



LOCHSIDE
AVENUE



33,898 sq ft (3,149 sq m)
of fully refurbished space,
designed to exceed the
needs of today's occupier.



[VIEW THE FILM →](#)

RENEWED FORM

Seven Lochside Avenue provides fresh Grade A space, highly efficient and carbon neutral in operation. The building is situated in a green, waterside setting within Edinburgh Park, Edinburgh's prime out of town office address.

Externally the building has been comprehensively refurbished with new cladding and improved insulation throughout. New windows have been installed on all levels including floor-to-ceiling windows to the refreshed amenity space on the upper levels.

Improved landscaping and a renewed Keith McCarter sculpture create an impressive arrival.

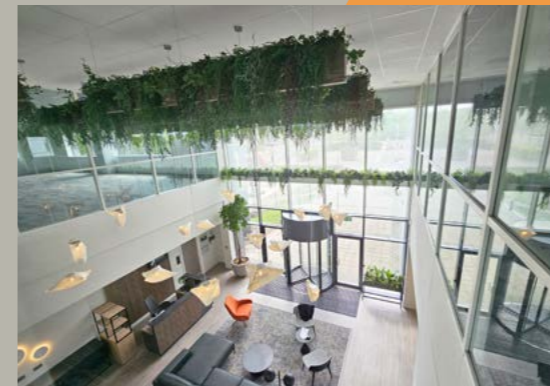


IMPRESSIVE WELCOME



The building's entrance has been extensively refurbished to create a feature, double-height reception area, which benefits from fantastic natural light and a great sense of space.

The atrium has been furnished to the highest quality, offering informal meeting or break out areas in an inviting, relaxing environment.



EXCEPTIONAL FACILITIES

Commuting to Seven Lochside Avenue offers occupiers a number of options:

Walk, jog or cycle and take advantage of the luxury end-of-journey facilities including showers, secure dedicated lockers and vanity areas.

Drivers will enjoy motorway access minutes from the building, readily available EV charging and generous parking provision.

The building also benefits from outstanding public transport links with a tram stop on the doorstep, three train stations within walking distance and numerous bus routes close-by.



Biophilia led Interior Design



'A' rated EPC



Male, female and accessible showers



Country Club quality changing areas with secure locker facilities



Bike store & repair station



New VRF air conditioning & heating system



137 car spaces, reflecting a ratio of 1:247 sq ft



10 x EV charging stations

EVOLVED ENVIRONMENT

Seven Lochside Avenue's biophilia-led interior design offers light-flooded workspace from 6,121 sq ft to 33,898 sq ft. The building incorporates break-out space, kitchens and meeting rooms all supported by a modern and energy efficient specification.

Specification Highlights

- New cladding, insulation and glazing throughout, substantially improving the building's appearance and also reducing energy requirements.
- Full refurbishment of the property, with a double-height reception area and biophilia-led interior design for a modern and relaxed office environment.
- Brand new, low carbon, VRF system for energy efficient heating and cooling throughout. Low energy LED lighting to all areas.
- New bike store, spa-quality shower facilities and lockers, fully refurbished WCs.
- Generous parking and EV charging provision.
- 100% renewable energy contract making the building net zero carbon in operation.
- Estimated 2,000 tonnes of carbon saved in refurbishment as against a comparable new build.
- Refreshed landscaping, with a Keith McCarter sculpture adjacent to the entrance, bird boxes and insect hotel.



Schedule of Accommodation

FLOOR	SQ FT	SQ M
Third	9,079	843
Second	9,671	898
First	9,027	839
Ground	6,121	569
TOTAL	33,898	3,149

SUMMARY SPECIFICATION

External



- New Alucobond cladding replacement throughout to A2 specification (ie non-combustible). Mix of dark grey to main building mass and light grey to feature communal accommodation.
- New Rockwool 100mm insulation to the cladding system designed to achieve a u-value of 0.15.
- Replacement glazing to all existing windows to provide a u-value of 1.2.
- All 'half size' existing windows to be replaced with full size alternatives.
- Floor-to-ceiling windows to breakout area / meeting room of the upper floors
- Renewed external doors and new ironmongery, linked to smart access control system.
- New bike store & repair station to accommodate 18 cycles. Space for additional bike provision if justified by demand.
- Refreshed external amenity space with modern seating and sympathetic landscaping.
- New concealed bin storage area.



M&E

- Gas supply removed from the building and boilers replaced with low carbon alternatives.
- New VRF air conditioning & heating system throughout.
- Lower volume refrigerant to VRF with consequential reduction in GWP.
- New building management system with open protocol for easy integration of additional features.
- New air handling plant with 100% fresh air to offices.
- New fire alarm system, CCTV, Access control and intruder alarm.
- 10 x EV charging stations.

Internal



RECEPTION

- Double-height reception area with feature lighting, new Therdex XL LVT flooring and generous planting throughout.
- Biophilia-led Interior Design approach to enhance main entrance experience.
- Zoned seating areas with feature reception desk, designer furniture, timber slat wall feature and artwork.
- Additional integrated seating / shelving area adjacent to lift lobby - Egger cabinetry and concealed LED lighting.



LIFTS

- Fully refurbished lifts with high quality natural effect finishes and modern lighting. All integrated with new access control system.



WCs

- Fully refurbished WCs with feature lighting, Silestone worktops, Vado accessories and generous planting.
- Egger Natural Hamilton Oak finish to vanity unit and Duravit WCs and countertop sinks within bespoke vanity units.
- Similarly designed low water usage accessible WCs on each floor.
- Local POU water heating, reducing surplus heating and water usage.



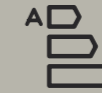
SHOWER & LOCKER ROOMS

- Newly created end of journey facilities to comprise male, female and accessible showers with secure dedicated lockers.
- Feature locker storage, shower benches, designer tiling from Moda Ceramics and vanity area to male and female locker rooms.



OFFICE AREAS

- New LED lighting to all areas. Office lighting typically specified as Whitecroft Cityline Recessed.
- New ceiling grid and tiles - Ecophon Gedina A.
- Fully carpeted with Burmatex floor tiles.
- Raised access flooring with generous floor box ratios and excellent floor to ceiling heights.
- Feature atrium to first floor office area.
- Full redecoration throughout.



ENERGY & EPC

- Grade 'A' EPC.
- 100% renewable energy contract secured with the effect that the building is net zero carbon in operation.
- Estimated 2,000 tonnes of carbon saved in the building refurbishment as against a comparable new build.
- Substantial recycling during the refurbishment including 89% of carpet tiles and significant cladding materials



LANDSCAPING

- Refreshed landscaping on site.
- 'Wildlife area' adjacent to bike store with bird boxes and insect hotel.
- Impressive Keith McCarter sculpture adjacent to the entrance.

DYNAMIC LOCALE



- Rail Line
- Rail Station
- Tram Line
- Tram Stop
- Selected Bus Routes
- National Cycle Route
- Public, multi storey car park with 480 spaces

- Occupiers
- 01 Origo, WSP
- 02 JP Morgan
- 03 Miller, Galliford Try
- 04 Edinburgh Palette
- 05 Scottish Prison Service, Avant Homes
- 06 Pulsant, Lumacron
- 07 HSBC
- 08 Sainsbury's, Mercer, GE, Element
- 09 Aegon
- 10 Business Stream
- 11 Ooni
- 12 Pure Office
- 13 Diageo
- 14 SportScotland
- 15 Fujitsu, Menzies
- 16 Regus
- 17 M&G Prudential
- 18 Abrdn
- 19 Heineken
- 20 Tesco Bank

- Amenities
- 01 David Lloyd Club
- 02 Gyle Shopping Centre
M&S, Morrisons, Starbucks, Costa, Subway, Bank of Scotland, Boots, Clarks, EE, The Gyle Barbers, Holland & Barrett, JD, River Island, Superdrug, The Body Shop, WH Smith.
- 03 ibis Hotel
- 04 Busy Bees Nursery
- 05 Energize Fitness and Health Club
- 06 Premier Inn
- 07 Hermiston Gait Retail Park
Tesco, KFC, Krispy Kreme TK Maxx, Halfords, Poundworld, Carpetright, Staples, Mothercare, Decathlon, B&Q Warehouse, Wren Kitchens.
- 08 Novotel
- 09 Travelodge
- 10 Westgate Farm Dining
- 11 Patina
- 12 Marriot

- Residential
- 01 Edinburgh Park - 1,700 homes
- 02 Edinburgh's Garden District - 1,350 homes



Patina

At home in Edinburgh Park, Seven Lochside Avenue is situated in a green, natural environment.

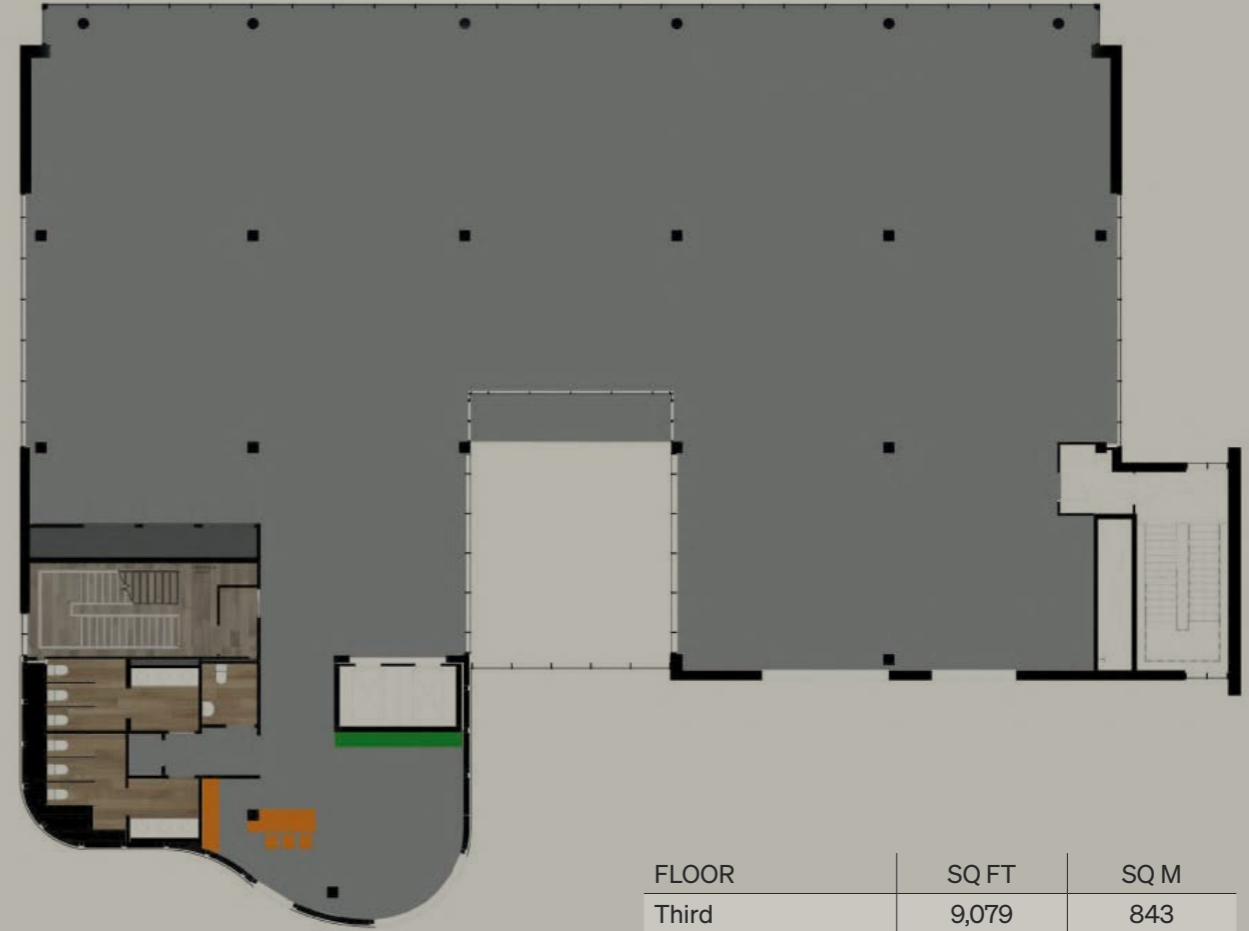


FLOOR PLANS

LOCHSIDE AVENUE

Ground 6,121 Sq Ft / 569 Sq m

First 9,027 Sq Ft / 839 Sq m



FLOOR	SQ FT	SQ M
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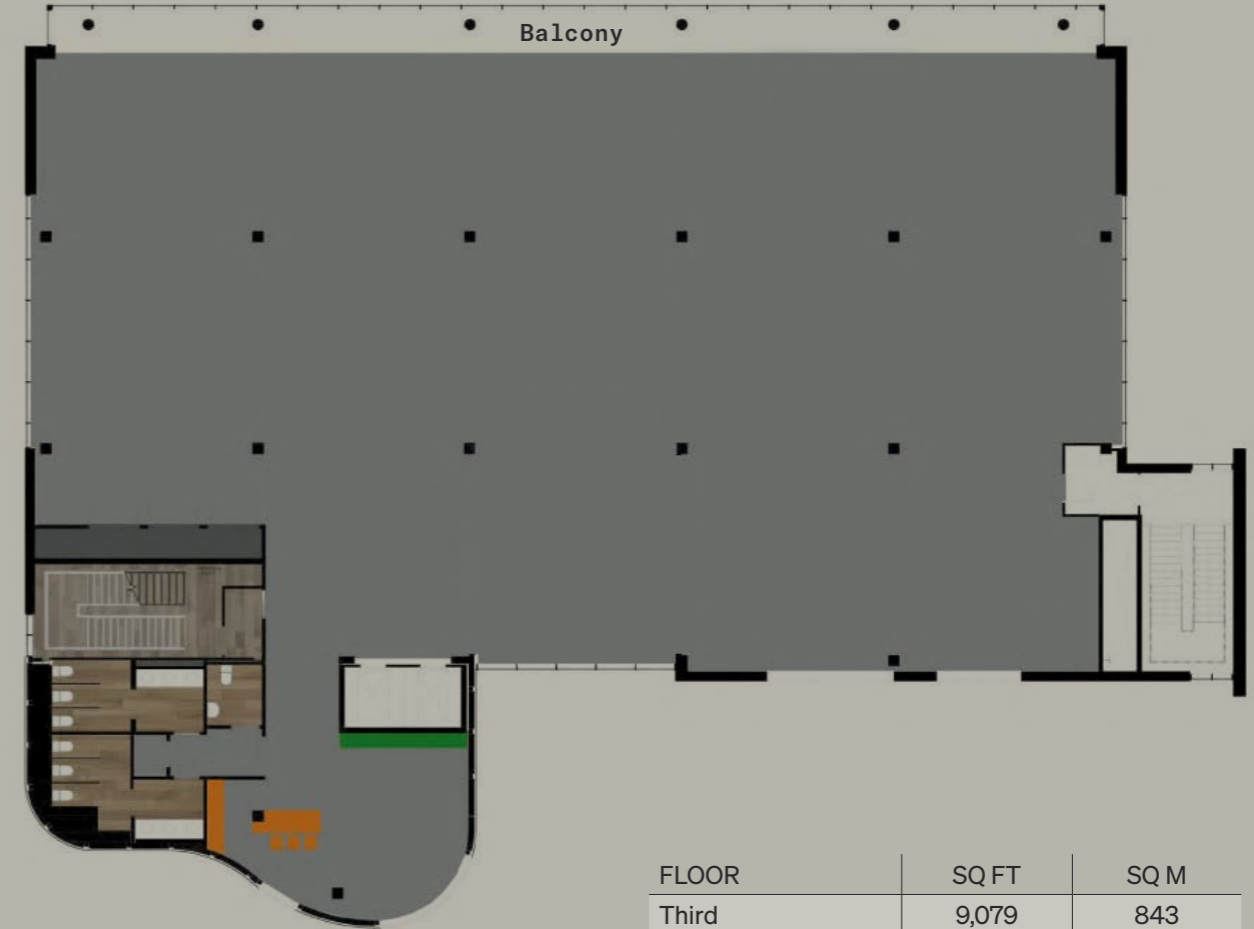


FLOOR PLANS

LOCHSIDE AVENUE

Second 9,671 Sq Ft / 898 Sq m

Third 9,079 Sq Ft / 843 Sq m



FLOOR	SQ FT	SQ M
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SPACE PLANS

LOCHSIDE AVENUE

Second

Option 01

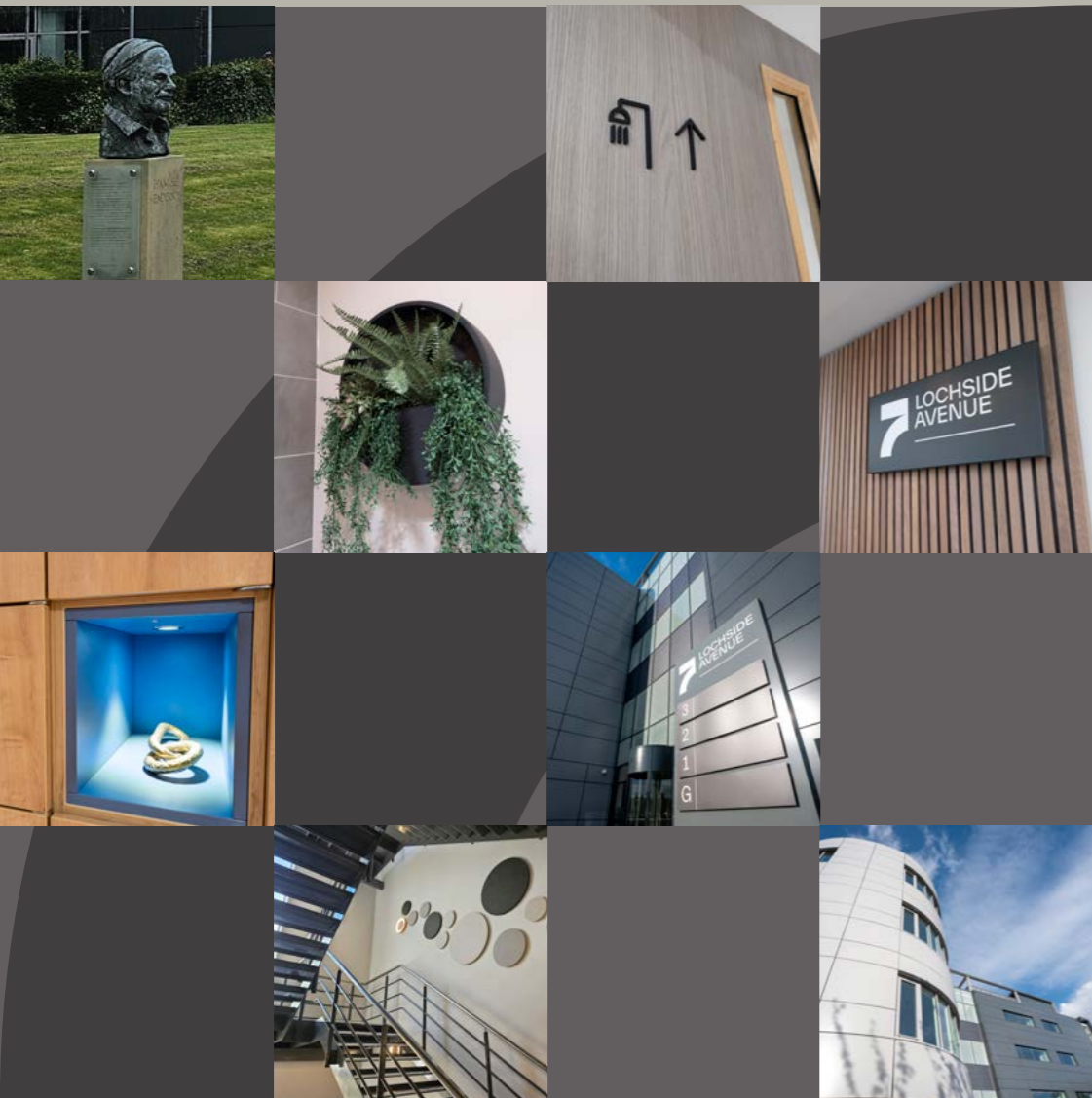
Second

Option 02



- Zone Key
- Stairs / Circulation
 - Common Areas
 - Lifts
 - Meeting Rooms
 - Office Space
 - Reception
 - Bathrooms

7 LOCHSIDE AVENUE



FURTHER INFORMATION

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