

**Supreme
workspace**
meets
**superior
location**

Edinburgh Park
EH12 9DT



**3 Lochside Way
provides highly flexible
office accommodation
of superb quality and
a prominent location
within Edinburgh Park.**

**Office suites available from
1,732 – 13,707 sq ft (160 - 1,273 sq m)**

Plug & play options available



Location

The building is located on Edinburgh Park, Scotland's premier business park. Benefiting from excellent public transport links, Edinburgh Park is accessible via 2 railway stations and 3 tram stops, the closest of which is a 2 minute walk from the property. A total of 91 car parking spaces are on offer across the building, providing a ratio of 1:257 sq ft. Hermiston Gait retail park and The Gyle Shopping Centre provide a range of services and leisure facilities. A kiosk shop and fitness centre are conveniently situated in the park, within a 5 minute walk of 3 Lochside Way. As is Patina's new high end restaurant/bar/bakery, which hosts musical evenings centered around folk and jazz music.



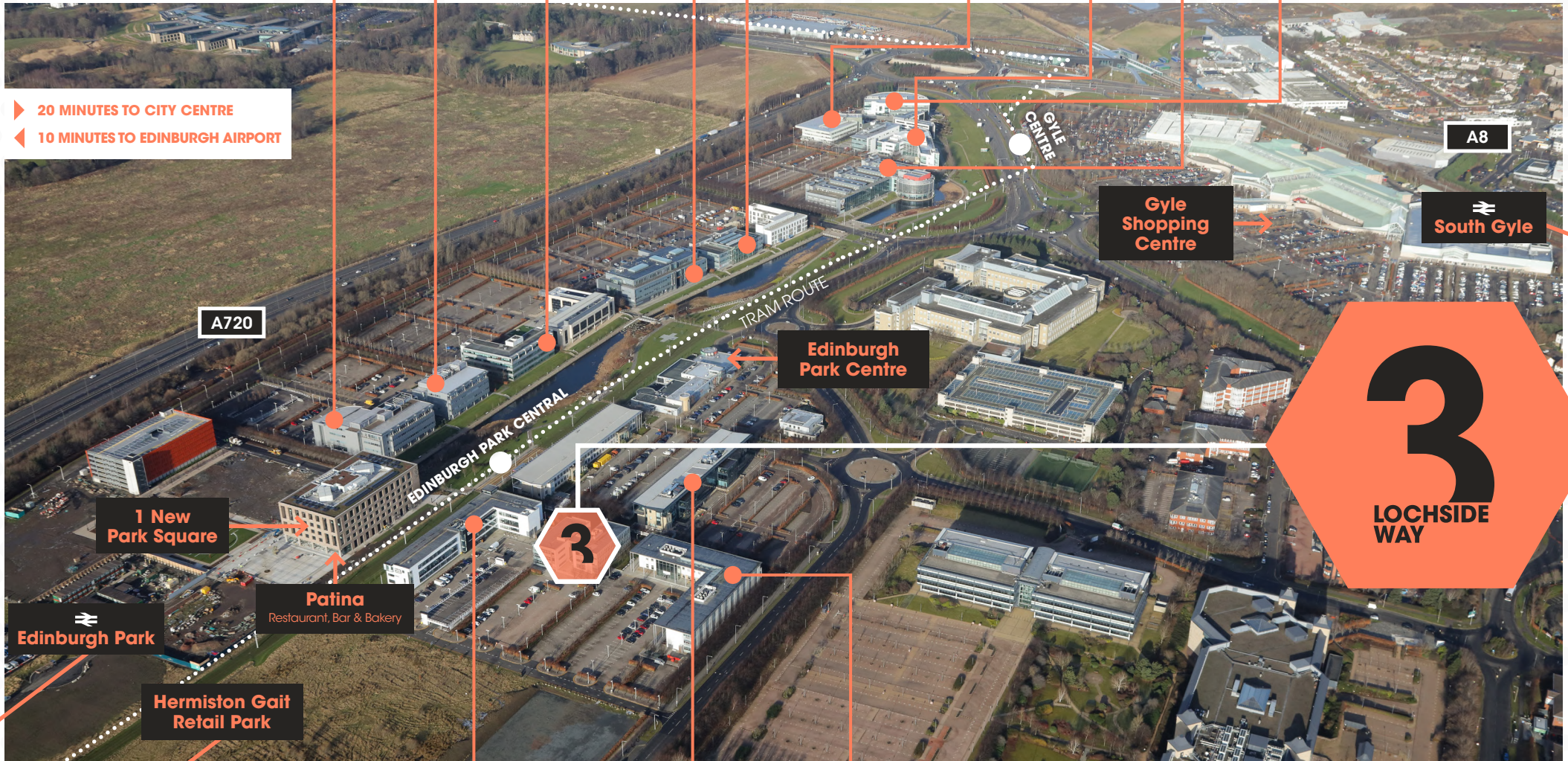
GYL&



Neighbouring Occupiers

JLT Mercer HSBC Sainsbury's Bank Menzies Distribution miller rsbb J.P.Morgan BT JDSU WSP business stream

▶ 20 MINUTES TO CITY CENTRE
◀ 10 MINUTES TO EDINBURGH AIRPORT



PURE
OFFICES
A WORKPLACE FOR TOMORROW

DIAGEO

HSBC



The Building

Recently refurbished to the highest standards, 3 Lochside Way provides occupiers with the most flexible space on Edinburgh Park.

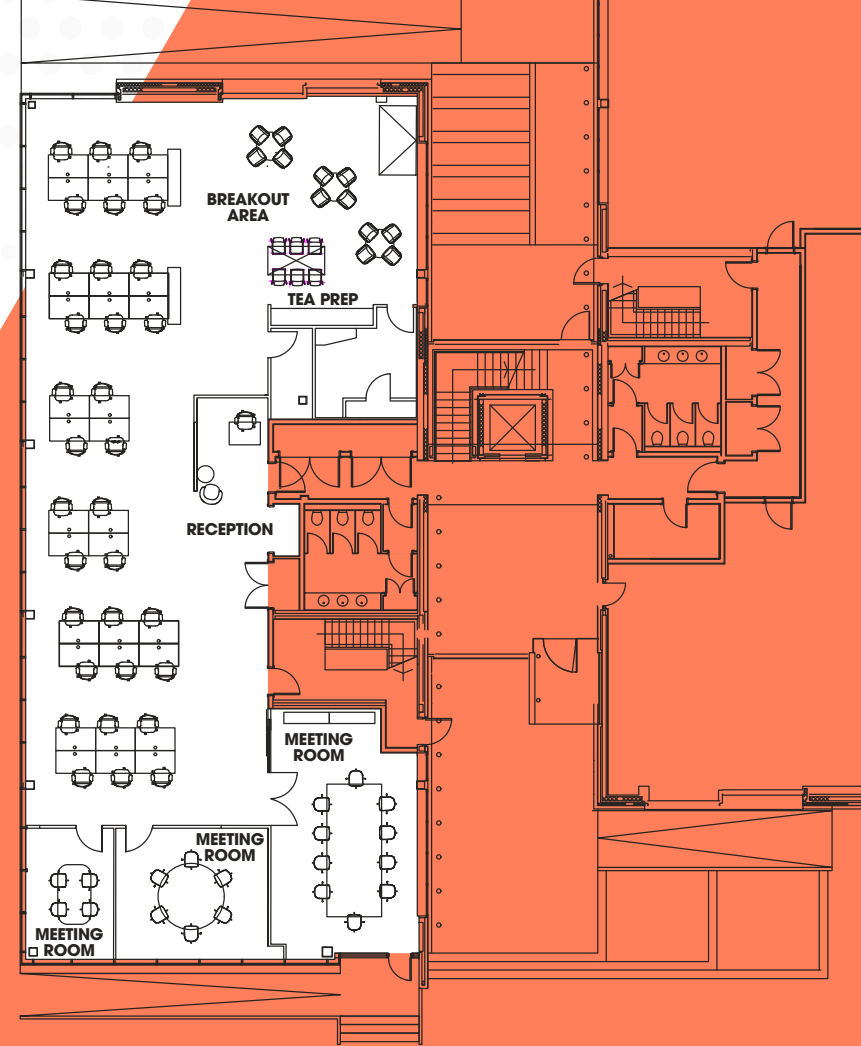


Plug & Play

Benefits to Occupiers

- Fully fitted to the highest specification.
- A seamless transition - with backbone installed throughout the building, relocating your business could not be easier.
- Reduce capital expenditure by moving to a suite already fit to meet your demands.

Floor Plan:
Ground Floor
(West)



Ground Floor Suite: 3,583 sq ft
First Floor Suite: 1,732 sq ft

- Ground Floor Suite fitted with desks suitable for 32 employees.
- First Floor Suite fitted with desks suitable for 18 employees.
- Equipped with modern, fully fitted kitchens and dedicated tea prep areas.
- Dedicated meeting rooms and stylish breakout areas.



A range of suites are now available across the Ground & 1st Floors

Availability

Ground Floor	West	3,583 sq ft	332 sq m
Ground Floor	East	2,153 sq ft	200 sq m
First Floor	West	3,900 sq ft	362 sq m
First Floor (Rear)	East	1,732 sq ft	160 sq m
First Floor	East	2,064 sq ft	191 sq m

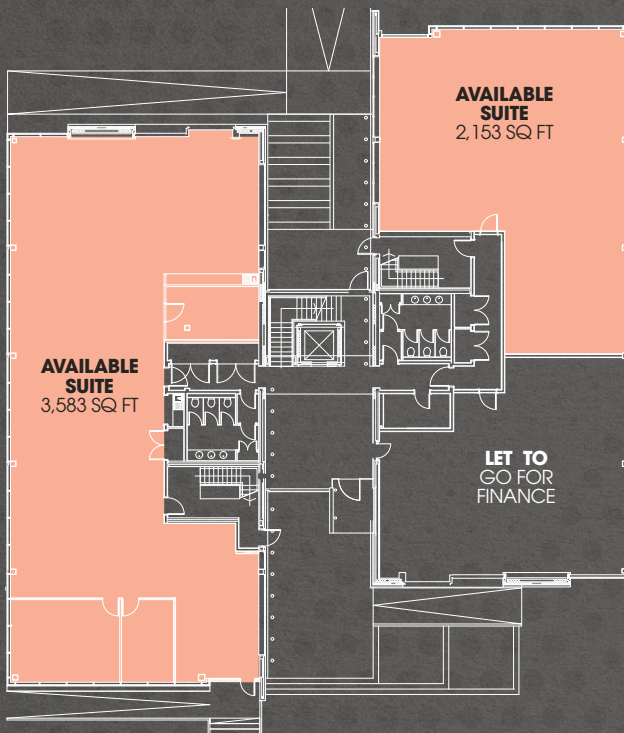
WEST WING

EAST WING

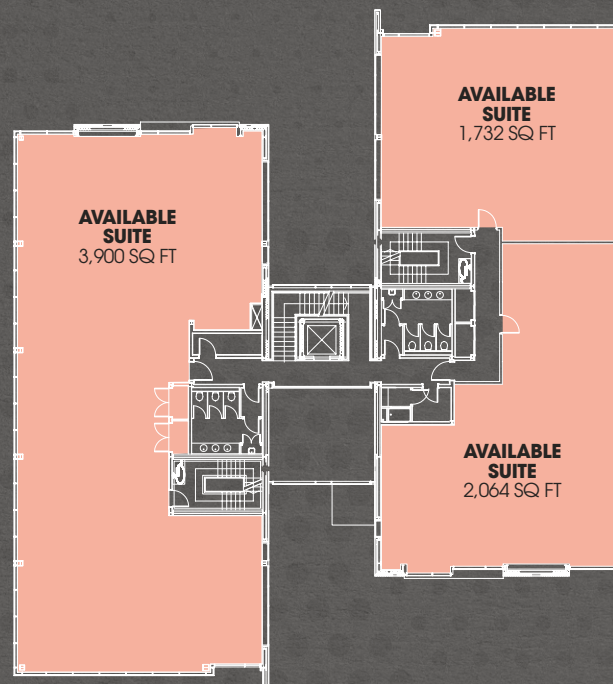
WEST WING

EAST WING

Ground Floor



First Floor



Floor	West Wing		East Wing	
	Ground	3,583 sq ft	332 sq m	2,153 sq ft
First	3,900 sq ft	362 sq m	1,732 sq ft (Rear Suite)	160 sq m
			2,064 sq ft	191 sq m



91

Car Parking Spaces providing a ratio of 1:257 sq ft.

Specification

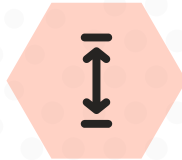
3 Lochside Way offers refurbished office accommodation to include the following:



On site management/
commissionaire



Parking facilities &
12 electric car parking points



Finished floor to
ceiling height 2.7m



Raised
access floor



New secure and
covered bike
storage



Male, female & accessible
WC's on Ground & 2nd floors



Four showers
in the building



One 8 person
passenger lift



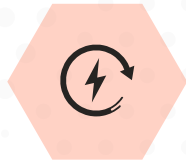
Full accessible
entrance



New outdoor facilities,
to include a canopy with
seating and table tennis



Efficient air conditioning
heat recovery system



EPC rating
of C



Separately metered with
tenants having direct
temperature and cost
control for their heating
& cooling



Some suites have
incorporated new
LED lighting



Backbone Connect
present in the
building, providing
fast access to IT
connection



Fully refurbished
reception with soft
seating area, planting –
including LED downlight
fixtures & feature
pendant lighting



Ground floor west
benefits from high quality
existing fit out to include
kitchen area & three
meeting rooms



New audio-digital gate
and door access system
providing easy monitored
building access for
tenants & visitors



Refurbished
suspended ceiling

(Incorporating recessed
4 x 18w T8 fluorescent
high frequency recessed
modular lighting fitting c/w
Cat 2 louvers achieving
approximately 500 lux)



Plug and play
option available





3
**LOCHSIDE
WAY**

Edinburgh Park
EH12 9DT

Further Information



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