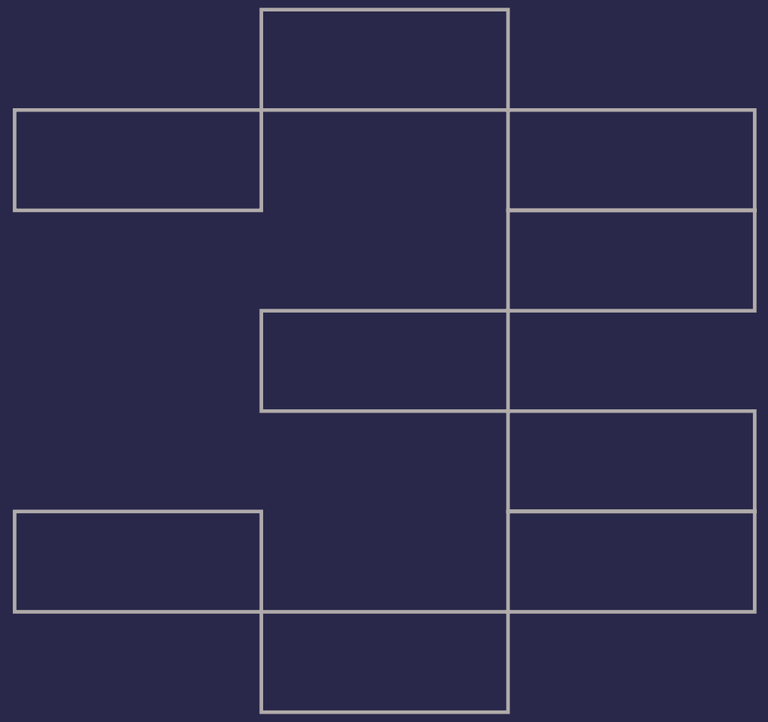


THREE LOCHSIDE AVENUE

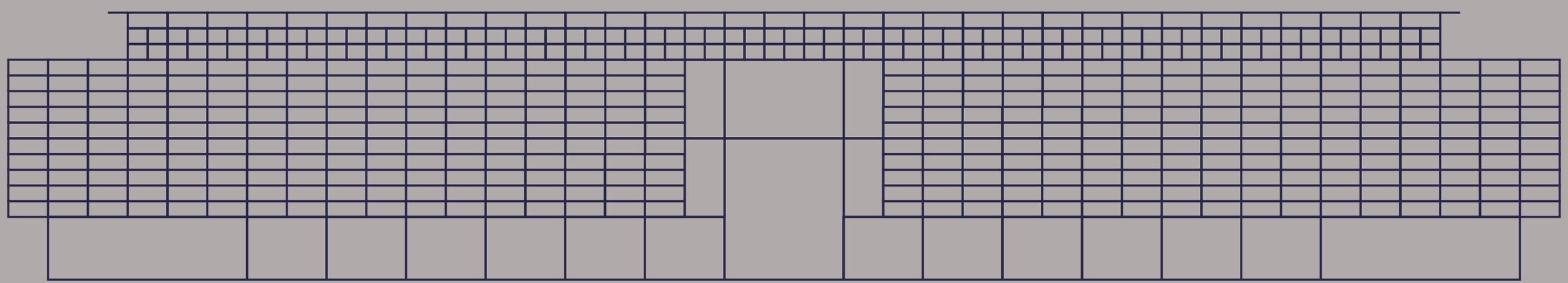
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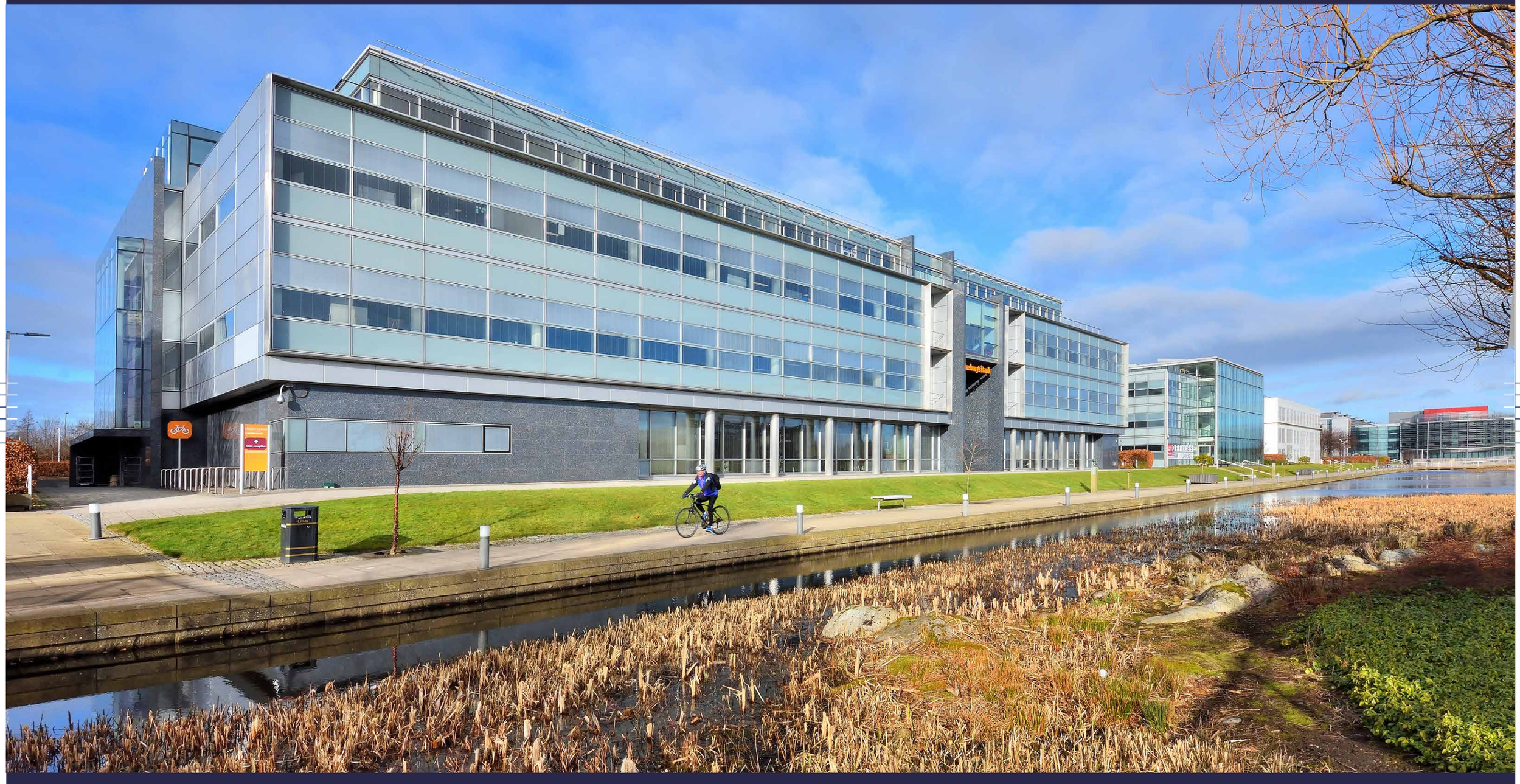
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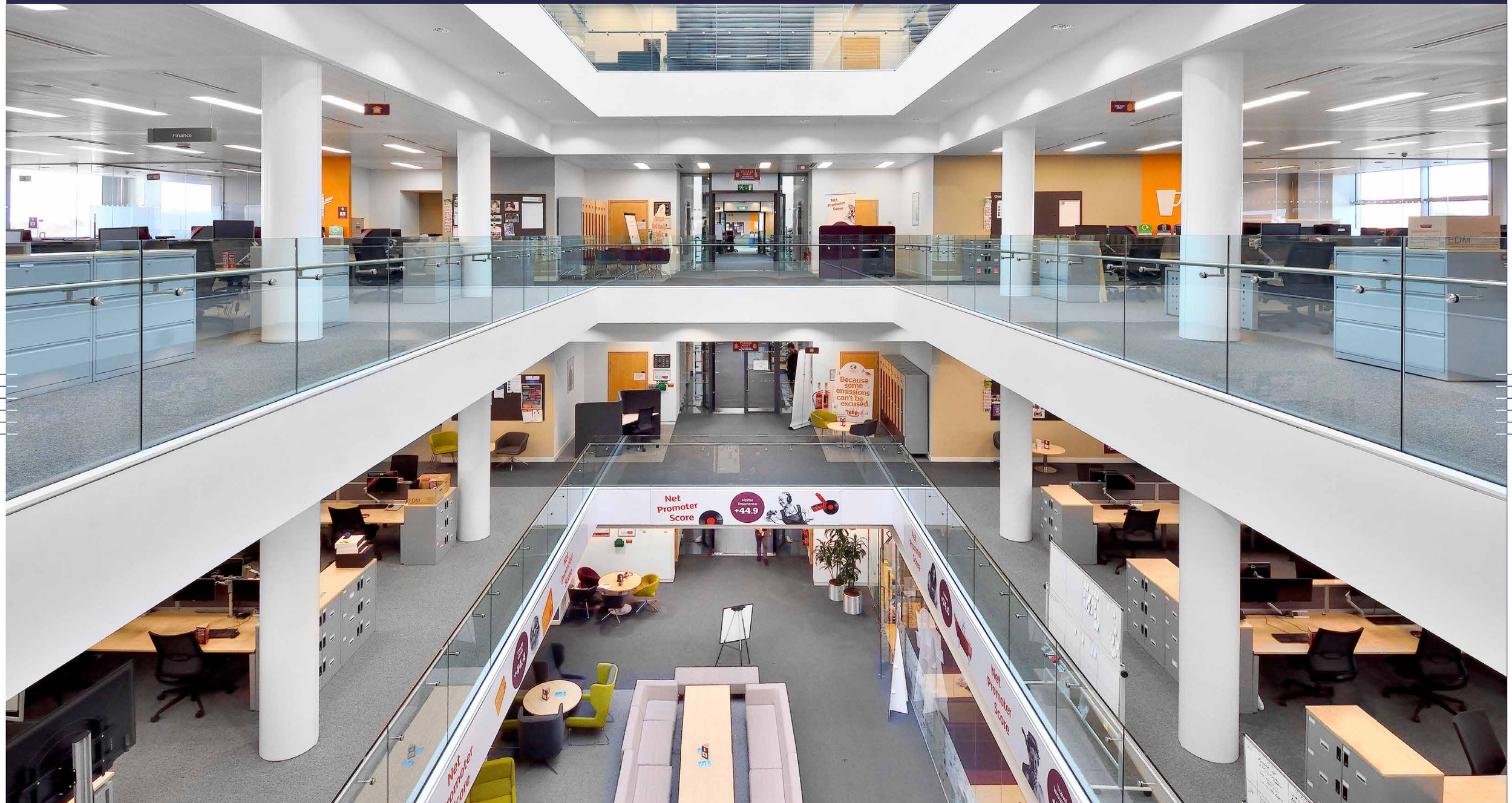
THREE LOCHSIDE AVENUE

EDINBURGH PARK | EH12 9DJ

TO LET
5,500–50,000 SQ FT
GRADE A
OFFICE SPACE






Finance
Net Promoter Score
Because some emissions can't be excused.
Net Promoter Score
Home Insurance +44.9
Net Promoter Score
Net Promoter Score



EDINBURGH

THE VIBRANT CAPITAL OF SCOTLAND JUST MINUTES AWAY

Edinburgh is one of the fastest growing cities in the UK and enjoys the strongest city economy outside London. Its population is one of the best educated and most highly skilled workforces, and it has one of the highest student populations of any UK city at more than 80,000. More than 70% of the city's population of 500,000 is of working age and as such, Edinburgh provides an unparalleled pool of resource from which to recruit staff.

As Scotland's capital, it is the seat of the Scottish Parliament at Holyrood and is home of the Scottish legal system. The University of Edinburgh, part of the prestigious Russell Group of universities, is recognised globally as a world-leading centre of academic excellence. From a commerce perspective, the city was named by the Financial Times fDi Magazine as first for FDI strategy, as well as Best Mid-Sized City for Business Friendliness in the Global Cities of the Future Awards, whilst The European magazine awarded Edinburgh FDI City of the Year in the Business and Finance Awards for investment potential and innovation.

The city also offers an unrivalled standard of living and was named second for quality of life in a global Deutsche Bank survey. Known as the world's Festival City, residents enjoy an array of music, creative and performing arts events throughout the year. There are myriad restaurants and food and drink festivals to choose from, and plenty of sporting and outdoor activities to keep the city's dynamic population actively engaged. Simply put, there is nowhere better to live, work and do business in the UK.


PURE OFFICES
A WORKPLACE FOR EVERYONE
PURE OFFICES
Over 20 Occupiers
PURE OFFICES
A workplace for everyone
TRAMWAY
Trams

EDINBURGH PARK

SCOTLAND'S PREMIER BUSINESS PARK

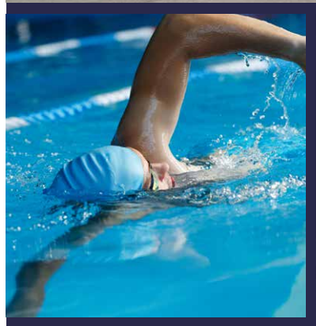
Situated approximately 6 miles west of Edinburgh city centre and 2 miles east of Edinburgh International Airport, Edinburgh Park offers a dynamic and healthy setting for business and living, benefitting from a wide range of facilities and services available on site or in the immediate vicinity, including retail provision at The Gyle Shopping Centre and Hermiston Gait Retail Park. The Park Centre offers a gym with a swimming pool, nursery and bar/brasserie whilst hotels on the park include both the Novotel and Premier Inn at the southern end and Accor Ibis at the northern end.







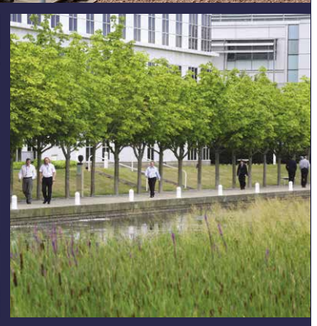




















LOCHSIDE AVENUE

CONNECTED TO THE CITY AND BEYOND

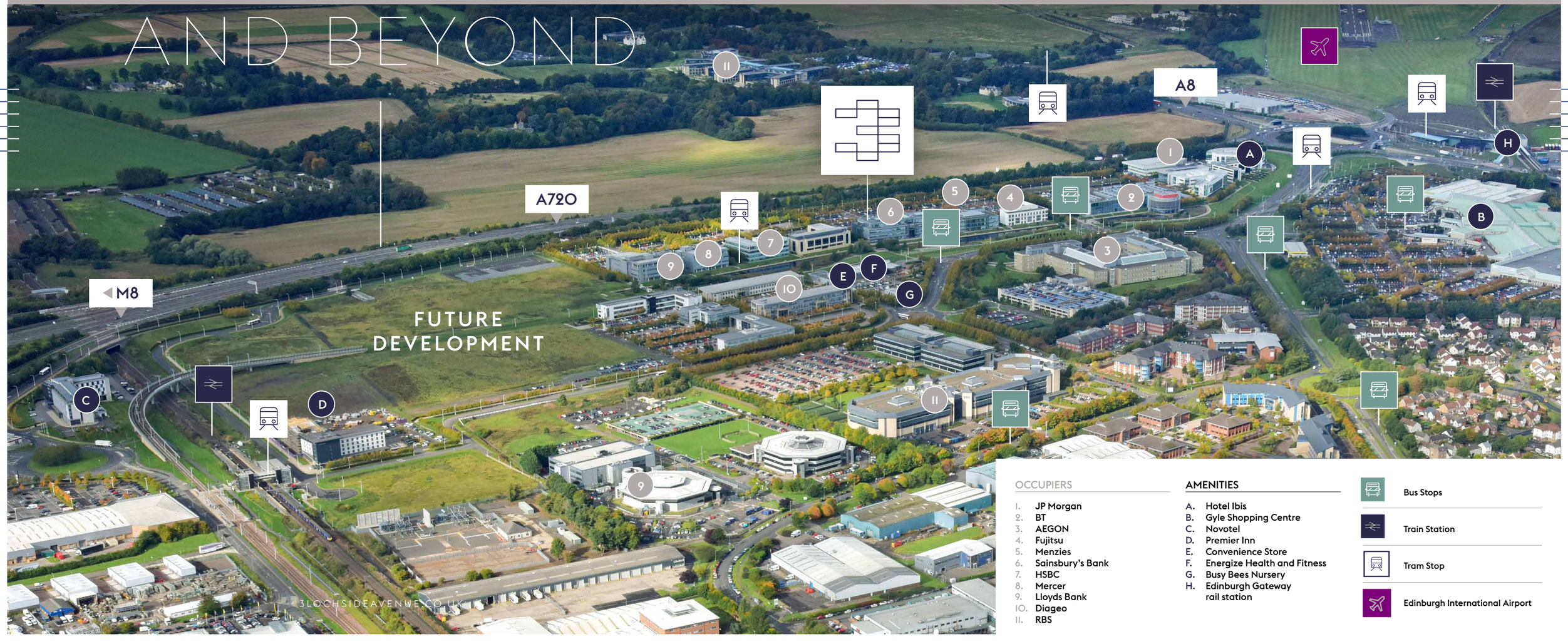
Edinburgh Park's success is partly due to its accessibility to Edinburgh International Airport and the city centre. The tram line runs through the centre of the park and provides a direct route to the international airport and city centre. There are 3 tram halts serving the southern, central and northern sections of the park.

The park is also served by two railway stations, Edinburgh Park station at the southern end of the park and South Gyle station to the east. The Gogar Rail interchange comprises the creation of a new interchange north of the park on the Edinburgh to Fife railway line – a further enhancement of public transport.

The park benefits from excellent bus links with numerous routes stopping within the park. The Gyle Shopping Centre located adjacent to Edinburgh Park also acts as a terminus for numerous bus routes from within Edinburgh and the wider area.

Edinburgh Park also benefits from accessibility to the national road network as it is situated adjacent to the city bypass and the M8 motorway.

16 MINS EDINBURGH AIRPORT ↔ 6 MINS EDINBURGH GATEWAY ↔ 19 MINS HAYMARKET TRAIN STATION ↔ 23 MINS CITY CENTRE



OCCUPIERS

1. JP Morgan
2. BT
3. AEGON
4. Fujitsu
5. Menzies
6. Sainsbury's Bank
7. HSBC
8. Mercer
9. Lloyds Bank
10. Diageo
11. RBS

AMENITIES

A. Hotel Ibis
B. Gyle Shopping Centre
C. Novotel
D. Premier Inn
E. Convenience Store
F. Energize Health and Fitness
G. Busy Bees Nursery
H. Edinburgh Gateway rail station

Bus Stops

Train Station

Tram Stop

Edinburgh International Airport


TRAMWAY
LOOK BOTH WAYS
C.R.SMITH
Trams

DESCRIPTION AND SPECIFICATION

3 Lochside Avenue was designed and built to a level of specification in excess of standard development criteria, but with efficient occupancy in mind. It not only provides the quality of environment essential to attract and retain key staff, but also the amenity, technology and flexibility to ensure both business continuity and responsiveness.

Key Features

Roof terrace with views over Edinburgh
Natural stone, curtain wall and glazed exterior, maximising natural light
A striking four storey glazed reception atrium with integrated walkways and meeting rooms
Passive solar gain control, minimising energy costs
Open plan office space with open atria, maximising natural light
Male, female and disabled toilets on all levels, finished to a high standard
Three 10 person passenger lifts, and one 13 person, doubling as a goods lift
Enhanced 3.0m finished floor to ceiling heights
Full access raised floors with 150mm and 270mm voids
Four pipe fan coil air conditioning
Metal tile suspended ceilings with integral computer friendly lighting
High quality partitioning to complement a largely open-plan and fully fitted layout
Building management system, integrating all building systems

Additional features include

Generator and twin UPS support for entire building
High quality partitioning to complement a largely open plan layout
Fully fitted staff restaurant and kitchen
High level of security including CCTV
Showers and changing rooms
200 person auditorium at ground level





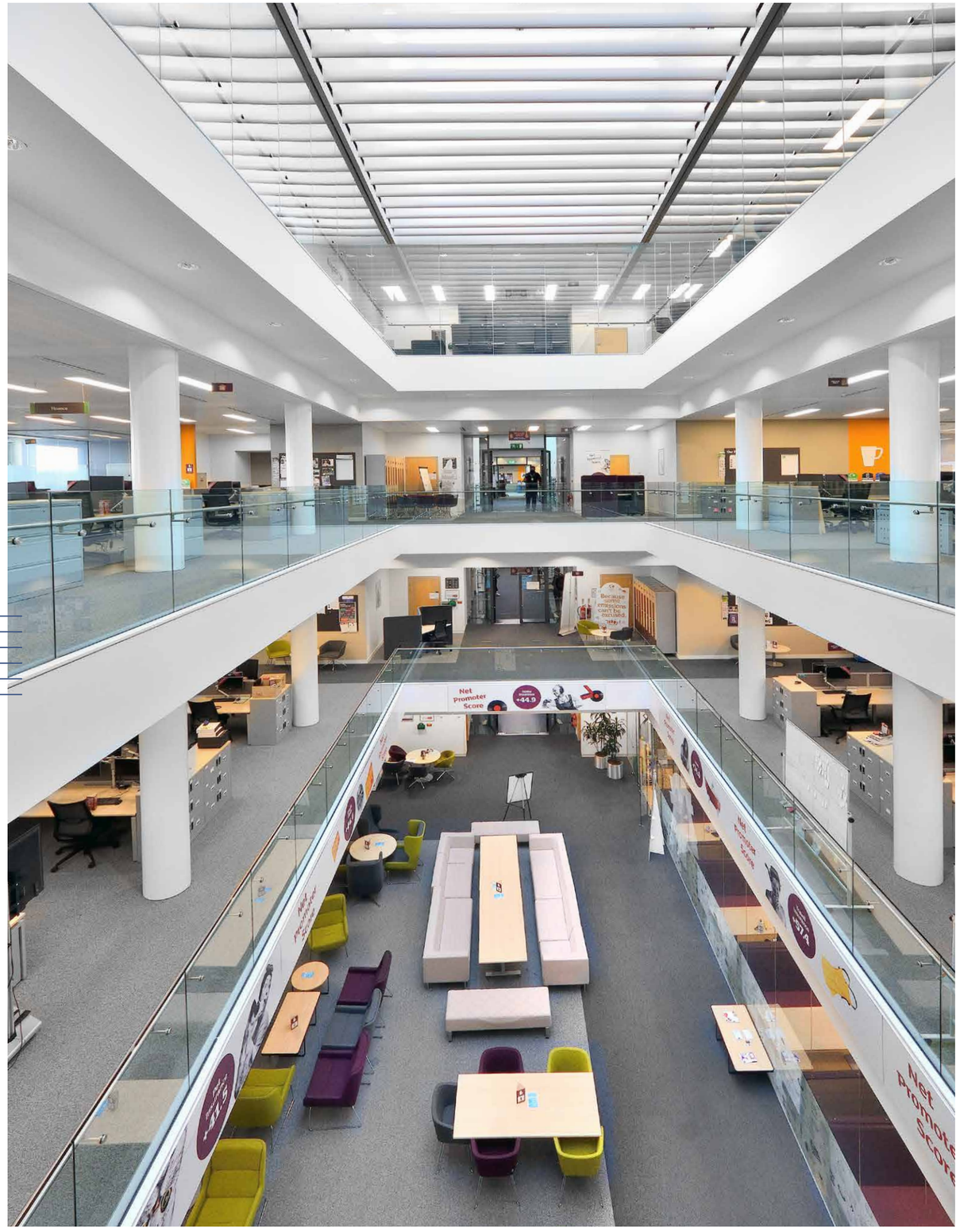


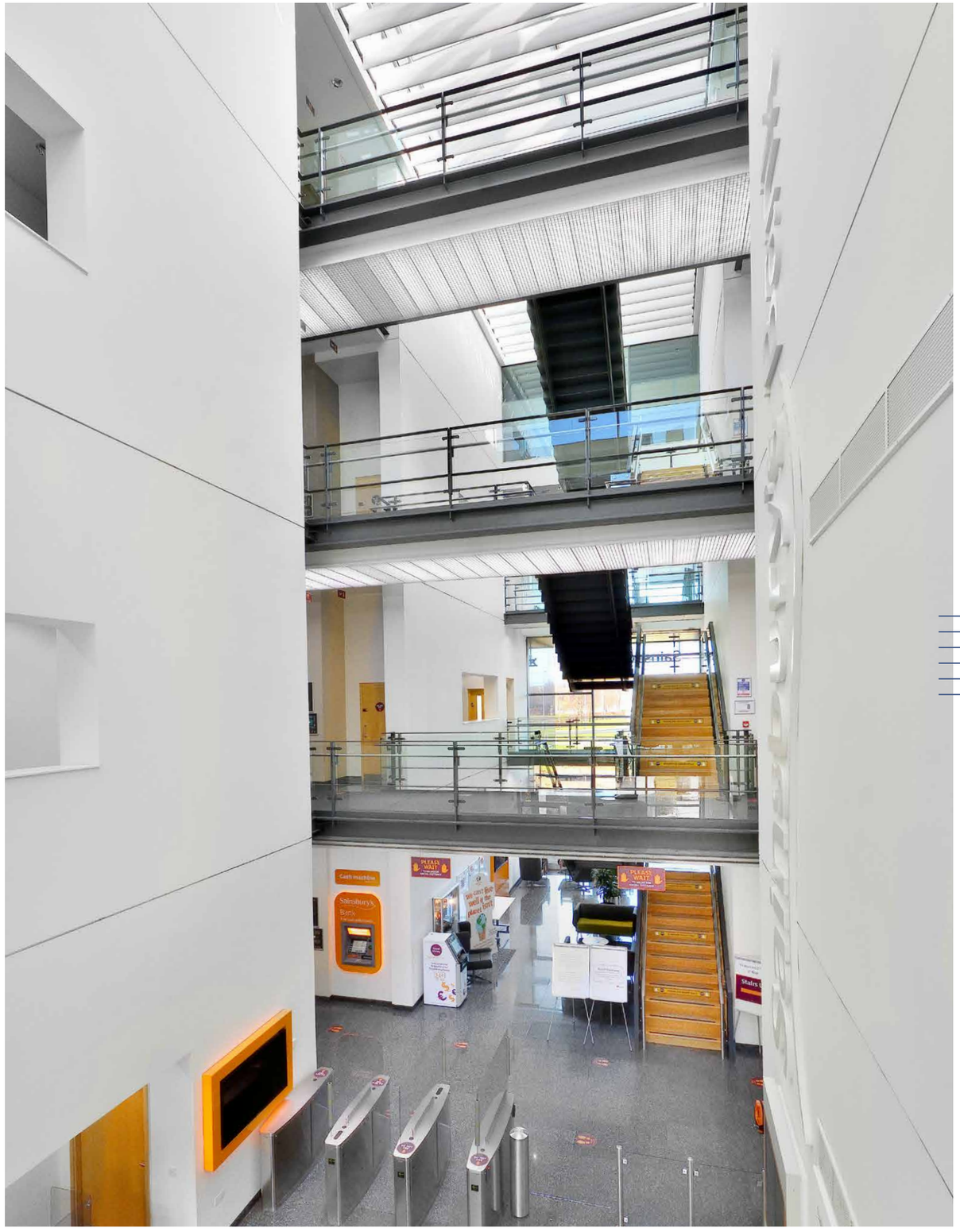







SIT &
STAND


Net Promoter Score
+44.9


Cash machine
Sainsbury's Bank
PLEASE WAIT
PLEASE WAIT
Stairs

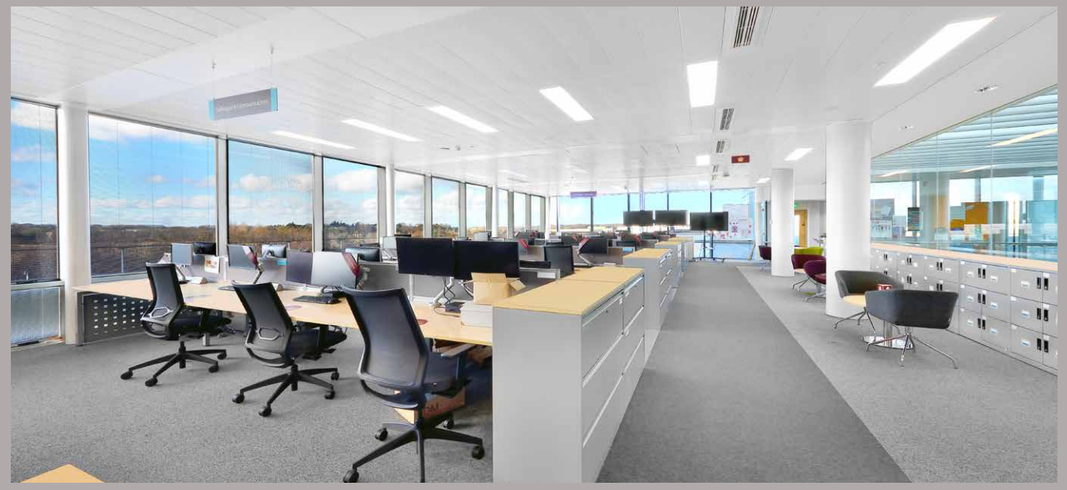
LOCHSIDE AVENUE

SPACIOUS CONTEMPORARY SPACE

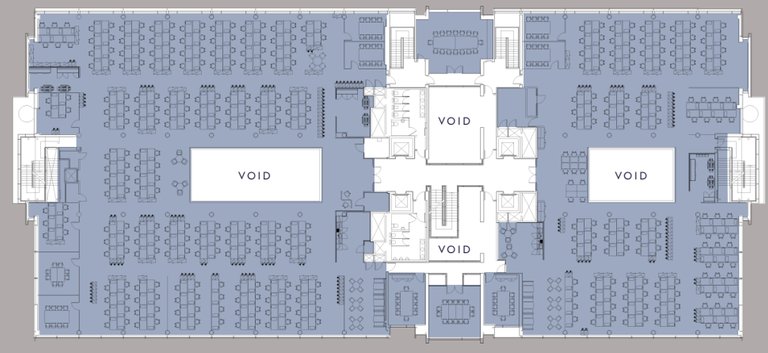
ACCOMMODATION

1st Floor South	14,703 sq ft
2nd Floor	24,110 sq ft
3rd Floor	11,502 sq ft (this can be sub-divided into two suites of c.5.5k each)
Total	50,315 sq ft

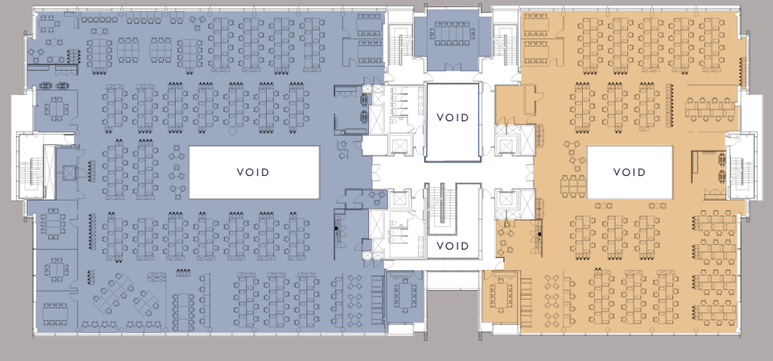
Car parking within the secure car park is available at a ratio of 1: 278 sq ft.



2ND FLOOR: 24,110 SQ FT

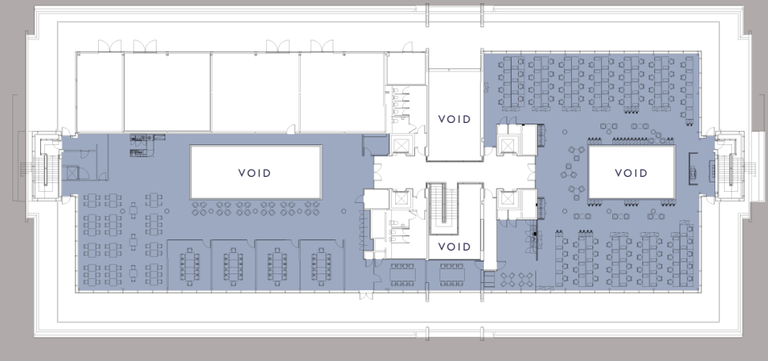


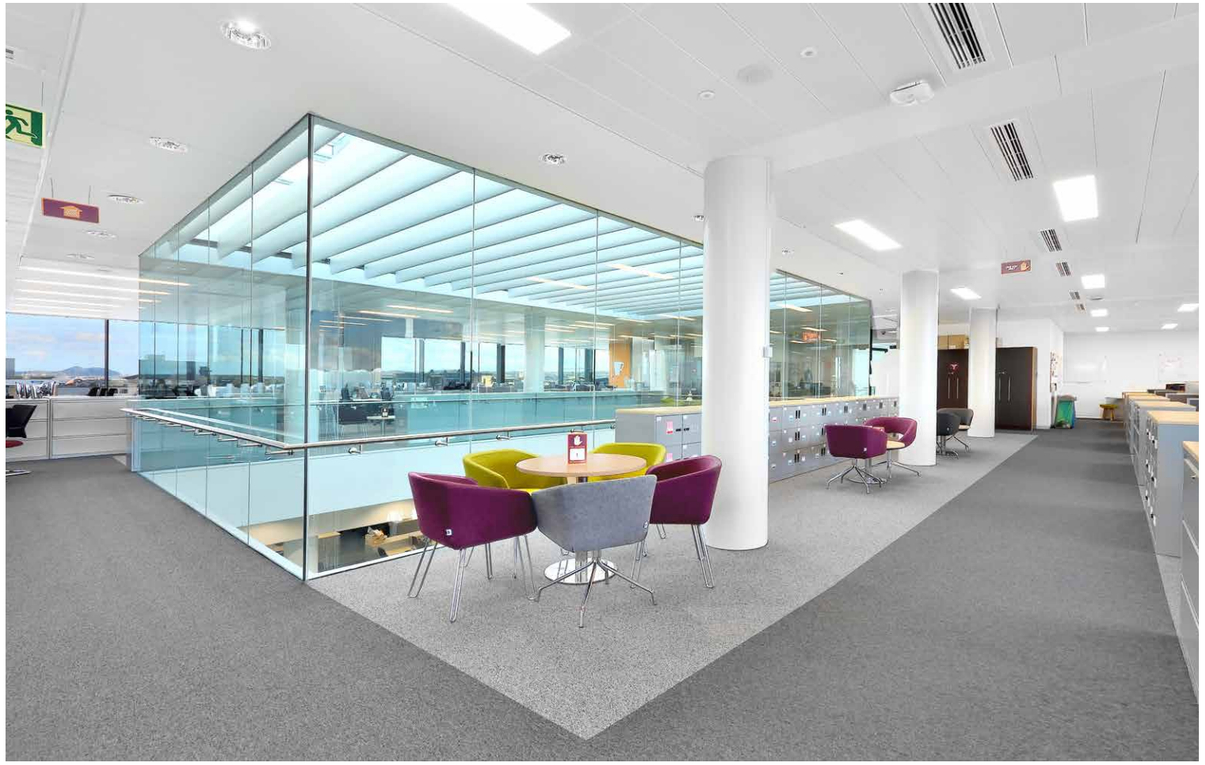
1ST FLOOR SOUTH: 14,703 SQ FT



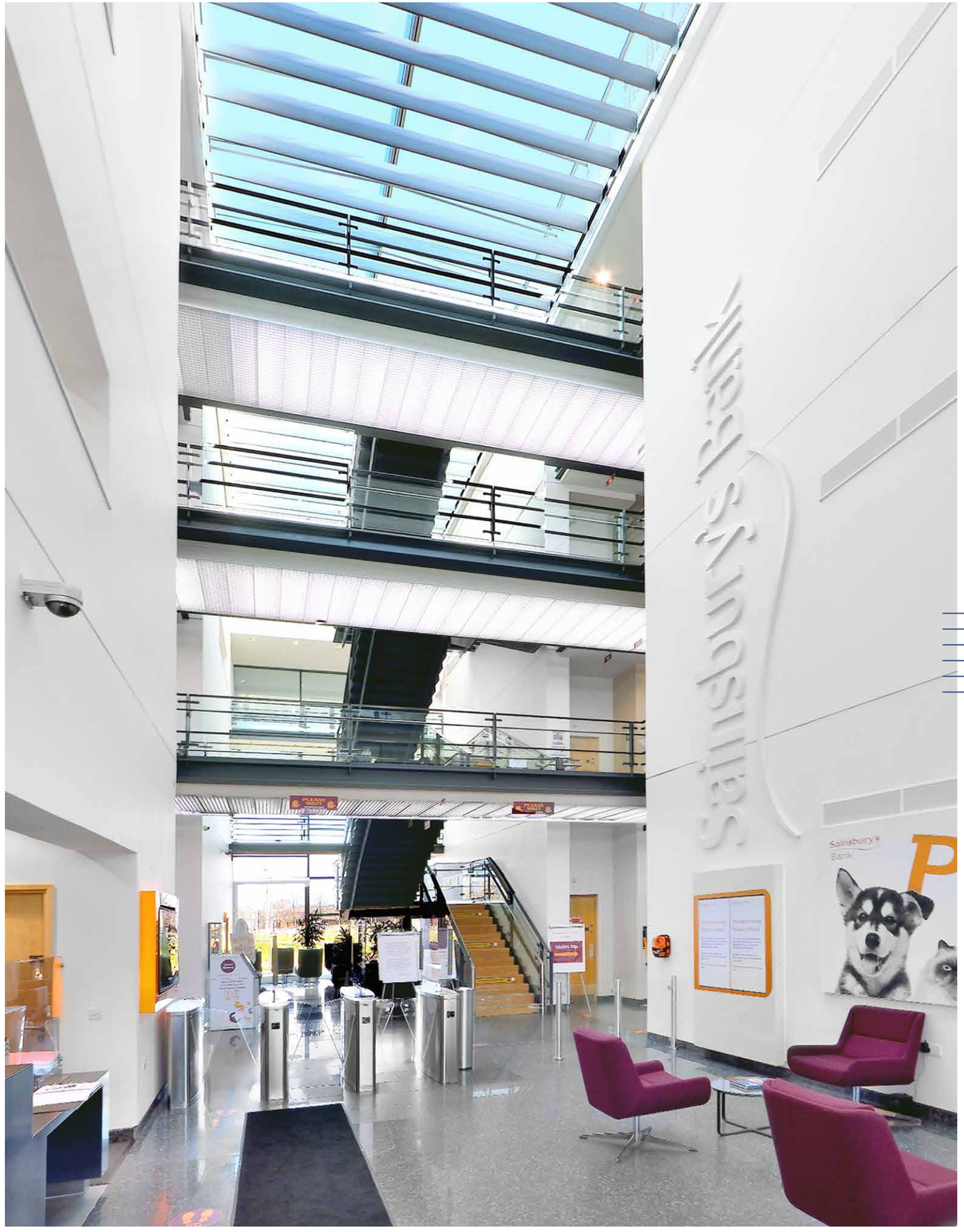
3RD FLOOR: 11,502 SQ FT

(THIS CAN BE SUB-DIVIDED INTO TWO SUITES OF C.5.5K EACH)









BE INSPIRED

TERRACE VIEWS





SUB-LEASE TERMS

The property is fully let to Sainsbury's Bank plc until 29 September 2029 on institutional FRI terms. The current passing rent is £1,514,280.00 per annum, equating to a rate of £18.13 per sq ft for the office accommodation. There is further rent review, upward only to Market Rental Value, on 29 September 2024. The tenant has the benefit of a break option on 29 September 2024.

The available property can be sub-let in part from suites of 5,500 sq ft upwards.

RATEABLE VALUE

The property has a Rateable Value of £880,000.

The agreed area for the property is 82,715 sq ft plus reception of 1,658 sq ft.

The total property available to sub-let comprises 60% of the whole property and has an approximate Rateable Value of £525,000, with business rates payable of £270,000 approximately – i.e £5.40 per sq ft.

Any incoming sub-tenant will be responsible for the payment of all local authority rates pertaining to their occupation and it is their responsibility to liaise with the Assessors regarding the business rates payable.

LEGAL COSTS

Each party will be responsible for their own legal costs. The in-going sub-tenant will be responsible for the payment of any registrations dues and any LBTT payable.

Should any Landlord's costs be incurred with regard to the granting of consent, these will be shared equally between the Tenant and the Sub-Tenant.

EPC

The property has an EPC rating of D.

VIEWING

Strictly by appointment through the joint letting agents:

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E nick@cuthbertwhite.com

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cuthbertwhite.com

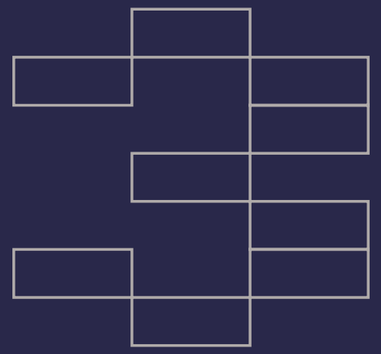
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