FITTED & FURNISHED HIGH QUALITY OFFICES, ON BEHALF OF WITH EXCEPTIONAL ON-SITE FACILITIES **Atos UP TO 65,413 SQ FT** (6,077 SQ M) I OCHSILIA TO LET 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



Al powered on-site store for your basic needs



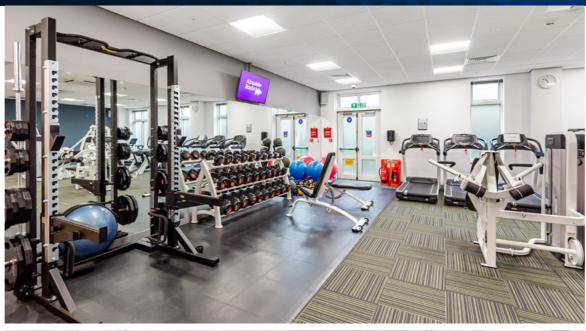
5-a-side astro sports facility



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



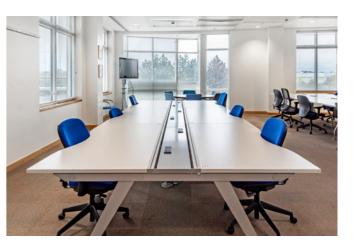
Fully air conditioned



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)

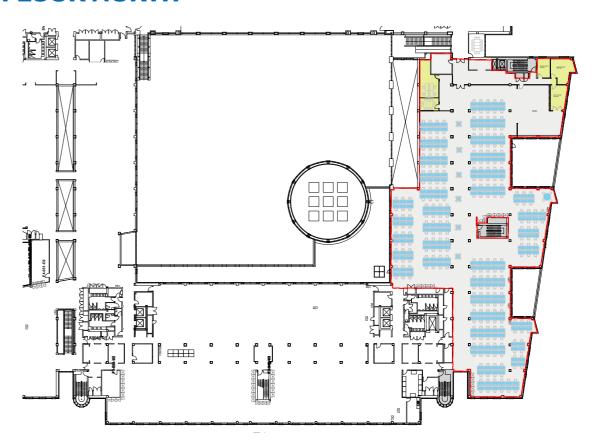


# TAKE ADVANTAGE OF WHAT'S ALREADY HERE

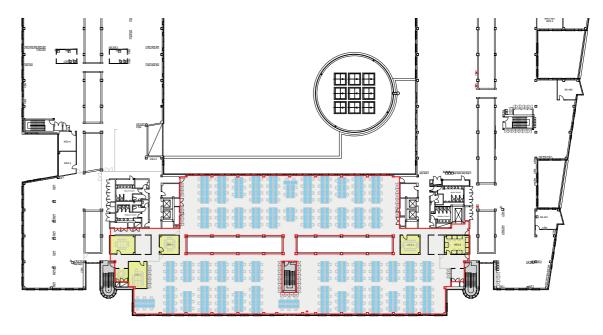
Wing	SIZE (sq ft)	SIZE (sq m)	Fit-out
First Floor North	21,126	1,963	282 desks 1 meeting room 1 build room/office
First Floor East	23,173	2,152	350 desks 1 x 10 person training room 4 x 12 person meeting rooms 1 x 9 person training room 1 x 6 person meeting room 1 x 4 person meeting room
Second Floor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



# **FIRST FLOOR NORTH**



# **SECOND FLOOR EAST**



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

Meeting RoomDesks





#### **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:



EYCO

Ben Reed 07771 982 485 Ben.Reed@eu.ill.com Hannah Done 07927 566 327 Hannah.Done@eu.jll.com Neil McConnachie 0131 558 5104 nmcconnachie@eyco.co.uk Neil Gordon 0131 558 5119 ngordon@eyco.co.uk

MISREPRESENTATION ACT 1967 | DISCLAIMER COPYRIGHT @ JONES LANG LASALLE IP, INC. 2022. All rights reserved. Jones Lang LaSalle & EYCO for themselves and for the vendors of this property whose agents they are give notice that: a) The particulars are set out as general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. b) The information contained in this communication has not been independently verified. No representation or warranty, express or implied, is made as to, and no reliance should be placed on, the fairness, accuracy, completeness or correctness of the information or opinions contained herein. Neither Jones Lang LaSalle, EYCO nor any of their employees, directors, advisers and / or representatives shall have any responsibility or liability whatsoever for any loss howsoever arising from any use of or reliance upon this communication or its contents or any further communication relating to the subject matter of this communication or otherwise arising in connection with this communication. The information set out herein is confidential and may be subject to updating, completion, revision, verification and amendment and such information may change materially. c) No person in the employment of Jones Lang LaSalle or EYCO has any authority to make or give any representation or warranty whatever in relation to the subject matter of this communication. June 2024. Designed and produced by Creativeworld Tel: 01282 858200.