
7 Lochside View Edinburgh Park EH12 9DH

OFFICE SPACE FROM
7,985 – 40,857 SQ FT

FULL
REFURBISHMENT
TO COMPLETE
BY Q3 2024



EDINBURGH PARK'S MOST
PROMINENT BUILDING.



Situation

Edinburgh Park is widely regarded as Scotland's premier business parks and is home to a number of blue-chip occupiers including Diageo, JP Morgan and HSBC. In recent years, there have been several new developments at Edinburgh Park, including Parabola's mixed-use development at 1 New Park Square and Knight Property Group's 4-5 Lochside Avenue, both of which set respective sustainability benchmarks in Edinburgh for new build and refurbished offices.

Edinburgh Park is very well connected and benefits from excellent transport links for car, bus, tram and train. 7 Lochside View is one of the most prominent buildings locations on the park, facing onto the Gogar Interchange.

Placemaking plays a crucial role for Parabola's ongoing development at **Edinburgh Park**. The vision behind the park is to create a place to live and work as part of the West Edinburgh masterplan. Existing amenities include bars and restaurants, multi-use games areas, padel tennis courts and a multi-storey car park.

Detailed planning consent has been approved for the development of 1,179 residential units including affordable housing, townhouses and build to rent. With future plans including provision for hotel, BTR and affordable housing homes. This will transform Edinburgh Park from an out of town business park to a flourishing urban quarter.





← TO EDINBURGH CENTRE

Edinburgh Park Station

HEINEKEN

TESCO Bank

LLOYDS

Hermiston Gait

Royal Mail

NOVOTEL

FUJITSU

Premier Inn
Rest easy

HSBC UK

DIAGEO

Edinburgh Park

Edinburgh Park Multi-Storey Car Park

Gyle Station

AEGON

ooni

LUMACRON

Morrisons Fuel Station

Sainsbury's Bank

Pulsant

The Gyle Shopping Centre

J.P.Morgan

Menzies DISTRIBUTION

AVANT homes

SPS SCOTTISH PRISON SERVICE

ibis

miller homes

7 Lochside View

A720 City Bypass

Edinburgh's Garden District

(Planning Consent obtained for 9,000 new homes across 675 acres)

← A8 TO EDINBURGH CENTRE

Edinburgh Gateway

TO EDINBURGH AIRPORT →

A8 TO EDINBURGH AIRPORT →

Description

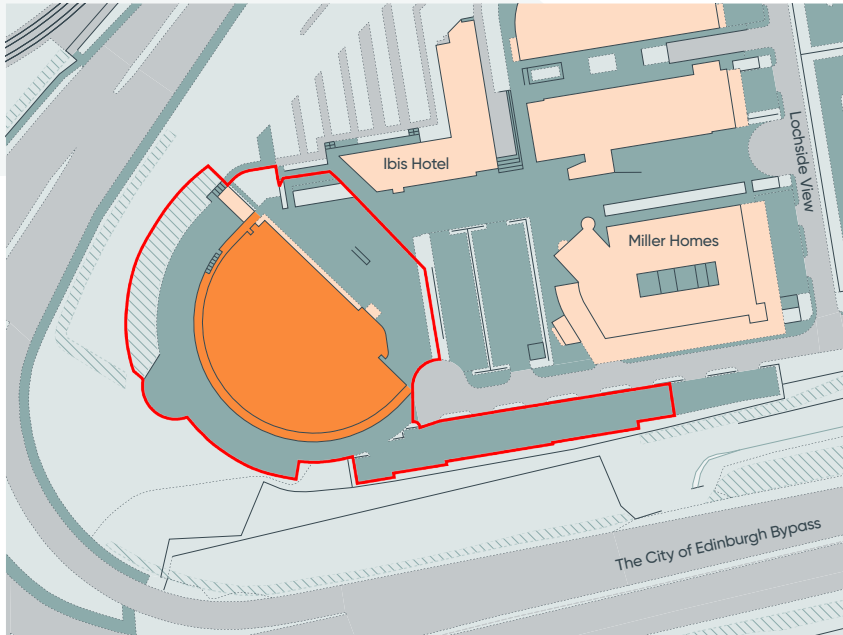
7 Lochside View was constructed in 2002 to a Grade A specification. The building is of steel frame construction arranged over ground and two upper floors. With a spacious central atrium, the building benefits from excellent natural daylight. There are 239 designated car parking spaces available (1:268 sq ft) at surface and basement level.

The Building benefits from the following specification:

- High quality double height spacious reception incorporating limestone floor tiles, a mixture of glazed curtain walling and ornamental polished plaster wall finishes.
- Extensive open plan floor plates over three floors.
- Fully glazed central atrium distributing natural daylight throughout the office area.
- VRV system providing heating/cooling to the office accommodation.
- Building management system to monitor and control the engineering services within the building.
- 2 duplex controlled 10 person passenger lifts serving all floors.
- Column grid of 9 x 7.5m with a 1.5m space planning grid.
- Floor to ceiling height of 2.7m with a raised access floor providing a minimum clear void of 165mm and a 400mm void above the ceiling

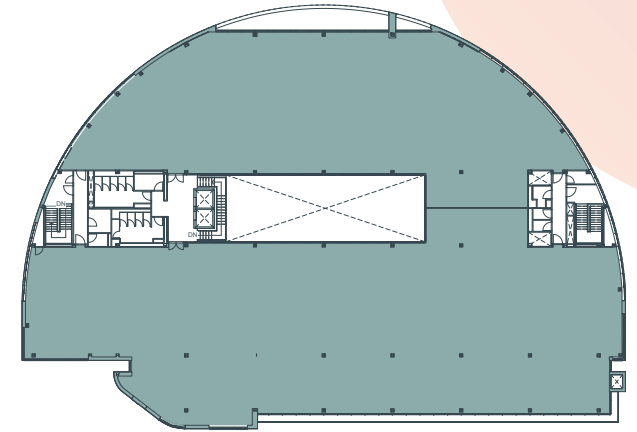


Accommodation

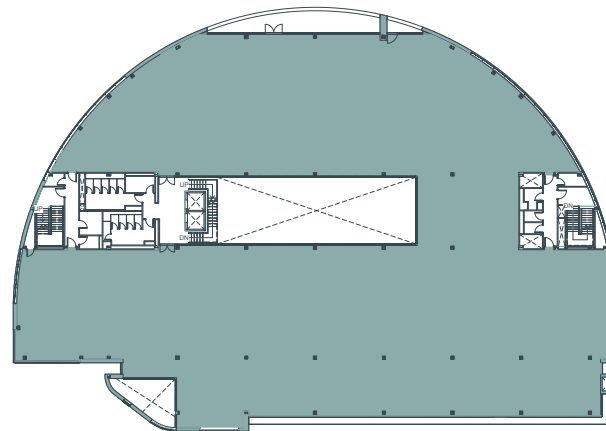


Floor	NIA (sq ft)	NIA (sq m)
2F North	7,985	742
2F South	12,612	1,172
1F	20,260	1,882
Total	40,857	3,796

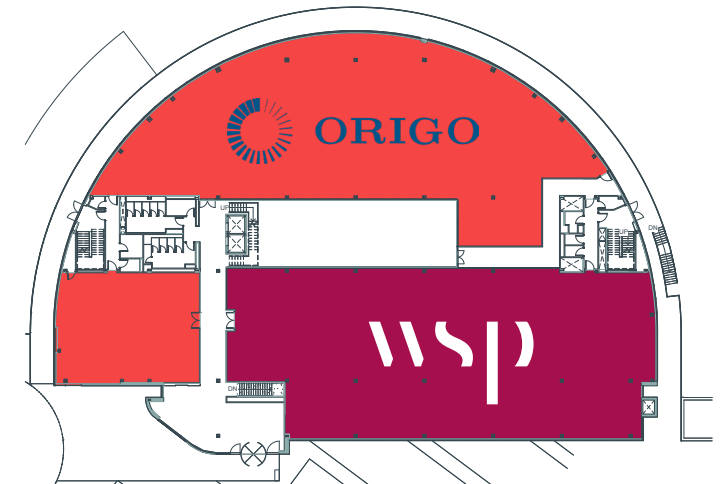
Second Floor



First Floor



Ground Floor



● WSP UK Ltd
 ● Origo Services Ltd
 ● Vacant

ESG Refurbishment



Edinburgh Park's most prominent office



All electric infrastructure



Unique collaborative atrium space



Photovoltaic panels on roof



New reception area with concierge



Workplace density of 1 person to 8 sq m



New end of journey facilities (showers, changing rooms, lockers + drying areas)



New secure cycle storage for 80 cycles including repair station and electric bike charging points



239 dedicated car parking spaces (including EV spaces), equating to a ratio of 1 to 268 per sq ft



New electric VRF air conditioning system



Defurb space with exposed services



EPC Rating A - but targeting A+ (Net Zero Carbon or better)



Full raised access floors



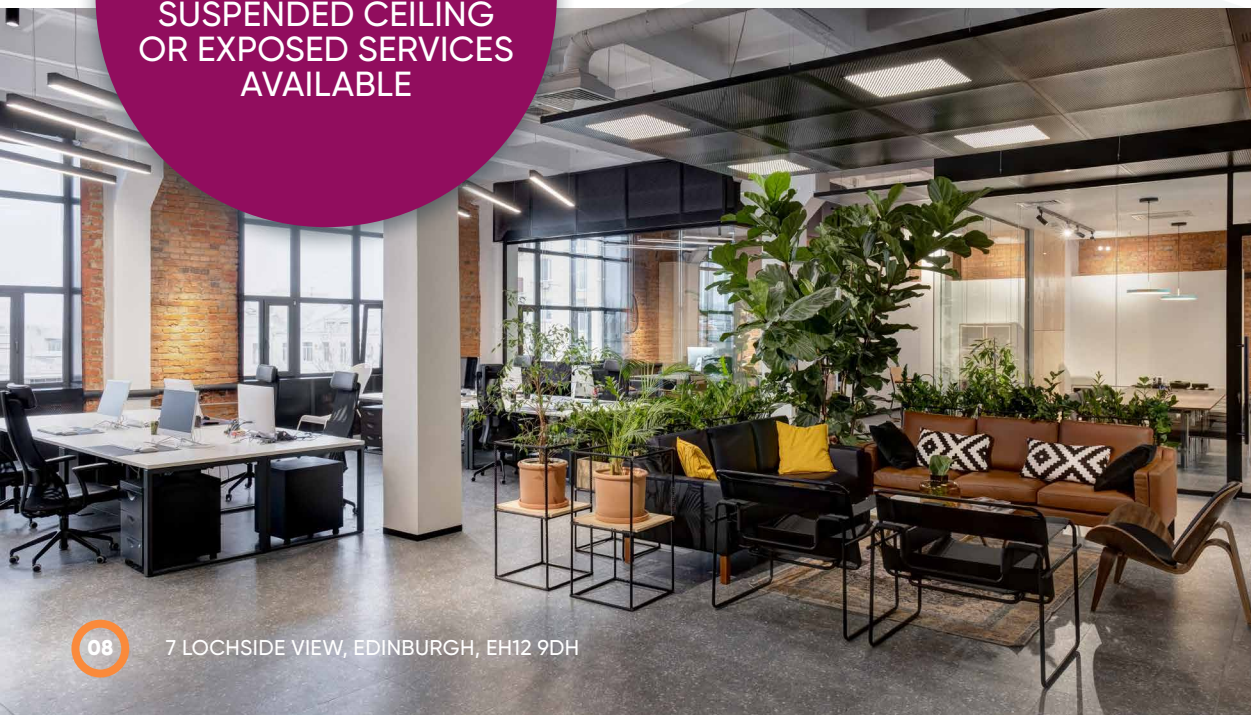
New fibre broadband



INDICATIVE IMPROVEMENT PLANS



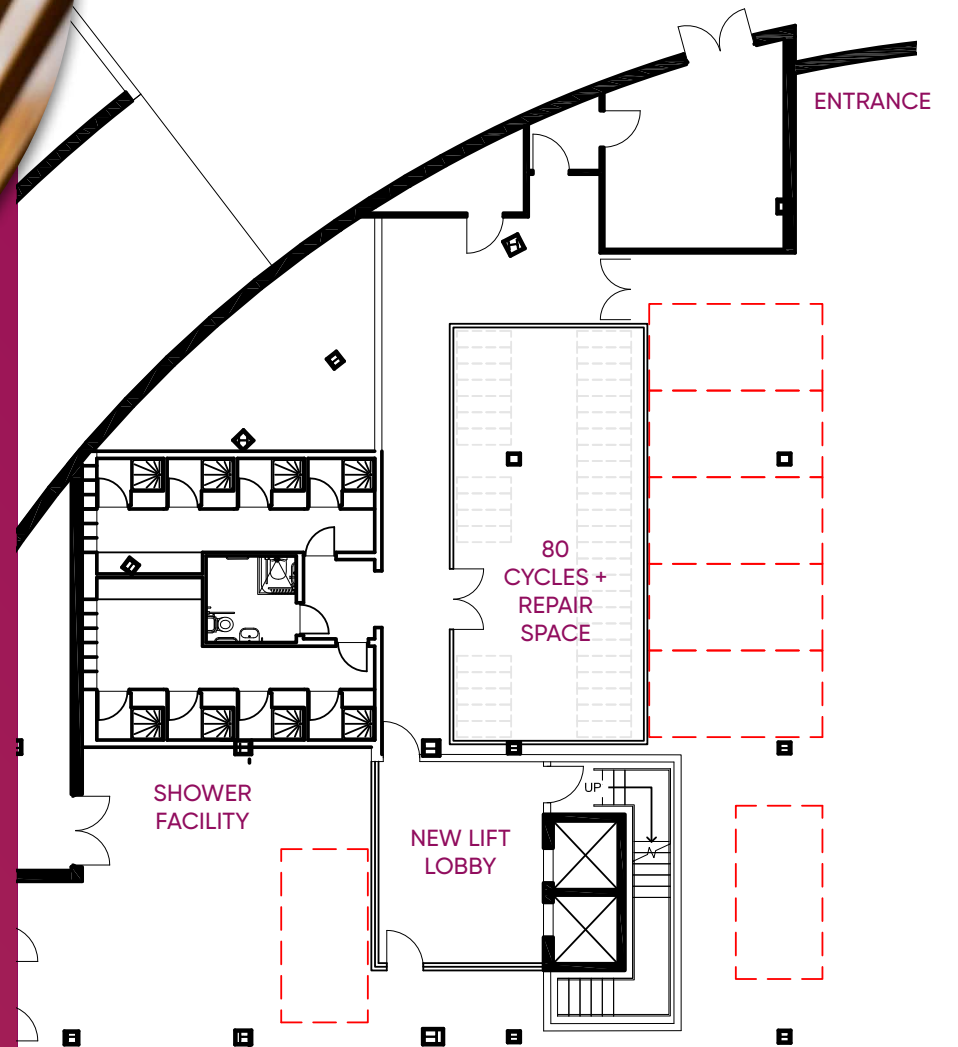
INDICATIVE CAT-A
CEILING FINISHES
EITHER CONVENTIONAL
SUSPENDED CEILING
OR EXPOSED SERVICES
AVAILABLE





END OF JOURNEY FACILITIES

New outstanding facilities including male, female and accessible shower and changing facilities, secure bike parking, bike repair station, lockers and drying areas are to be installed in the basement.



INDICATIVE IMAGES IN THE SPIRIT OF THE REFURBISHMENT



Additional Information

EPC RATING

The building has an EPC A rating (08). Following refurbishment we are targetting EPC A+ (Net Zero Carbon or better rating).

TENURE

The property is available to let on full repairing and insuring terms.

The current occupiers tenancy is in place until the end of September 2023. On expiry, a full refurbishment of the office space will commence.

Further information is available on request from the letting agents.

VAT

The property is VAT elected and therefore VAT will be payable.

ANTI-MONEY LAUNDERING

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transaction.





Further Information

For further information or to arrange an inspection please contact:

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YOUNG**

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