



3 LOCHSIDE AVENUE



Redesigned Grade A Office Space
Edinburgh Park

WELCOME TO 3 LOCHSIDE AVENUE

Your arrival alongside a beautifully landscaped lochside boulevard
is matched by the equally impressive interior refurbishments.





A CREATIVE RE-IMAGINING OF TODAY'S WORKING ENVIRONMENT

Positioned in the heart of Edinburgh Park, 3 Lochside Avenue offers 82,000 sq. ft. of thoughtfully reimagined office space. The transformed building provides Grade A office accommodation, benefitting from a spacious full height atrium, state of the art end of trip facilities and communal café hub.





**82,232 SQFT
OF REDESIGNED
SUSTAINABLE SPACE**





A SPACIOUS GROUND FLOOR
COMMUNAL CAFÉ HUB IS
THE IDEAL PLACE TO RELAX,
REFUEL & RECHARGE





WELLNESS
FACILITIES
DESIGNED TO
GIVE YOU A GREAT
START TO YOUR
WORKING DAY



ACCOMMODATION



Net Internal Area (NIA)							
FLOOR	SUITE	SQ M	SQ FT	SUITE	SQ M	SQ FT	TOTAL
3rd	1	590.7	6,358	2	702.3	7,559	13,917 SQ FT
2nd	1	938.6	10,103	2	1,413.9	15,219	25,322 SQ FT
1st	1	919.5	9,897	2	1,417	15,252	25,149 SQ FT
Ground	1	812.9	8,750	2	844.9	9,094	17,844 SQ FT
TOTAL							82,232 SQ FT



ACCOMMODATION



KEY:

- | | | |
|---|--|---|
| ● RECEPTION/WAITING AREA | ● SUITE 1 | ● CAFE HUB |
| ● CIRCULATION | ● SUITE 2 | ● WELLNESS SUITE |
| ● TOILETS | ● CAFE | |

GROUND FLOOR - 17,844 SQ FT





ACCOMMODATION



KEY:

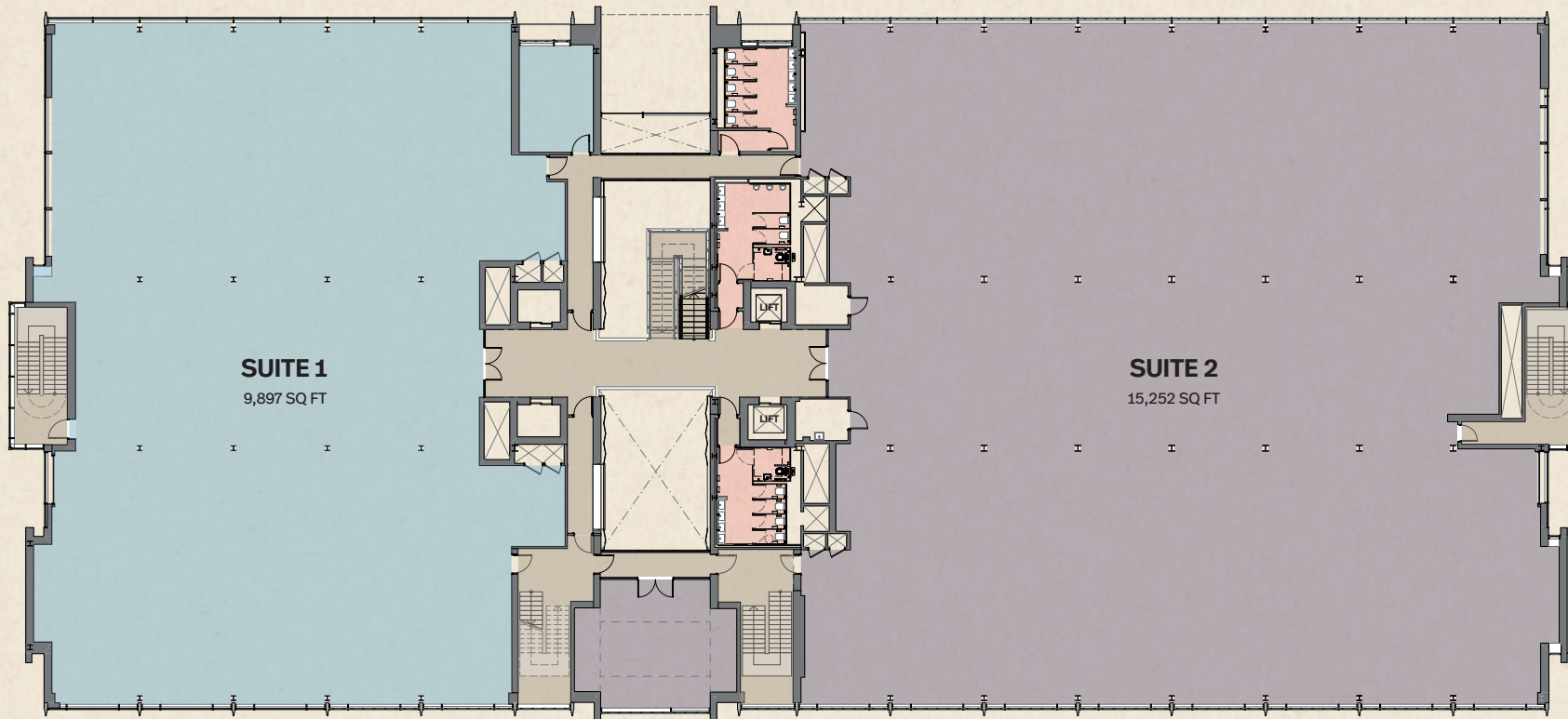
CIRCULATION

TOILETS

SUITE 1

SUITE 2

FIRST FLOOR - 25,149 SQ FT





ACCOMMODATION



KEY:

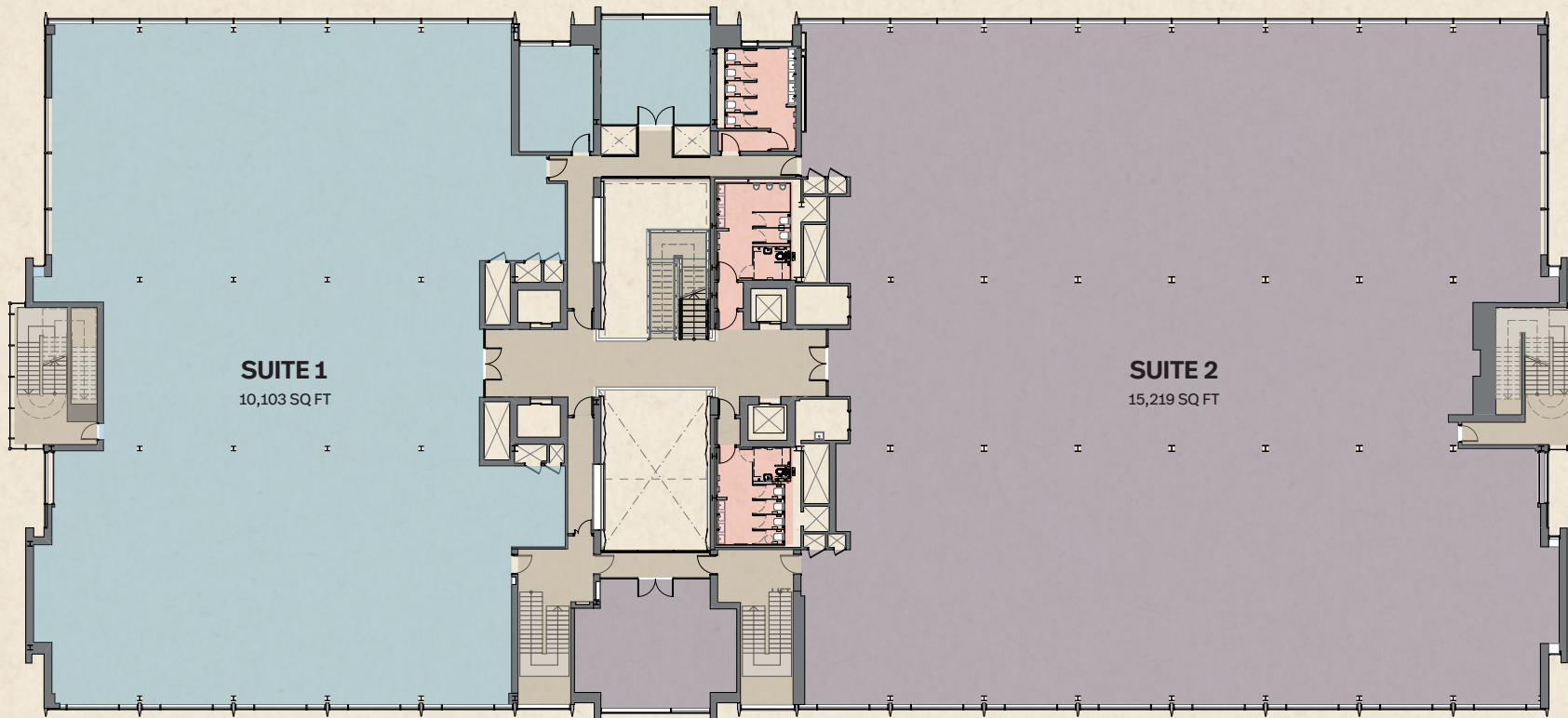
CIRCULATION

TOILETS

SUITE 1

SUITE 2

SECOND FLOOR - 25,322 SQ FT



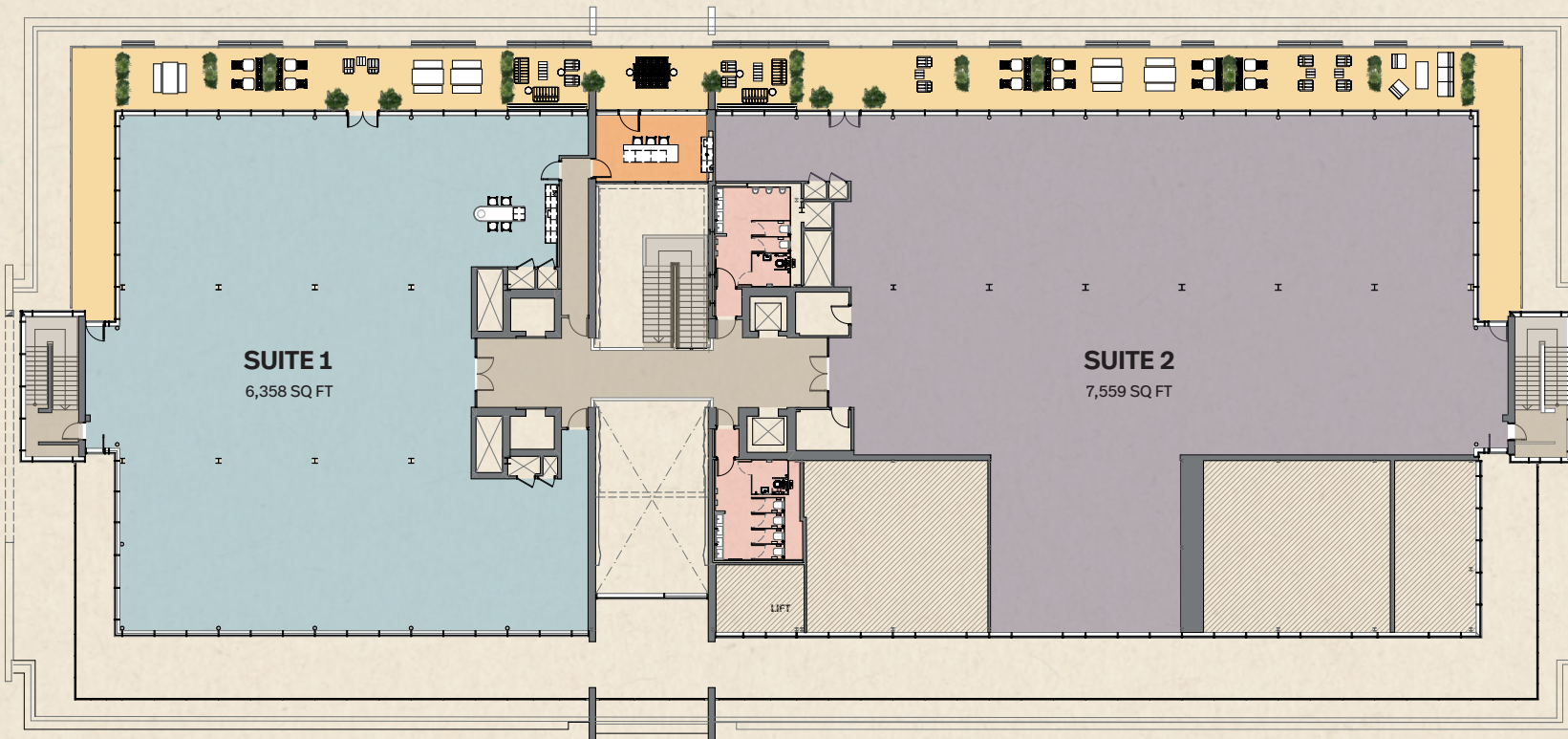
ACCOMMODATION

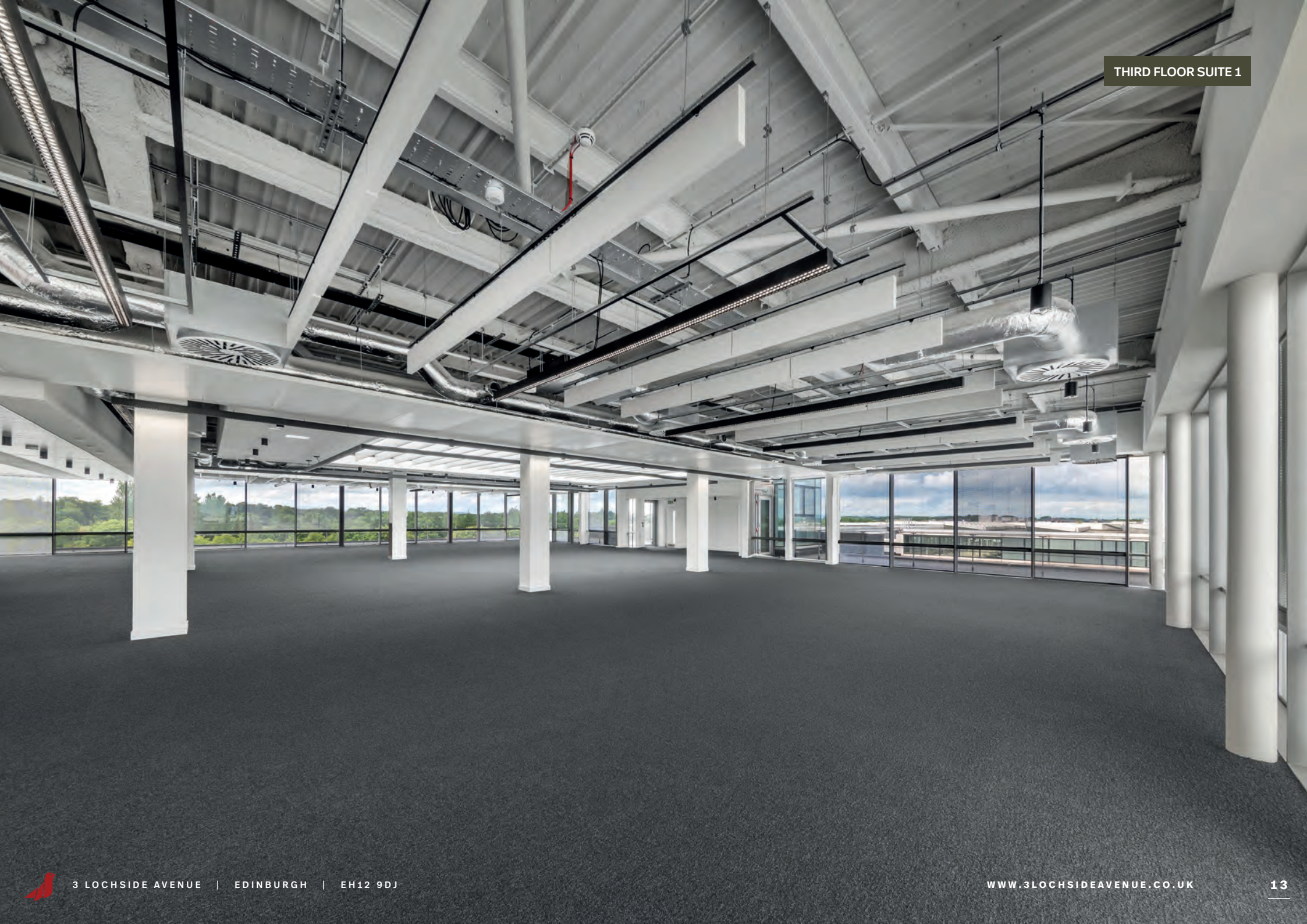


KEY:

- | | |
|---|--|
|  KITCHEN |  SUITE 1 |
|  CIRCULATION |  SUITE 2 |
|  TOILETS |  ROOF TERRACE |

THIRD FLOOR - 13,917 SQ FT





SPECIFICATION & SUSTAINABILITY



Newly refurbished reception, waiting lounge and full height atrium



Extensive café area



Event spaces within café and roof terrace available for tenants



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



Sport facilities for hire at Edinburgh Park



Active travel entrance



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



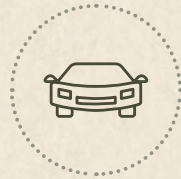
High quality male (5), female (5) and accessible (1) shower and changing areas.



106 lockers



Drying room



293 car spaces (1:281 sq ft)



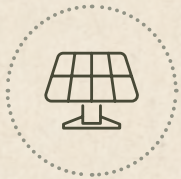
12 EV charging points



Targeting EPC A



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



Photovoltaic panels installed on roof for electrical demand response



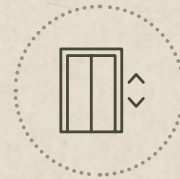
Energy efficient LED luminaires throughout c/w energy saving controls i.e. PIR and Daylight Control



High quality contemporary design using sustainable materials



New vertical acoustic ceiling baffles with metal raft ceilings



Two new lifts



New toilets (17 female plus 3 accessible, 11 male plus 3 accessible and 9 urinals, 11 superloos)



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





ATRIUM



LIFT LOBBY



WC



SHARED KITCHEN & ROOF TERRACE



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.



OCCUPIERS

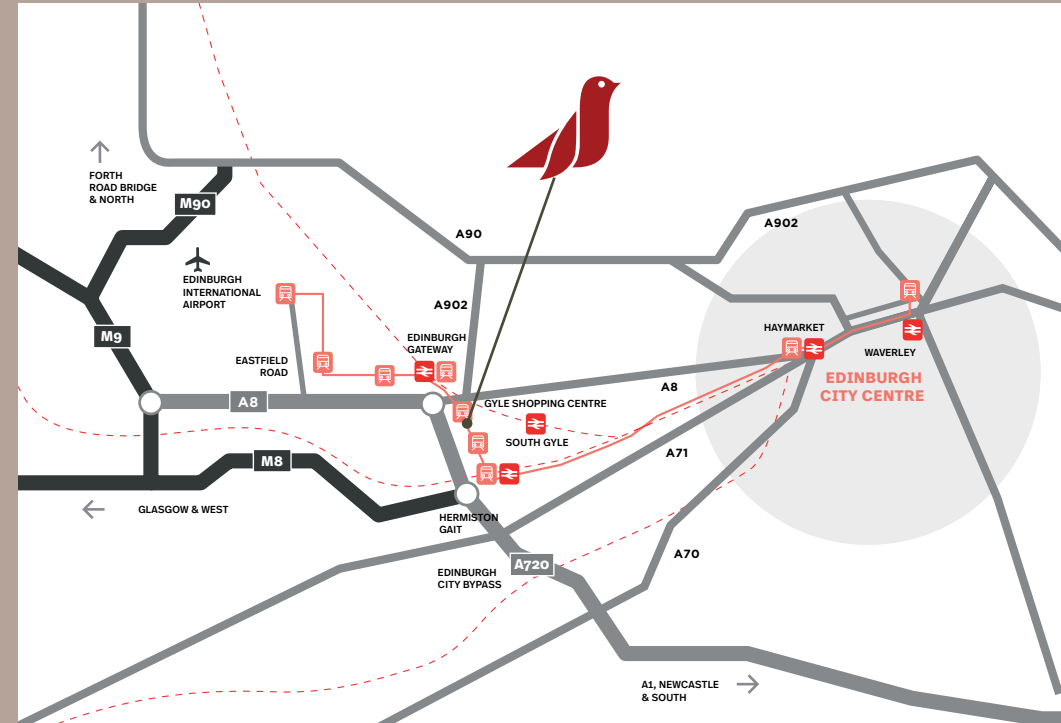
- | | |
|--|-----------------------------------|
| 01. JP Morgan | 07. Computercentre / Ooni Limited |
| 02. Avant Homes | 08. HSBC |
| 03. Aegon | 09. Spacelabs / Enercon |
| 04. Business Stream | 10. Pure Offices |
| 05. SP Transmission / Lumacron / Pulsant | 11. Lloyds Banking Group |
| 06. Diageo | 12. Element / Marsh |



ALL THE AMENITIES ON YOUR DOORSTEP



SERVICED BY A FULLY INTEGRATED TRANSPORT HUB



EDINBURGH



Attracting over 4.3 million international tourists and 19.2 million UK day trips per year.



30,000 people work in the financial sectors and the city has a GVA of over £87,000 per worker, only second behind London.



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 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.



Home to four universities, Edinburgh is one of the UK's leading cities for higher education and research.





PLAY VIDEO

www.3lochsideavenue.co.uk



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