

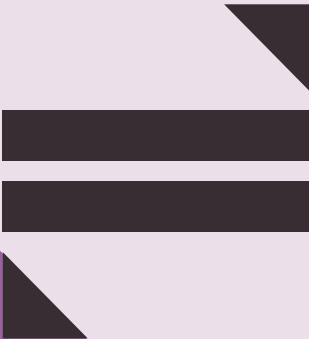
# Leven House

10 Lochside Place  
Edinburgh EH12 9RG  
3,417 sq ft  
(317.45 sq m)

# Contemporary workspace in the heart of Edinburgh Park

Leven House boasts an outstanding corporate presence from its location within the popular Edinburgh Park, benefiting from Edinburgh's extensive transport network with Edinburgh Park Central tram stop located directly opposite.

The property has been fully refurbished with wellbeing and sustainability in mind.



# Edinburgh Park

Edinburgh Park is home to an array of renowned UK and international organisations attracted by the green environment and the excellent amenity and public transport offer.

Connectivity is exceptional with the park served by three train stations, multiple bus services and its own tram stop that provides easy access to the city centre and nearby Edinburgh Airport.



The City Bypass (A72) runs adjacent the park which in turn connects with the M8, M9, M90 and the national motorway network. Those choosing to cycle to work are well catered for with National Cycle Routes 8, 75 and 754 in close proximity and secure cycle racks and a repair station available on arrival.

The nearby Gyle Shopping Centre features numerous well-known brands as does Hermiston Gate Retail Park that is located close by. Other amenities include, Busy Bee Nursery, Energize Fitness & Health Club and a choice of three hotels, being Ibis, Premier Inn and Novotel.

Parabola's new mixed use community is currently under construction on the park. Once completed the development will provide in addition to new homes and offices, a civic square featuring bars, restaurants and shops, a lido swimming pool, a gym and an exhibition venue.

### Occupiers

- 01 John Menzies
- 02 Sainsbury's Bank
- 03 Aegon
- 04 M&G Prudential
- 05 Diageo
- 06,09 HSBC
- 07 JLT
- 08 Pure Offices

### Amenity

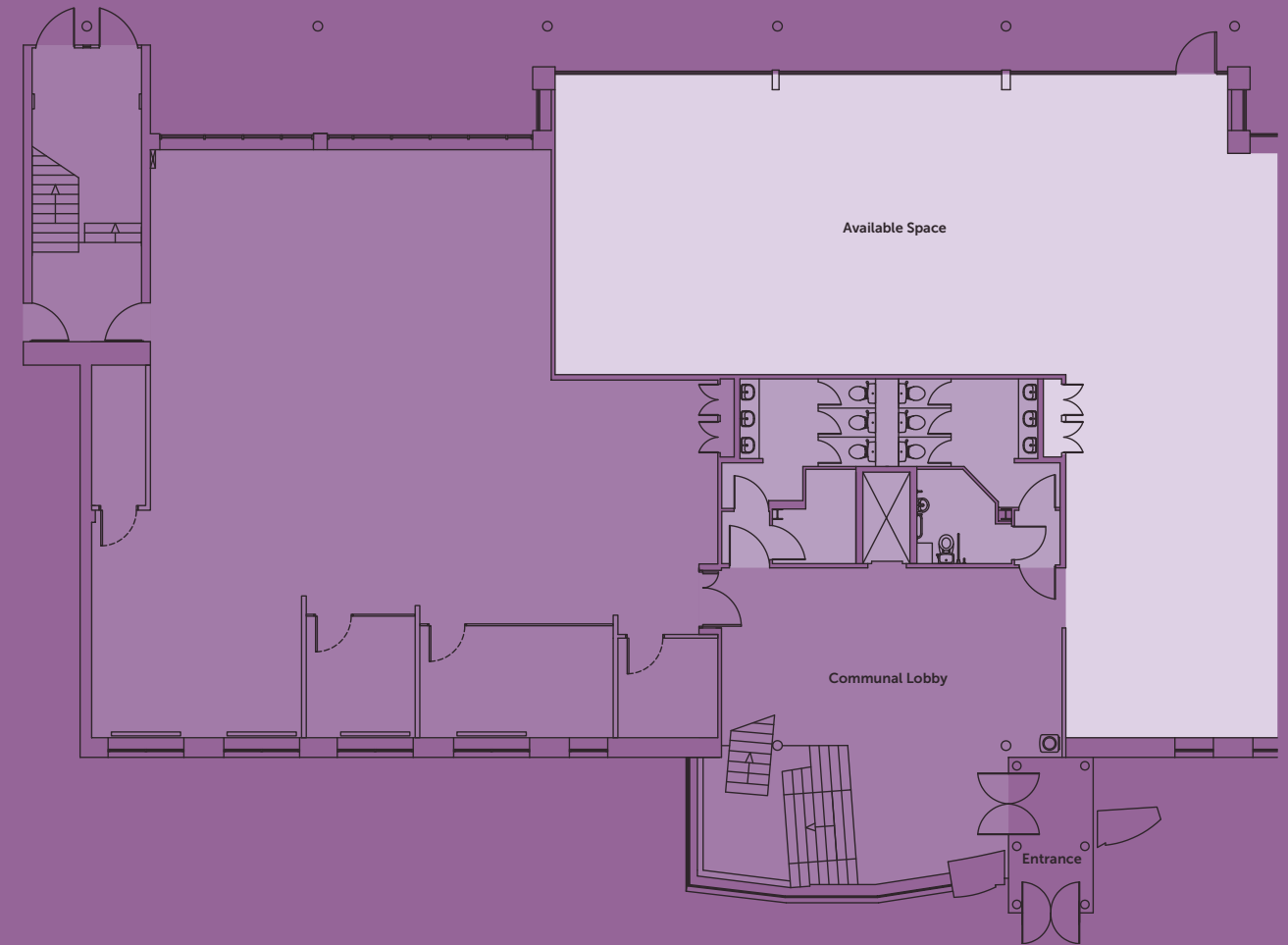
- 01 David Lloyd Club
- 02 Gyle Shopping Centre
- 03 Busy Bees Nursery
- 04 Energize Fitness and Health Club
- 05 Lochside Café

- Rail Line
- Tram Line
- Tram Stop



## Ground Floor

3,417 sq ft (317.45 sq m)



## Specification

The suite has been refurbished to the following specification:



New LED lighting



New high quality carpet tiles and floor boxes



Fully glazed entrance door



Cycling racks

## EPC

The EPC for the suite is available on request.

## Car Parking

The property benefits from a total of 19 dedicated car parking spaces.

## Service Charge

Further details on the service charge can be provided.

## Legal Costs

Each party will be responsible for their own legal costs in this transaction. In the normal manner, the ingoing tenant will be liable for any LBTT, registration dues and VAT thereon.



# Leven House

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## Terms

The property is available to let as a whole only on the basis of a Full Repairing and Insuring lease or leases. Further information, including rent, is available from the letting agents.

## Viewing

Strictly by appointment with the joint letting agents:



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