6 | LOCHSIDE AVENUE

2,927 SQ FT - 38,891 SQ FT

172 CAR SPACES (1:231 SQ FT)

WWW.6LOCHSIDEAVENUE.CO.UK

EDINBURGH | EH12 9DJ

LOCATION

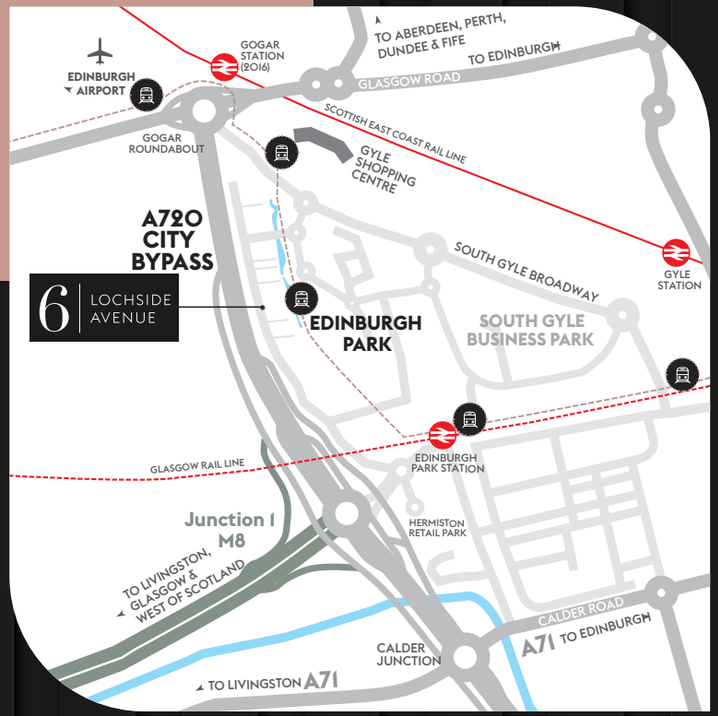
Edinburgh Park is strategically positioned in west Edinburgh, approximately four miles from the city centre and approximately two miles from Edinburgh International Airport.

This major mixed use business park spans over 200 acres combining Grade A office space with retail, residential, and leisure facilities.

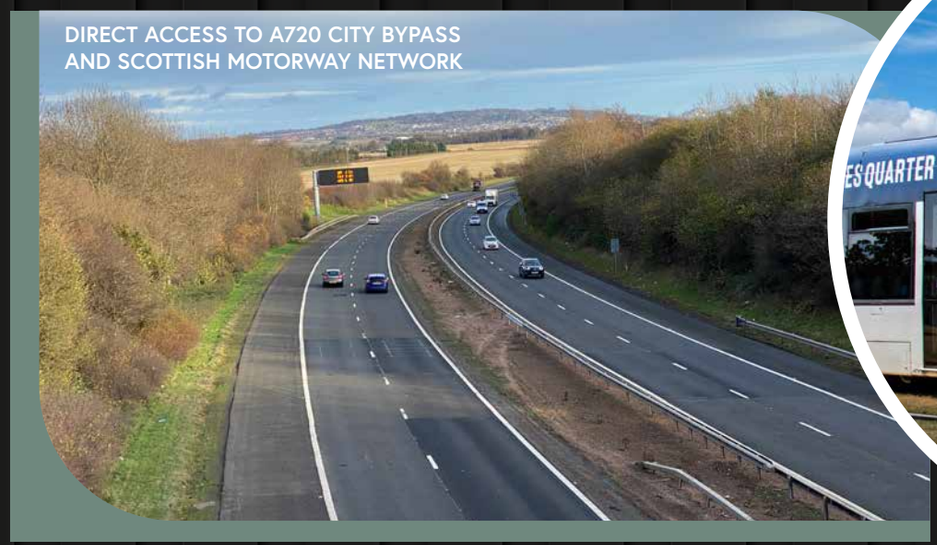
The office sector has attracted significant occupier interest from financial services, technology, and professional services companies. Major tenants include JP Morgan, Aegon, GE Vernova, Element Technologies, MarshMcLennan, HSBC, Diageo, Pulsant, and multiple government agencies.

Edinburgh Park's appeal stems from its accessibility, modern facilities, and well managed environment. The integrity of the Park is well maintained via Edinburgh Park Management Ltd (EPML), providing 24/7 on site manned security, CCTV throughout, maintenance and upkeep of the landscaped areas and roads and an EPML intranet for Park occupiers.











ACCESSIBILITY

Edinburgh Park benefits from excellent transport connections, with immediate access to the city bypass and the wider national motorway network.

It serves as a major transport interchange, linking trains, buses, trams, cyclists, and drivers. This extensive range of transport options makes it highly convenient for both staff and visitors.

6 LOCHSIDE AVENUE BENEFITS FROM:

- Three tram stops with trams every 7 mins, connecting the airport, city centre & Leith
- Three mainline railway stations (Edinburgh Park, Edinburgh Gateway and South Gyle)
- 172 car spaces providing a ratio of 1:230 sq ft (1:21 sq m)
- Excellent bus services from Edinburgh Park – 9 different bus routes
- On site bike storage and locker facilities



ACCOMMODATION

6 Lochside Avenue is designed to meet the highest office standards and provides Grade A office accommodation.

New landscaped courtyard area

Full metal raised access floor

New “end of journey” facilities offering showers, changing rooms and lockers

Metal suspended ceiling tiles incorporating LED light fittings

All electric VRV system providing heating and cooling

2x 13 passenger lifts to all floors

Double glazed windows throughout with clear solar control tint

EPC Rating of A (09)

M&E supports occupancy density of 1:8 sq m, controlled by a BMS

New male and female toilets on all levels

New reception finishes

BREEAM ‘Very Good’



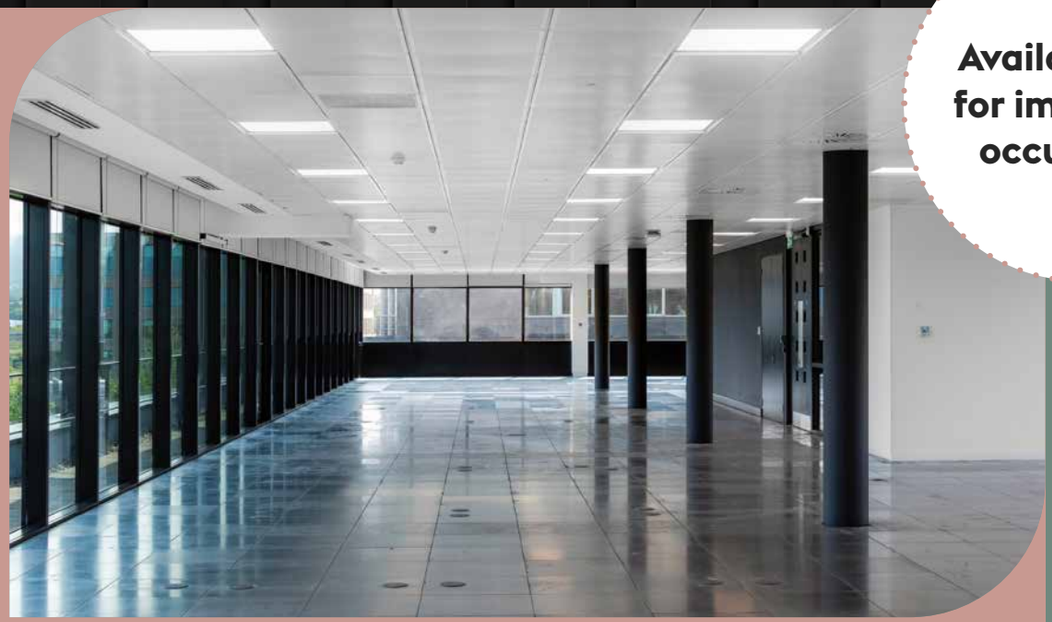








Available now for immediate occupation





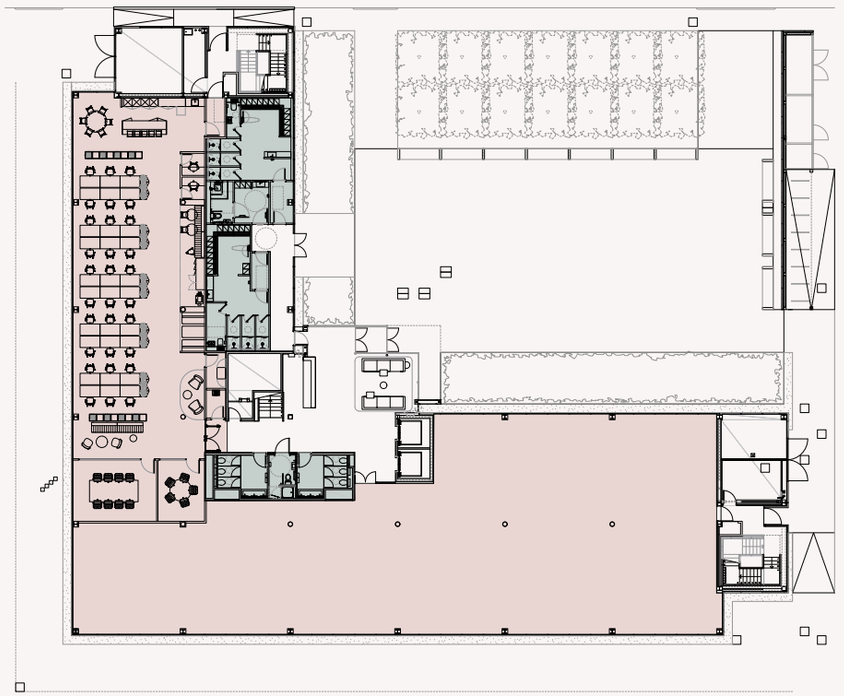
AVAILABILITY

Offering refurbished Grade A open plan on all levels the net internal areas are as follows:

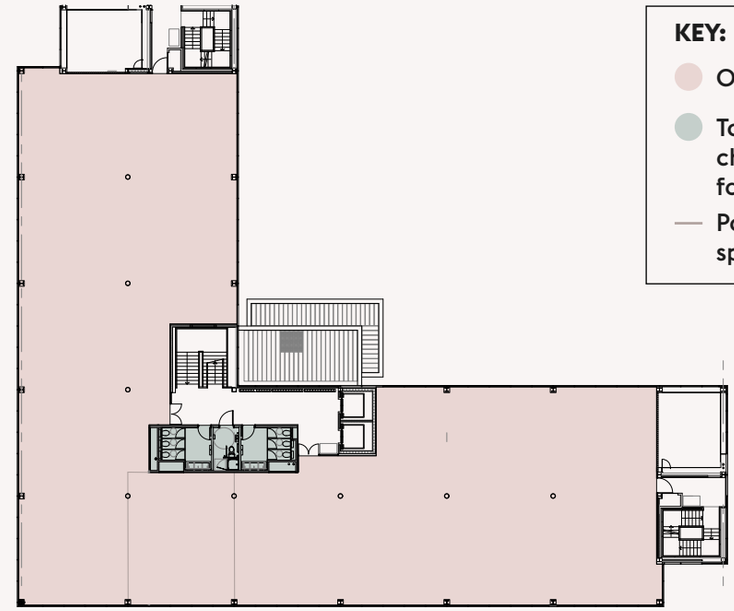
FLOOR	SQ M	SQ FT
3rd Floor with roof terrace	861	9,268
2nd Floor	974	10,485
1st Floor	974	10,485
Ground Floor (south)	272	2,927
Ground Floor (east)	532	5,726
TOTAL	**3,613**	**38,891**

The floors offer exceptional flexibility, with the ability to be split to create suites starting from 2,927 sq ft.

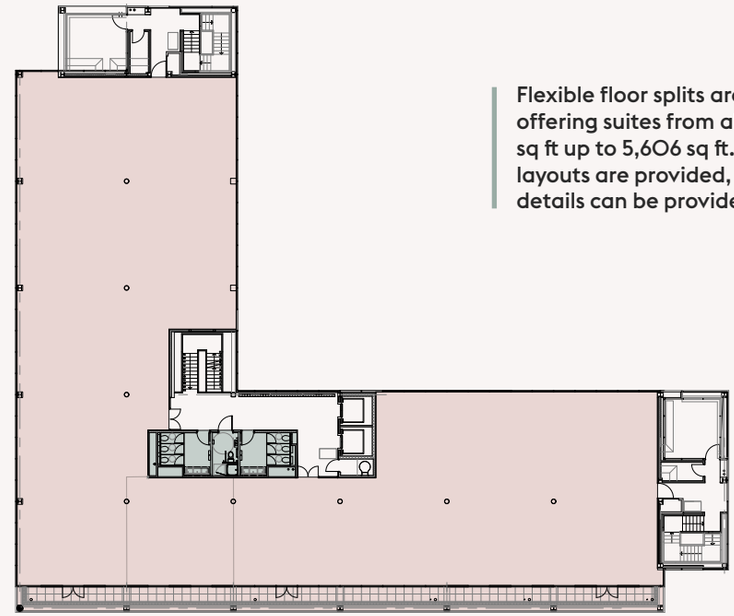
GROUND FLOOR



1ST & 2ND FLOOR



3RD FLOOR WITH ROOF TERRACE



Flexible floor splits are available, offering suites from about 4,349 sq ft up to 5,606 sq ft. Indicative layouts are provided, and further details can be provided on request.

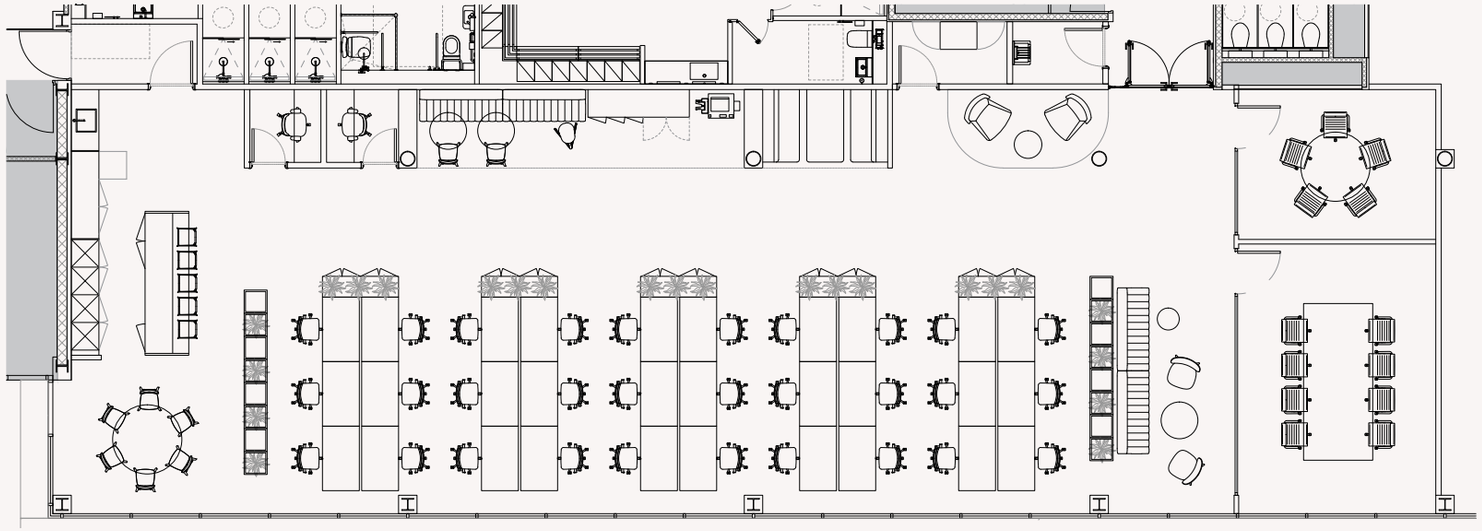
WE HAVE DELIVERED A TURNKEY, FULLY FITTED OFFICE FOR SEAMLESS OCCUPANCY...

This fully fitted option provides no hassles entry, eliminating fitout complexity, costs, and delays so your business can operate immediately in a premium workspace.

GROUND FLOOR (SOUTH)
2,927 SQ FT

- **30 desks (size of desks tbc)**
- **1x 8 person boardroom**
- **1x 5 person meeting room**
- **1x 4 person booth**
- **2x 1 person phone booths**
- **Print/storage area**
- **Fully fitted kitchen & breakout**

For further information on the all-inclusive pricing structure for this suite, please enquire for a tailored proposal.













VIEW FROM THE BUILDING

VAT

6 Lochside Avenue is elected for VAT so VAT will be payable on all outgoings.

RATEABLE VALUE

6 Lochside Avenue has a Rateable Value of RV: £818,000 which will equate to circa £11.28 per sq ft. Further details available upon request.

EPC

'A (09)'

LEASE TERMS

New leases are available direct from the landlord on flexible terms. Further information available on request.



6 | LOCHSIDE AVENUE

FURTHER INFORMATION

Viewing of the property and any further information can be provided by the joint letting agents:

CRAIG WATSON
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T: 07818 062 736

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