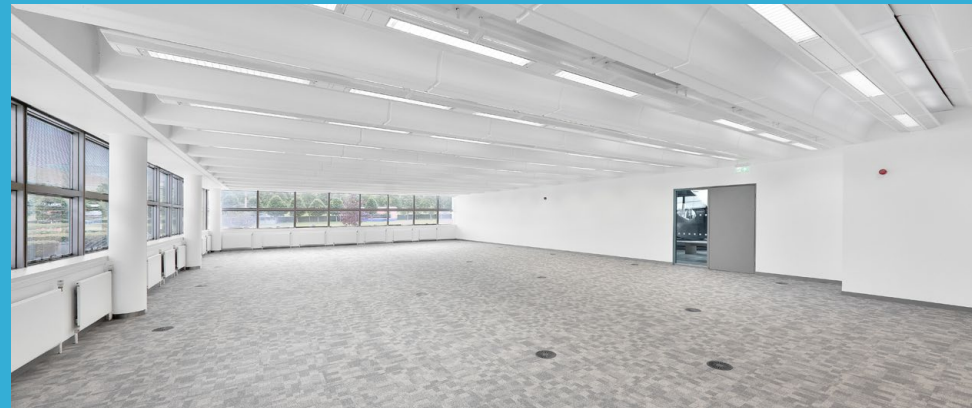


AMENITIES

In addition to the on-site amenities within the property, there are amenities in the Park Centre including a nursery and bar/brasserie. Hotels on the Park include Novotel, Premier Inn and Ibis. There is an underpass adjacent to Aegon's headquarters, which provides pedestrian access to the Gyle Shopping Centre from the north end of the Park. Both The Gyle Shopping Centre and Hermiston Gait Retail Park are in the close vicinity, hosting a number of casual restaurants, including Frankie & Benny's and Costa.

SURROUNDING OCCUPIERS

Edinburgh Park is home to over 30 of the UK's top companies including: JP Morgan, HSBC Securities, WSP, Origo Services, Lloyds Bank and Sainsbury's Bank.



DESCRIPTION

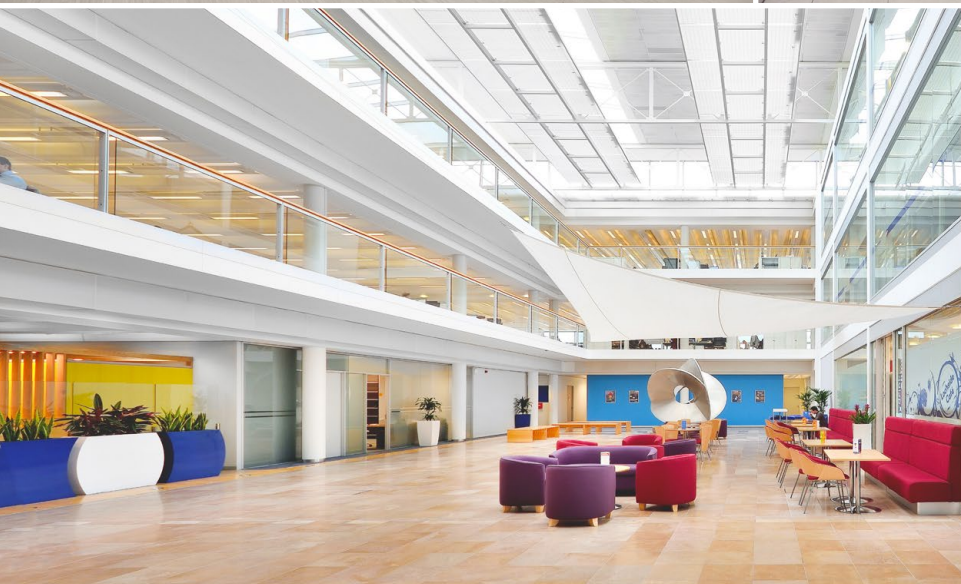
Accessed through an attractive full height reception atrium with security and manned barriers

Two self-contained, refurbished, ground floor office suites, 2,320 sq ft (215.50 sq m) and 2,829 sq ft (262.82 sq m)

Efficient open plan layout, recently refurbished

Shared on-site facilities including cafeteria, shared meeting room space and a brand new gym

42 dedicated car parking spaces available on site



LEASE TERMS / RENT

Further details are available on request.

RATEABLE VALUE

The suites will require to be reassessed on occupation.

ENERGY PERFORMANCE CERTIFICATE

The building EPC rating is C.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred.

VAT

All figures are quoted exclusive of VAT.

ENTRY

Entry can be granted immediately on completion of the legal formalities.

VIEWING AND FURTHER INFORMATION

To arrange a viewing please contact:

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