

Edinburgh EH12 9DH

NO1 LOCHSIDE VIEW

Car Parking
(up to 113 surface spaces)
Highly Flexible /
Competitive Terms



Nº1

What it means to be Number One

There's a great deal to be gained when you choose Number One Lochside View. From a superbly connected location to an outstanding corporate presence, there are numerous advantages you will enjoy. So please take a few minutes to find out just what it means to be Number One!

Nº1

AN OUTSTANDING OPPORTUNITY

Comprising a total of 113 surface car spaces on c.1 acre, this outstanding opportunity would ideally suit occupiers seeking overflow parking, airport car parking operators with tram connections to Edinburgh Airport or simply car storage. Number One occupies one of the most prominent sites in Edinburgh Park and overlooks the main landscaped boulevard. Number One offers an opportunity second to none.



Nº1

OFFERS A WINNING LOCATION

Edinburgh sits at the heart of a diverse regional economy that provides the seat of Scotland's Government, is home to the nation's legal system and is a globally recognised financial centre. The city is also becoming increasingly well known for its rapidly growing technology sector.

As a business location, Edinburgh Park is unrivalled in Scotland and is arguably one of the highest quality business parks in Europe. The Park welcomed its first occupier in 1995 and since then it has attracted a host of globally recognised businesses.

- 1 Business Stream, JDSU, WSP
- 2 Miller Group, RSPB
- 3 Netcracker, Version One, JP Morgan
- 4 Edinburgh Palette
- 5 Fujitsu, CGi
- 6 Menzies plc
- 7 Sainsbury's Bank
- 8 Agilent Technologies
- 9 AstraZeneca, Steria
- 10 Park Centre: Gym, crèche, restaurant & bar
- 11 Regus, Bluefin Insurance, Computershare, Spie
- 12 Diageo
- 13 NuCana, Gofor Finance
- 14 Diageo
- 15 RBS
- 16 Aegon



Nº1

CONQUERS THE DAILY COMMUTE

Number One enjoys excellent transport links, having immediate access to the city bypass, which in turn links to the national motorway network. Edinburgh city centre is approximately 6 miles to the east and Edinburgh International Airport lies 2 miles to the west with Glasgow a further 42 miles away.

Edinburgh Park is an established transport interchange where trains, buses, trams, bikes and cars all converge. Bus and tram stops lie immediately adjacent to Number One and the location is served by three rail stations including the recently opened Edinburgh Gateway.

There are a maximum of 113 surface car spaces, including accessible spaces, bike storage and motorcycle spaces available.



CAR PARKING AT Nº1 LOCHSIDE VIEW

Nº1

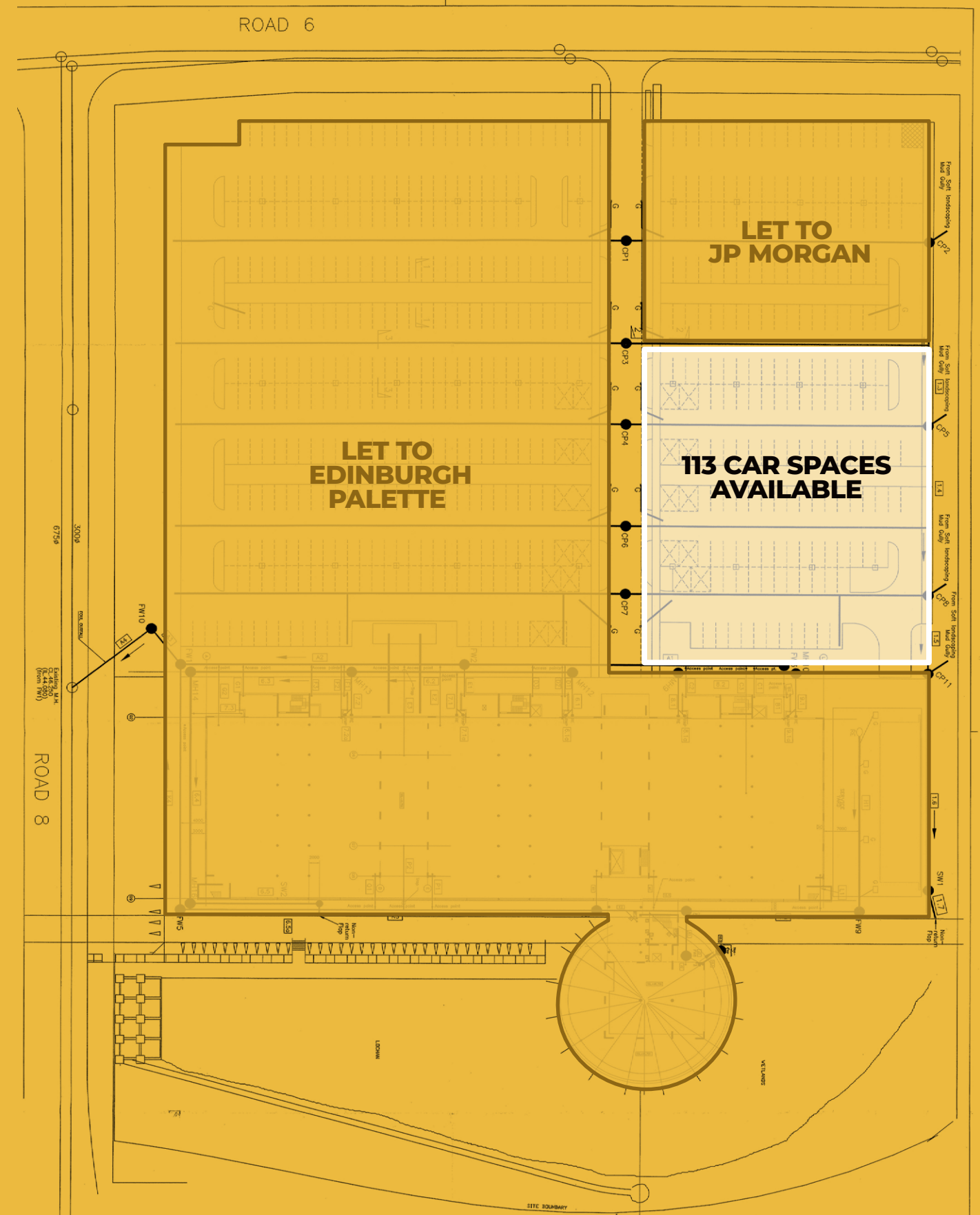
DELIVERS OUTSTANDING AMENITY

An array of amenities lies within a few minutes walk of Number One including the Gyle Shopping Centre which is home to numerous well known brands and food operators, including a large Marks & Spencer. Further amenities on Edinburgh Park include Energize Gym, Novotel Hotel, Greggs the Baker, Busy Bees Nursery and the Ibis Hotel.



Nº1

LETS YOU PLAN
FOR SUCCESS



CAR PARKING AT

**Nº1
LOCHSIDE
VIEW**

FOR FURTHER INFORMATION, PLEASE CONTACT:



Craig Watson

07739 299 532

craig.watson@jll.com

Kate Buckley

07707 164 927

kate.buckley@jll.com

JLL for themselves and for the vendors or lessors of this property whose agents they are, give notice that: a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. no person in the employment of JLL has any authority to make or give any representation or warranty whatever in relation to the property; d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law. Date of Preparation of Details February 2024.