

**Completion Q1 2025**



**3 LOCHSIDE AVENUE**

[www.3lochsideavenue.co.uk](http://www.3lochsideavenue.co.uk)



PLAY VIDEO

**TO LET**

Redesigned Grade A office space with 302 parking spaces  
**Edinburgh Park**



02

# WELCOME TO 3 LOCHSIDE AVENUE



3 LOCHSIDE AVENUE | EDINBURGH | EH12 9DJ

# A CREATIVE RE-IMAGINING OF TODAY'S WORKING ENVIRONMENT



03

A stunning reception area and full height atrium welcomes your staff and guests, first impressions matter and our design team have left nothing to chance.

The quality of construction, design and fit out are second to none.

CGIS ARE FOR INDICATIVE PURPOSES ONLY



3 LOCHSIDE AVENUE | EDINBURGH | EH12 9DJ



04

81,333 SQFT  
OF REDESIGNED  
SUSTAINABLE  
SPACE



# SUSTAINABILITY & WELL-BEING

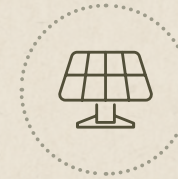
## Targeting EPC A



104 enclosed bike racks with another 20 external Sheffield type bike stands



12 EV charging points



Photovoltaic panels installed on roof for electrical demand response



High quality contemporary design using sustainable materials.



Event spaces within café and roof terrace available for tenants



Energy efficient LED luminaires throughout c/w energy saving controls i.e. PIR and Daylight Control



Roof terrace – shared with kitchen and external seating with views over Loch Ross and Park



Active travel entrance



Network of green routes: railway stations, tram stops and bus stops nearby



All electric building providing space heating/cooling utilising energy efficient heat pumps



Sport facilities for hire at Edinburgh Park

05





06

MEET...  
GREET...  
WORK...  
EAT.



3 LOCHSIDE AVENUE | EDINBURGH | EH12 9DJ

WALK... RUN... CYCLE...

07

FRESH TO  
FACE THE  
DAY AHEAD



# LOCATED IN THE HEART OF EDINBURGH'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 offers a gym with a swimming pool, nursery, Patina Bakery, padel tennis and multi-purpose pitches whilst hotels on the park include both the Novotel and Premier Inn at the southern end and Accor Ibis at the northern end.



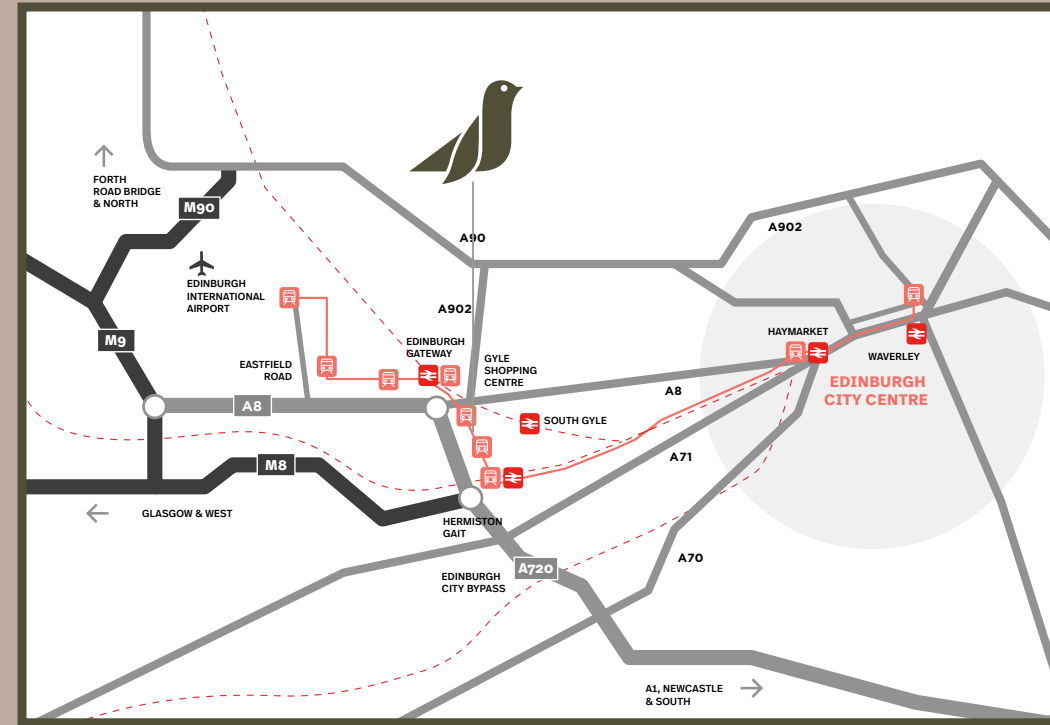
# ALL THE AMENITIES ON YOUR DOORSTEP



09



# SERVICED BY A FULLY INTEGRATED TRANSPORT HUB



# EDINBURGH



Attracting over 4.3 million international tourists and 19.2 million UK day trips per year. This is a significant driver to the economy in the city, with international visitors alone spending £2.9bn. Edinburgh Fringe Festival, the worlds largest performing arts festival, forms part of this attraction.



30,000 people work in the financial sectors and the city has a GVA of over £87,000 per worker, only second behind London. Unemployment in the city is the lowest of any major city in the UK and the gross disposable income of the population is the highest outside of London (May 2024).



Edinburgh is the capital city of Scotland and has a population of 550,000 in the city and a wider city region population of 1,400,000. The city has had the second highest population growth of any city in the UK and is expected to increase 11% by 2041.



The city is a major financial, administrative and tourist centre and is renowned for boasting a strong, diverse economy supported by multiple high performing sectors as well as being home to the Scottish Government. The city is a major hub for financial services, 2nd only to London in the UK with 6,000 people employed in the industry.



Edinburgh is internationally known for the quality of its workforce with 61% of the population holding a degree or above, which explains the highly skilled and talented workforce. The city is ranked joint 5th most educated city in World by the World Economic Forum.



# SPECIFICATION



## EXTERNAL

New external LED lighting.

New signage and wayfinding.

New roof top garden and planting.

Idyllic external seating overlooking Loch Ross.

104 enclosed bike racks with another 20 external Sheffield type bike stands. A repair stand will be provided within the secure bike enclosure together with additional lockers (10) over and above the end of trip provision.

304 on site parking spaces with 20 EV charging points. (parking ratio - 1:268)



## M & E

All electric building providing space heating/cooling utilising energy efficient heat pumps.

Energy efficient LED luminaires throughout c/w energy saving controls i.e. PIR and Daylight Control.

Energy metering and monitoring throughout for each suite and large electrical loads.

Underfloor busbar throughout office floorplates providing fit out flexibility.

High speed network connection.

Photovoltaic panels installed on roof for electrical demand response.

2 new 13 person lifts finished in linen pattern stainless steel, laminate panel side walls and tiled floor. All visual, audible and tactile features as necessary to meet current disabled access guidelines.



## ESG

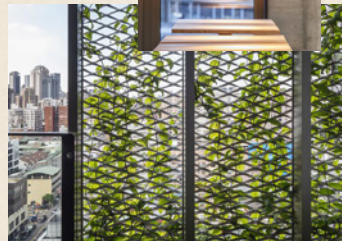
EPC A.

High quality contemporary design using sustainable materials.

Social/event spaces within café and roof terrace available for tenants.

Active travel entrance.

Network of green routes: railway stations, tram stops and bus stops nearby.



## INTERNAL

### Reception

New welcome reception and full height atrium. This area comprises new porcelain floor tiles and new feature polished plaster wall linings, along with timber balustrades and timber rib ceilings.

### Café

New café lounge with views and external seating onto Loch Ross and engineered HW timber floors boards to the café area.

### Roof terrace

Shared roof terrace with kitchen and external seating with views over Loch Ross and Park.

### WCs

- Ground floor: new No. 13 unisex 'superloo' type WCs within WHB. Porcelain floor tiles, full height dry lined walls with tiled wall finishes and laminated doors.
- Upper floors: Female: 17 wcs plus 3 accessible female WC. 11 male WCs plus 3 males accessible WCs and 9 urinals. New porcelain floor tiles with SGL cubicles and solid surface wash hand troughs with tiled splashbacks, feature mirrors and wall lamps.

### Showers and Changing Facilities

- 5 female and 5 male individual showers along with 1 male and 1 female enclosed WC within the changing rooms. (Provision to BCO guidelines 1:100 staff).
- Each changing room will have a vanity unit with hair drying stations and towel provision.
- 48No lockers in each changing room (plus 10 with bike enclosure) (Provision to BCO guidelines 1:10 staff).
- 1 accessible shower.
- 1 accessible WC.
- Dedicated garment drying room.

### Office Areas

New carpet tile with exposed soffit and services. New vertical acoustic ceiling baffles with SAS metal ceiling rafts.



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# ACCOMMODATION



Net Internal Area (NIA)							
FLOOR	SUITE	SQ M	SQ FT	SUITE	SQ M	SQ FT	TOTAL
3rd	1	588	6,331	2	609	6,554	12,885 SQ FT
2nd	1	936.8	10,084	2	1,417	15,251	25,335 SQ FT
1st	1	916.3	9,863	2	1,424	15,321	25,184 SQ FT
Ground	1	817.1	8,795.2	2	847.6	9,123.5	17,918.7 SQ FT
		TOTAL				81,333 SQ FT	

KEY:

LANDLORD

CIRCULATION

TOILETS

SUITE 1

SUITE 2

CAFE

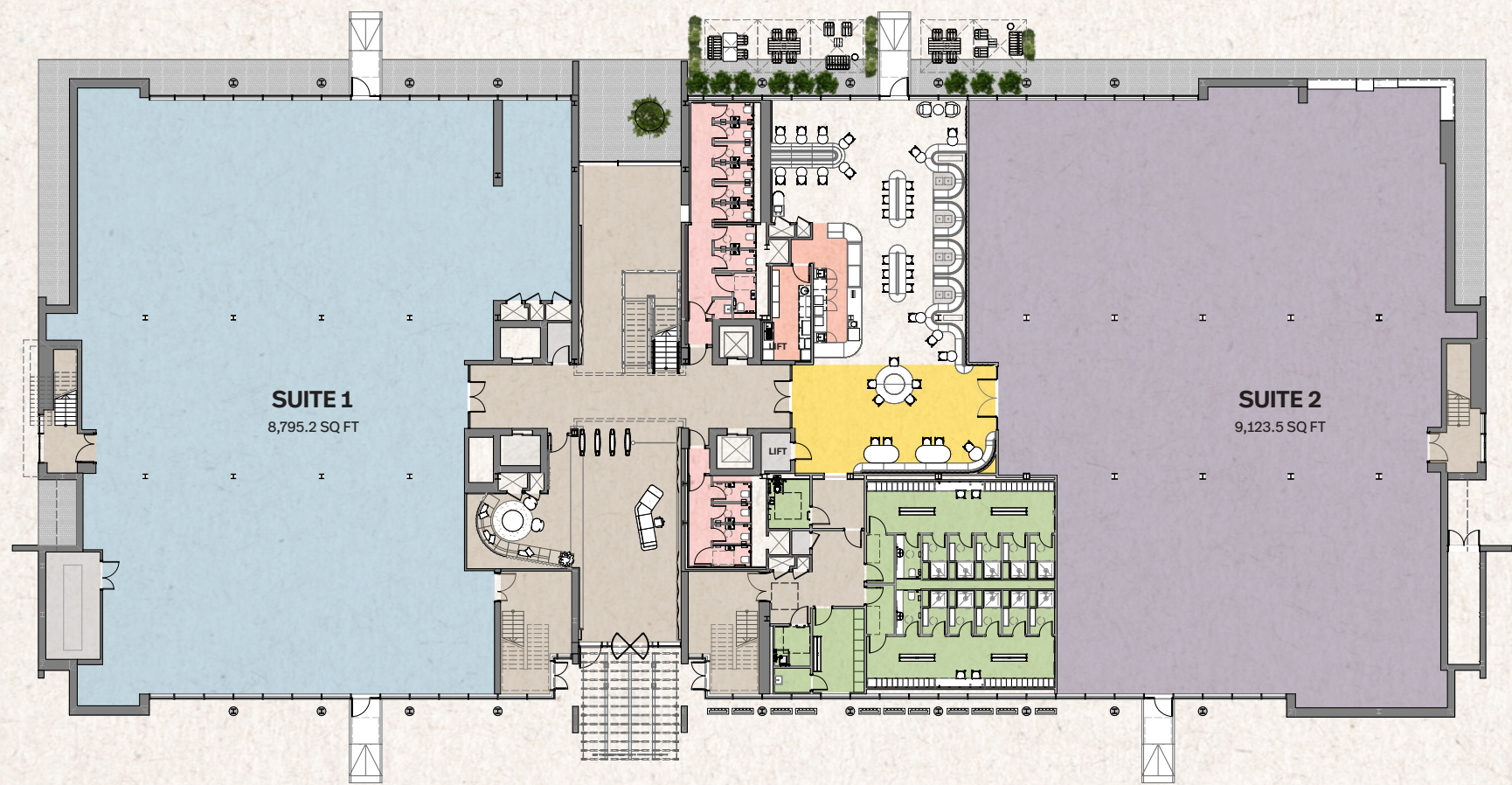
CAFE HUB

WELLNESS SUITE

KITCHEN

GROUND FLOOR - 17,918.7 SQ FT

INDIVIDUAL SUITES ARE AVAILABLE



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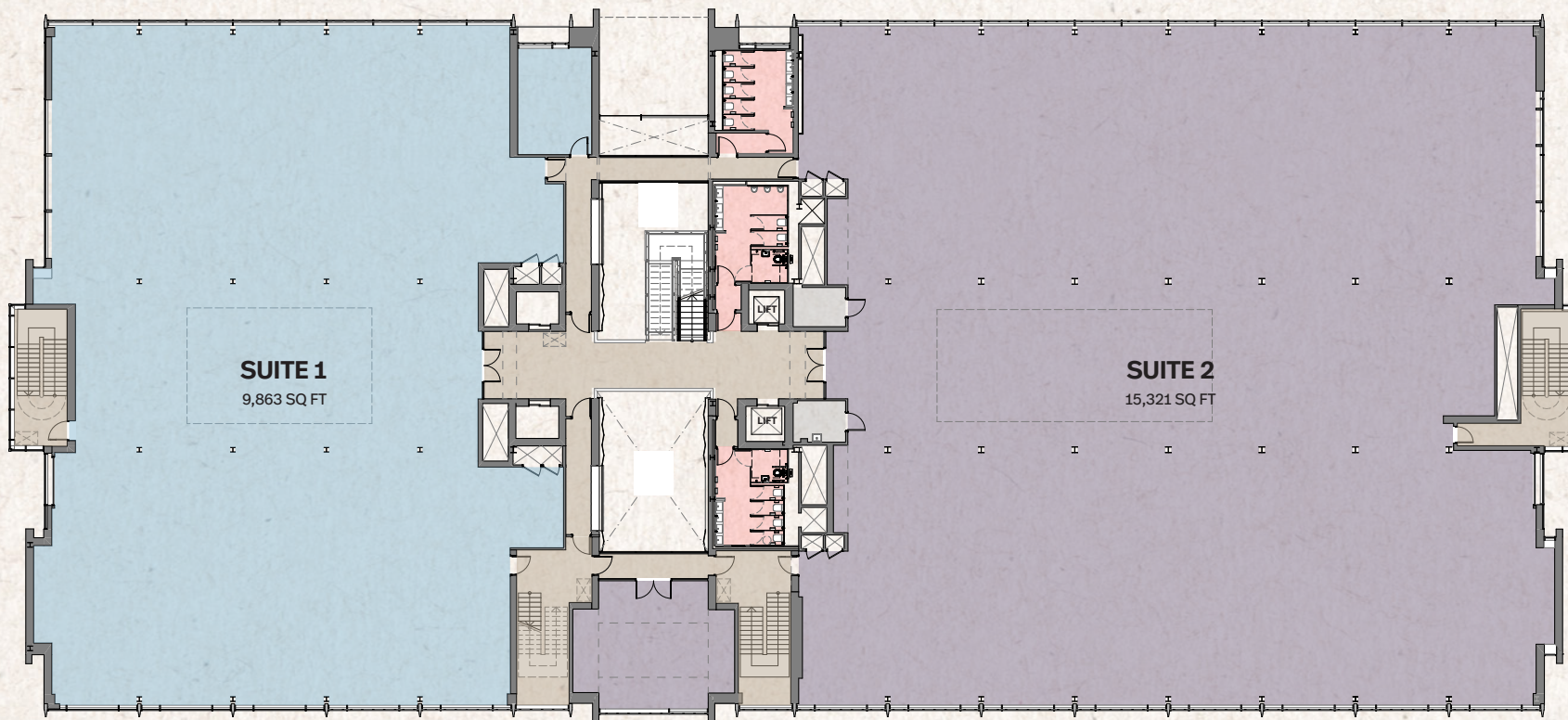
# ACCOMMODATION



KEY:		
 LANDLORD	 SUITE 1	 CAFE HUB
 CIRCULATION	 SUITE 2	 WELLNESS SUITE
 TOILETS	 CAFE	 KITCHEN

FIRST FLOOR - 25,184 SQ FT

INDIVIDUAL SUITES ARE AVAILABLE



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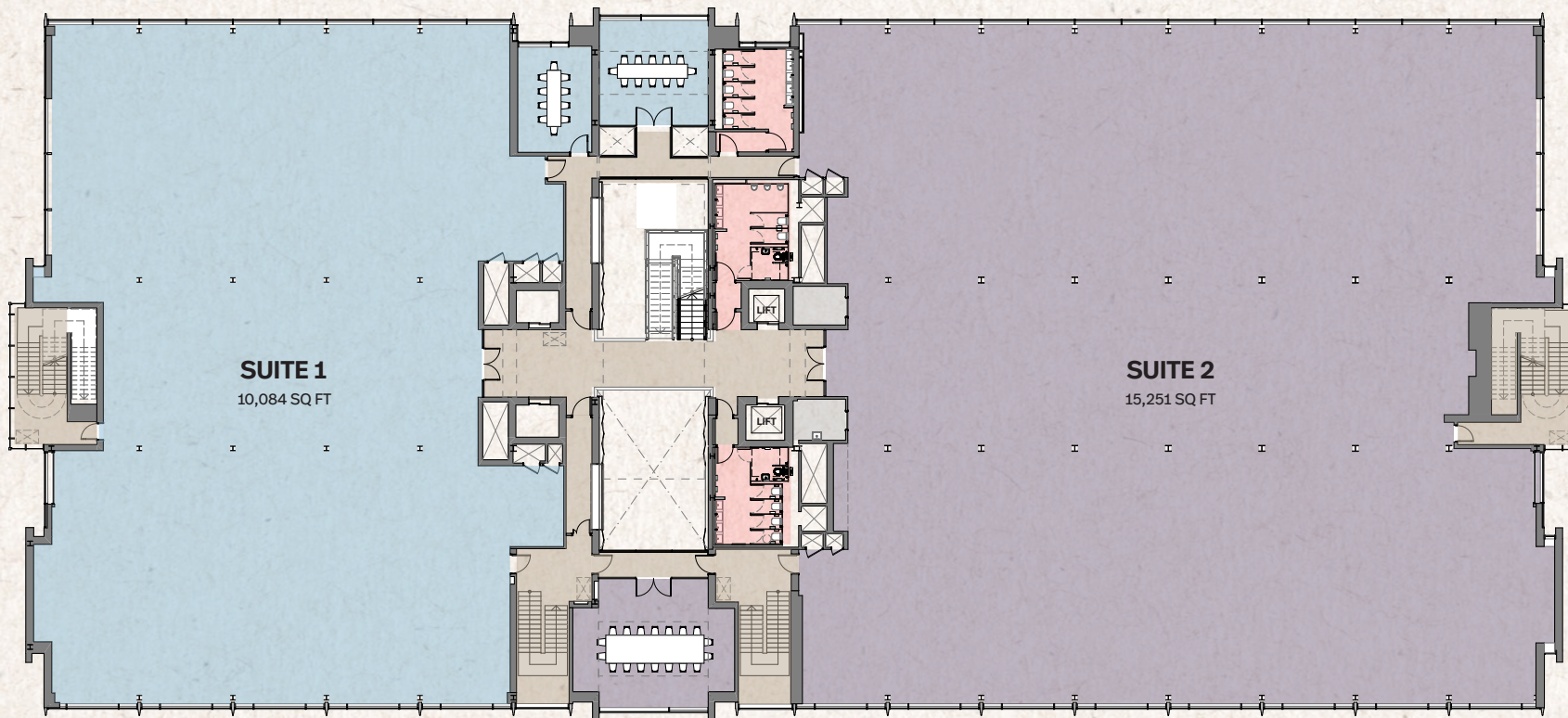
# ACCOMMODATION



<b>KEY:</b>		
 LANDLORD	 SUITE 1	 CAFE HUB
 CIRCULATION	 SUITE 2	 WELLNESS SUITE
 TOILETS	 CAFE	 KITCHEN

SECOND FLOOR - 25,335 SQ FT

INDIVIDUAL SUITES ARE AVAILABLE



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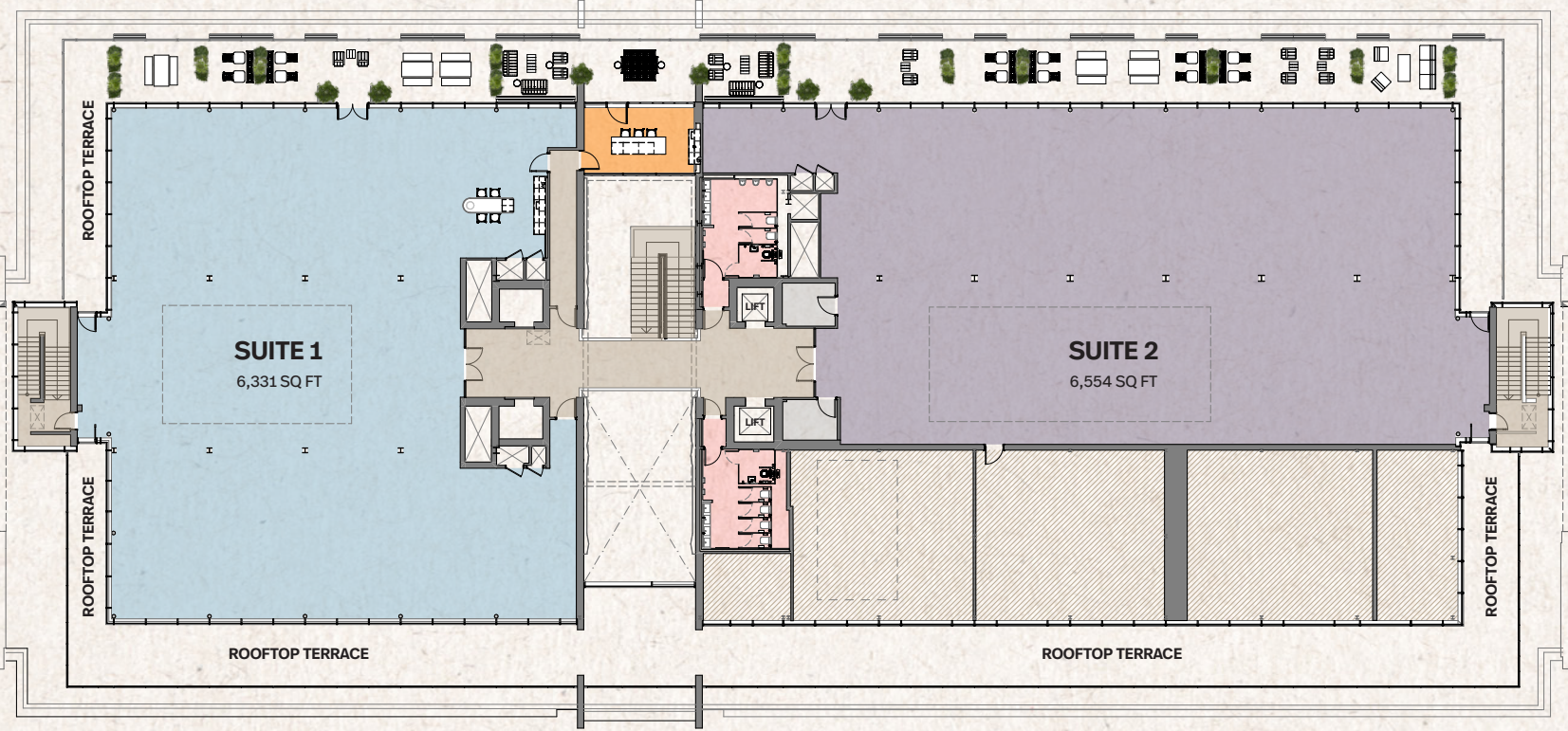
# ACCOMMODATION



KEY:		
 LANDLORD	 SUITE 1	 CAFE HUB
 CIRCULATION	 SUITE 2	 WELLNESS SUITE
 TOILETS	 CAFE	 KITCHEN

THIRD FLOOR - 12,885 SQ FT

INDIVIDUAL SUITES ARE AVAILABLE



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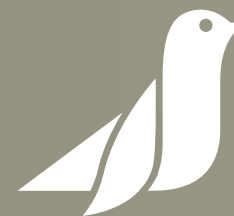


# SHARED ROOF TERRACE



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## CBRE

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