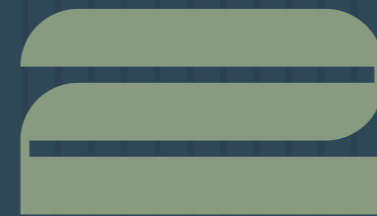




FLEXIBLE WORKSPACE  
THAT FITS YOUR FUTURE.  
2,250 – 12,930 sq ft  
(209 – 1,192 sq m)



LOCHSIDE  
VIEW



MODERN OFFICE SPACE

ONE EXCEPTIONAL FLOOR.  
ONE PRIME LOCATION.

REFURBISHED,  
SUSTAINABLE SPACE,  
SEAMLESSLY CONNECTED,  
AND TAILORED FOR  
EFFICIENCY.





LOCATION

# EFFORTLESS CONNECTIVITY, UNMATCHED LOCATION.



2 Lochside View is situated in the heart of Edinburgh Park just minutes from the Edinburgh City Bypass. The building offers excellent transport links, including Edinburgh Park and South Gyle train stations while there are numerous bus links. The Gyle tram stop is less than 5 minutes' walk from the building. 2 Lochside View has generous car parking allowing excellent connections to Edinburgh Airport, city centre and beyond.

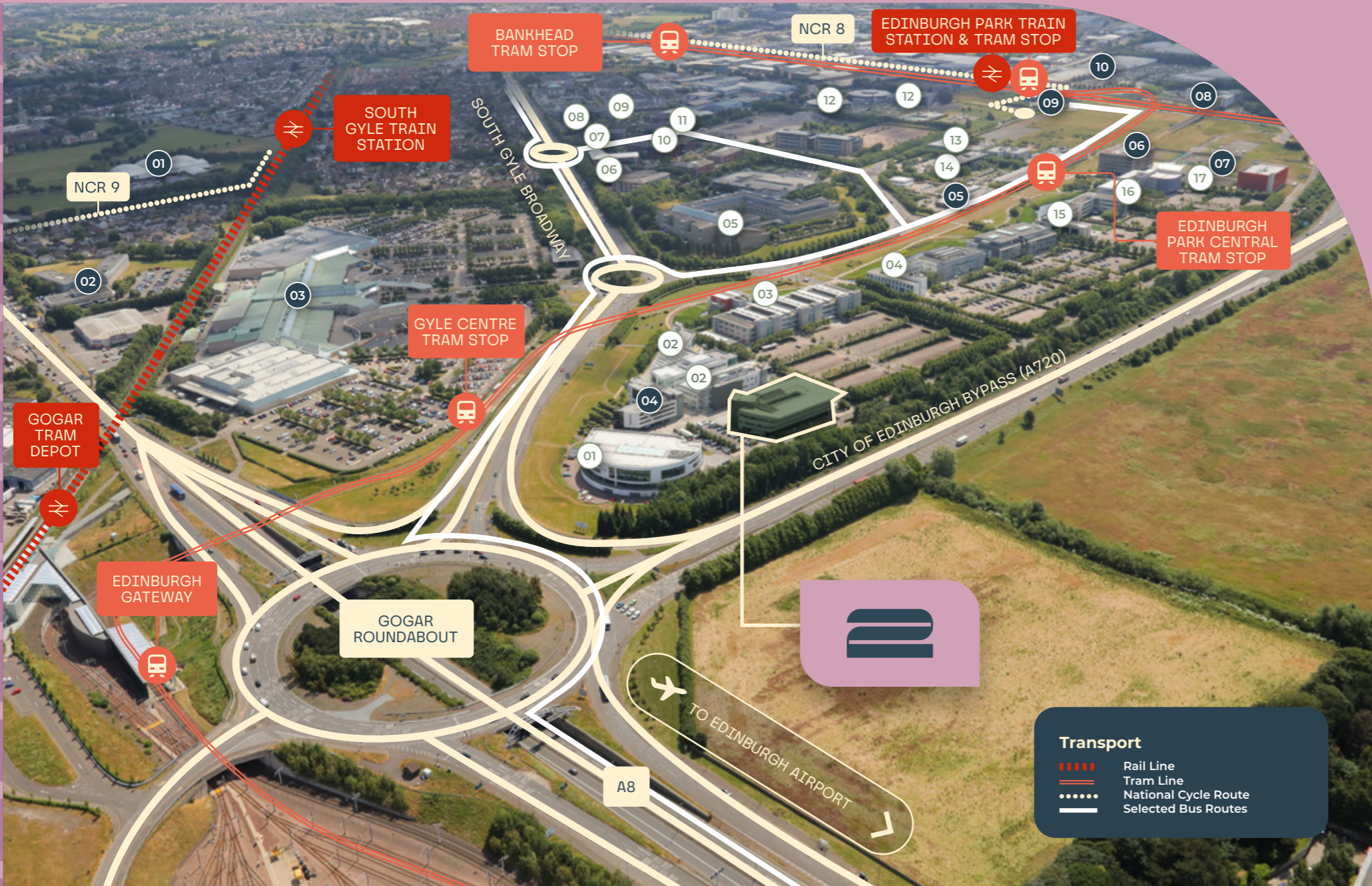
Surrounding occupiers include JP Morgan, WSP, Origo, Viavi, Miller Homes, Galliford Try and Avant Homes. Other occupiers on Edinburgh Park include Ageon, Business Stream, HSBC, Diageo, SP Transmission, Lumacron, Element and Pulsant.



TRAM ROUTE

- 10 mins ● ➤ Edinburgh International Airport
- 9 mins ● ● Ingliston Park & Ride
- 3 mins ● ● Edinburgh Gateway
- 2 mins ● ● Gyle Centre
- ● **Edinburgh Park Central**
- 1 mins ● ● Edinburgh Park Station
- 11 mins ● ● Murrayfield Stadium
- 14 mins ● ● Haymarket
- 18 mins ● ● West End
- 21 mins ● ● Princes Street
- 24 mins ● ● St Andrew Square (for Waverley)
- 27 mins ● ● Picardy Place
- 33 mins ● ● Foot of the Walk
- 36 mins ● ● The Shore
- 38 mins ● ● Port of Leith
- 43 mins ● ● Ocean Terminal
- 47 mins ● ● Newhaven





# WELL CONNECTED. PERFECTLY PLACED.

## Occupiers

- 01 WSP, Origo
- 02 JP Morgan
- 03 Edinburgh Palette
- 04 Aegon, Atos, Business Stream
- 05 MOV8, Arney, Randolph Hill, British Red Cross
- 06 Blyth & Blyth, EvoDental, CHEC
- 07 M&G, National Trust Scotland
- 08 Motability
- 09 Menzies, Aptia, Bupa, Fujitsu, Quotient
- 10 Cruden Homes
- 11 Lloyds
- 12 HSBC
- 13 Diageo
- 14 Avant Homes, Scottish Prison Service
- 15 Pulsant, SP Energy Networks, Lumacron
- 16 Enercon, Space Labs
- 17 Element, Marsh

## Amenity

- 01 David Lloyd Club
- 02 Delta Hotel
- 03 Gyle Shopping Centre  
Bank of Scotland, Boots, Costa, Holland & Barrett, JD, M&S, Morrisons, Next, Pandora, Schuh, Starbucks, Next, Waterstones.
- 04 ibis Hotel
- 05 Energize Health and Fitness Club
- 06 Patina Bakery
- 07 Multi-sport, padel and pickleball courts
- 08 Novotel
- 09 Premier Inn
- 10 Hermiston Gait Retail Park  
Tesco Superstore, B&Q, TK Maxx, Aldi, Costa, Decathlon, Halfords, Jollies, Home Bargains, KFC, Krispy Kreme

### Transport

- Rail Line
- Tram Line
- National Cycle Route
- Selected Bus Routes

DESCRIPTION

# DESIGNED FOR NOW. READY FOR WHAT'S NEXT.

2 Lochside View is a high profile office building arranged over 3 floors with the added benefit of a secure basement car park.

The building is currently home to RSPB Scotland, Miller Homes, Viavi and Galliford Try. The remaining vacant accommodation can be flexibly divided to provide a variety of suite sizes.

An incoming occupier will benefit from a future proofed refurbishment, enjoy the new welfare facilities, and a building that operates with a very low carbon footprint.

The new welfare facilities comprise new showers and changing facilities along with upgraded bike and storage facilities.





ACCOMMODATION & SPECIFICATION

# FUTURE-PROOFED OFFICES WITH ADVANCED SUSTAINABILITY UPGRADES.



The newly refurbished offices will benefit from the following specification:

- Raised access floors
- New suspended ceiling
  - New LED lighting
- New VRF air conditioning
- New floorcoverings throughout
- In addition to the above there are 47 car parking spaces available reflecting a ratio of 1:273 sq ft
  - Removal of fossil fuels from the building.
  - New active commuter changing facilities.

MODERN OFFICE SPACE

# FLEXIBLE WORKSPACE THAT FITS YOUR FUTURE.



FINISHED TO FIT  
YOUR BRAND, BUDGET 4  
BUSINESS

SUITES FROM: 2,500 SQ FT  
(232 SQ M - 1,192 SQ M)

Indicative CGIs highlighting the range  
of CAT A finishes which can be delivered  
to meet occupier requirements

### EPC

The building has an EPC of A.

### LEASE TERMS

A new lease can be agreed with the landlord.

### LEGAL TERMS

Each party will be responsible for its own legal costs incurred in the transaction with the ingoing tenant being responsible for the payments of LBTT and registration dues.

### CONTACT

For further information on the subdivisions and different CAT A finishes or to arrange a viewing please get in touch with the joint letting agents:

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# LOCHSIDE VIEW