

FITTED & FURNISHED HIGH QUALITY OFFICES,  
WITH EXCEPTIONAL ON-SITE FACILITIES  
UP TO 65,413 SQ FT (6,077 SQ M)

ON BEHALF OF  
**Atos**

TO LET

**1-3**

# LOCHSIDE CRESCENT

EDINBURGH PARK **EDINBURGH** EH12 9SE





## BENEFITS FROM EXCEPTIONAL BUILDING FEATURES AND FACILITIES

1-3 Lochside Crescent offers a campus community in the heart of West Edinburgh, with an abundance of well maintained landscaped gardens surrounding the building.

There is availability of between 21,114 sq ft - 65,413 sq ft, across 3 floors, within the North and East wings.

-  ISO14001/50001 Certified
-  Access available 365 days a year, 24 hours a day
-  Security are on site from 7am until 7pm 7 days per week
-  2 lifts serve the East and North wings respectively.
-  On-site restaurant, deli and café
-  320 car spaces on site with some EV charging
-  Beautiful landscaped garden areas
-  On-site gym operated by Westfield
-  Changing and shower facilities
-  AI powered on-site store for your basic needs
-  5-a-side astro sports facility
-  Wellness Hub
-  Conference Facility and Meeting rooms for hire.





## OFFICE HIGHLIGHTS



Large open-plan floor plates



Excellent natural light throughout



A mix of open-plan offices, board rooms and meeting rooms



Existing furniture, providing a desk density of between 1:6 and 1:8.



Cost-saving opportunity compared to blank canvas spaces



Secure and professional receptions will give your clients and staff a seamless welcome experience



LED lighting upgrades throughout



5 star eWave certification (2022)



BT, Virgin Media and Vodafone have provision adjacent to the building



Full metal raised access flooring of 158mm - 162mm throughout the open-plan office suites



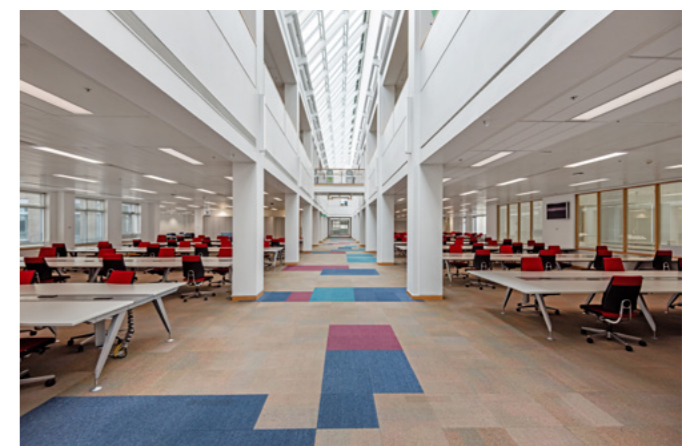
Metal tiled suspended ceilings



Fully air conditioned



Cat 6 cabled throughout



## ESG HIGHLIGHTS



EPC B Rating



100% green electricity from renewable sources throughout the building



Photovoltaic panels due to be added



90% recycling of waste streams, with no landfill



Food waste is either composted or goes to biomass



Exceptional car parking ratio of approximately 1:192 sq ft, with electric charging points and secure cycle racks



The Head Tenant, Aegon, manages carbon offsets allowing them to have been carbon neutral since 2016



## EASILY ACCESSIBLE

- Edinburgh Park is the city's premier office park, which is home to an abundance of well known occupiers across a range of sectors
- It is located approximately 6 miles west of Edinburgh City Centre
- Exceptional car parking ratio of 1:192 sq ft
- Unrivalled connectivity in a green and tranquil setting
  - Trams on your doorstep
  - Trains to far and wide destinations
  - Buses linking you to major cities and commuter towns nearby
  - Just a stone's throw from the airport

The park is being further enhanced by Parabola's new mixed-use community.

The development has already provided a new office building, large conference venue, bakery and restaurant, whilst planning to add further amenity in the form of 1,800 affordable homes, bars, shops and a 8,500 person arena.



**By Tram**  
 Edinburgh's West End (13 minutes)  
 City Centre, Princes Street (19 minutes)  
 Edinburgh Airport (14 minutes)



**By Car**  
 Edinburgh Airport (6 minutes)  
 City Centre, Princes Street (20 minutes)  
 Glasgow (47 minutes)



**By Train**  
 Glasgow (75 minutes)

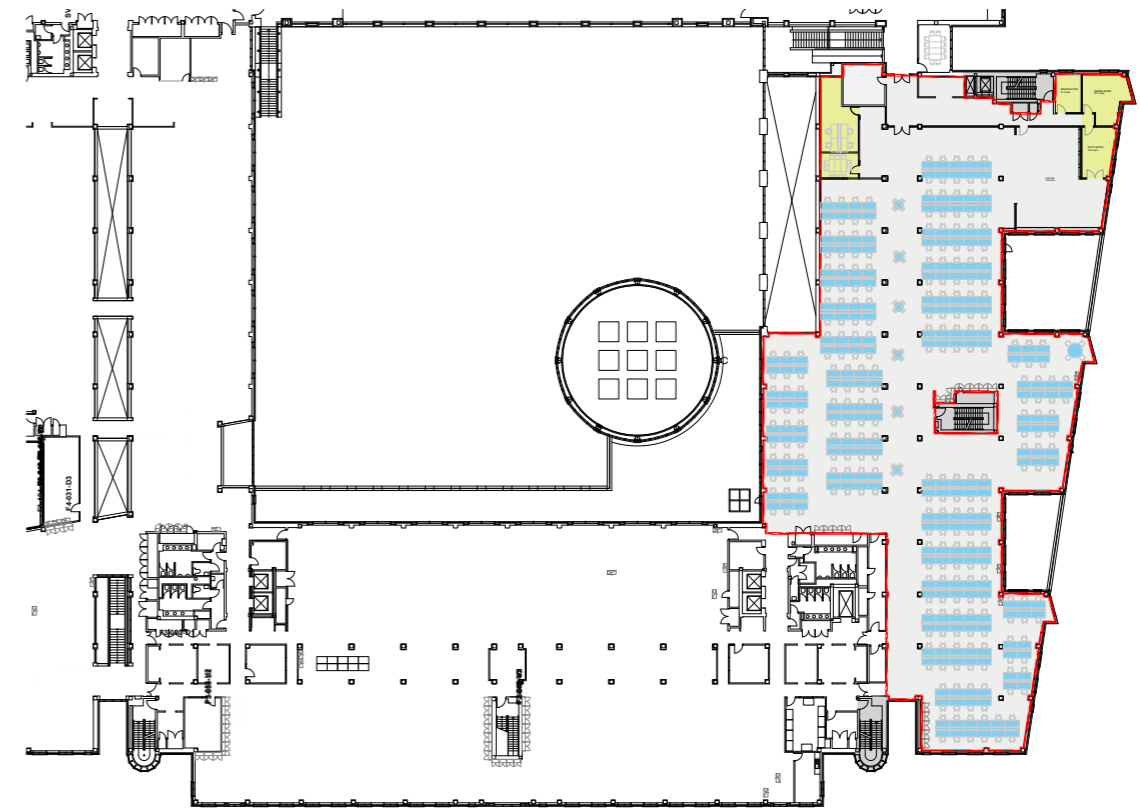




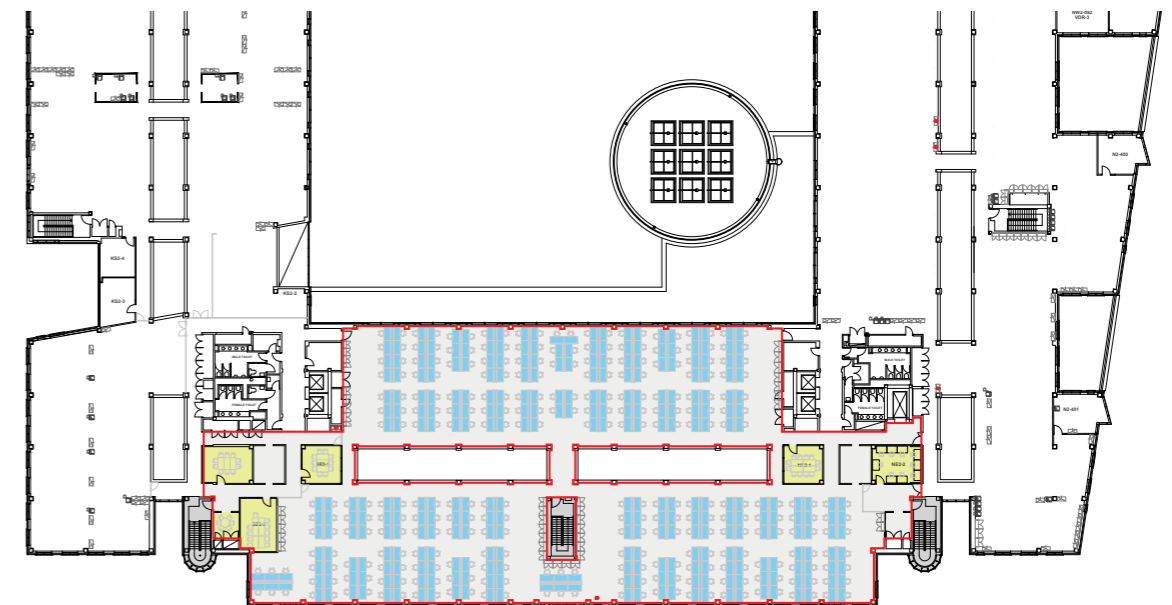
## TAKE ADVANTAGE OF WHAT'S ALREADY HERE

Wing	SIZE (sq ft)	SIZE (sq m)	Fit-out
First Floor North	21,126	1,963	282 desks 1 meeting room 1 build room/office
First Floor East	23,173	2,152	350 desks 1 x 10 person training room 4 x 12 person meeting rooms 1 x 9 person training room 1 x 6 person meeting room 1 x 4 person meeting room
Second Floor East	21,114	1,962	332 desks 3 x 10 person meeting rooms 1 x 12 person meeting room 1 x 9 person training room
<b>TOTAL</b>	<b>65,413</b>	<b>6,077</b>	

## FIRST FLOOR NORTH



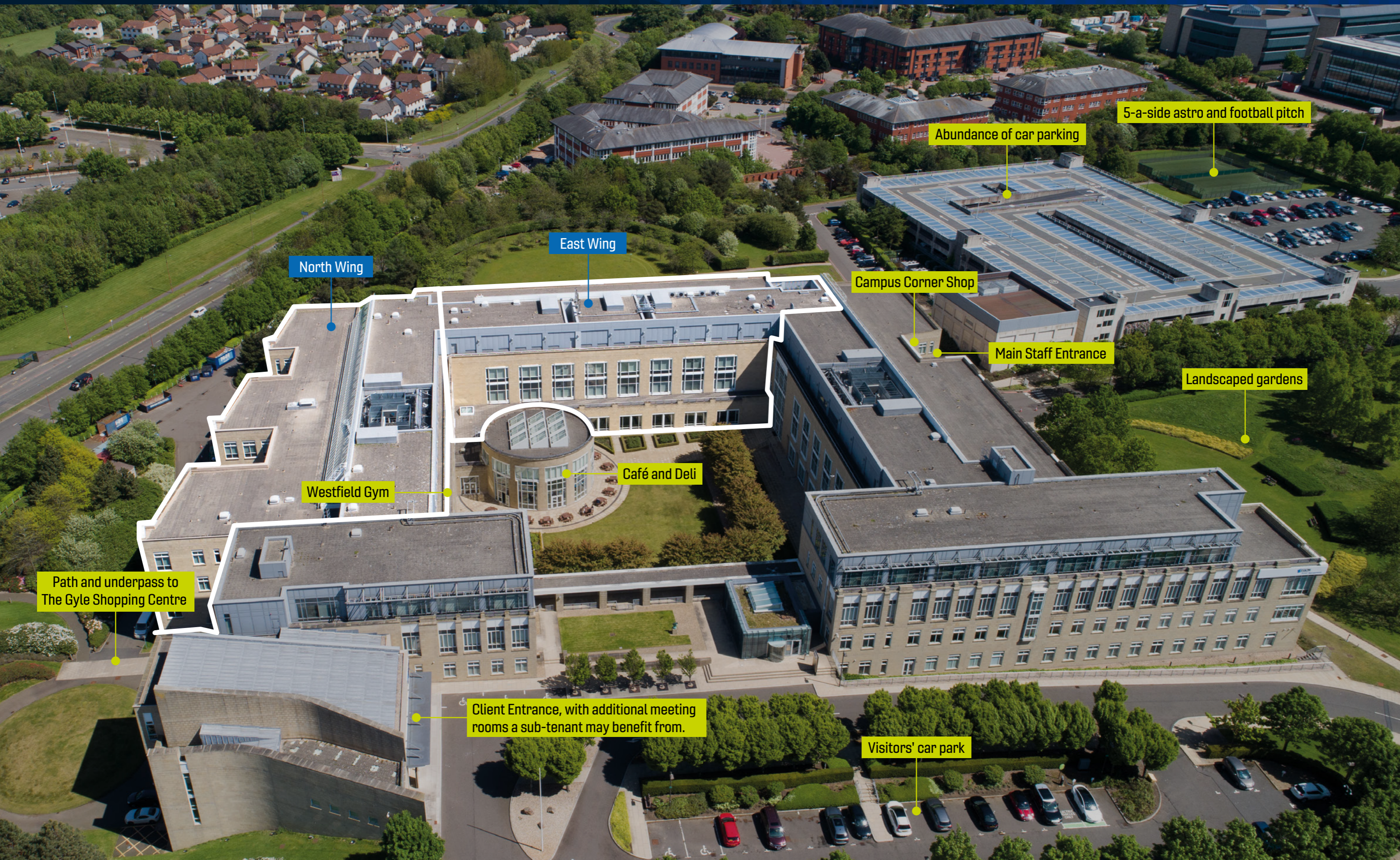
## SECOND FLOOR EAST



Meeting Room  
Desks

Further space plans for the First Floor East can be provided upon request.





## BUSINESS RATES

It will be the incoming tenant's responsibility to pay business rates for the premise. These rates are to be assessed by a Scottish Assessor but we expect them to be in the region of £9.00 psf.

## EPC RATING

EPC Rating of B (16)

Aegon are committed to partnering with an incoming sub-tenant to achieve mutual ESG goals.

## LEASE TERMS

Sub-leases available on flexible terms and further information is available on application to the letting agents.

## SERVICE CHARGE

The service charge is available upon request, incorporating access to wider building amenity such as a gym, restaurant and shop facilities.

## FURTHER INFORMATION

For further information and to arrange viewings, please contact one of the joint letting agents:



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