



ONE LOCHSIDE

1 Lochside Avenue . Edinburgh . EH12 9DJ

To Let
Prime Office
Accommodation
3,566 Sq Ft

onelochsidedinburgh.com



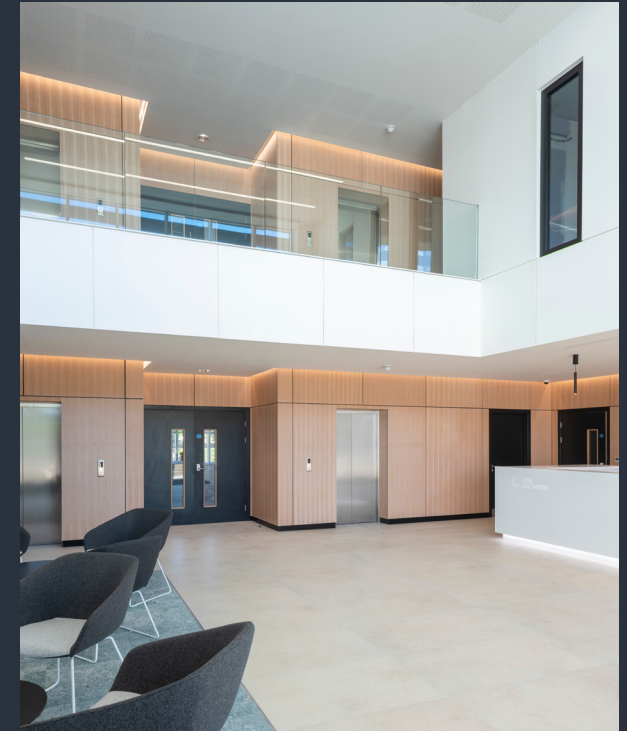
Generous Cash Incentive Available



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.





JOURNEY TIMES



Car

Edinburgh Airport	7 mins
Ingliston Park and Ride	7 mins
Edinburgh City Centre	15 mins
RBS Gogarburn	2 mins



Rail / Tram

Edinburgh Airport	10 mins
Ingliston Park and Ride	15 mins
Edinburgh City Centre	14 mins
RBS Gogarburn	5 mins



Walk

Gyle Centre Tram Halt	12 mins
Edinburgh Park Central Tram Halt	15 mins
Edinburgh Park Train Station	15 mins
Edinburgh Gateway Train Station	18 mins
South Gyle Train Station	20 mins

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 vacant floor provides 11,018 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
- Fan coil air conditioning
- Gas fired central heating
- Suspended ceilings with recessed LED lighting
- Two 10 person passenger lifts
- Flexible open plan floor plates capable of subdivision
- Top floor suite with excellent views across Edinburgh
- Male, female and disabled toilets on each floor
- New shower facilities are also provided
- 11 dedicated car parking spaces providing a generous ratio of 1:324 sq ft
- New secure bike parking facilities with bike repair station



SECOND FLOOR PLAN



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
Total	33,184	3,083
Car spaces	52 car parking spaces with the Second Floor suite. Providing a generous ratio of 1:203 sq ft including 2 x EV spaces. In addition, there are 10 shared EV spaces at the building.	

Cycle storage for 48 bikes.



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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