

FITTED & FURNISHED HIGH QUALITY OFFICES,
WITH EXCEPTIONAL ON-SITE FACILITIES
UP TO 31,286 SQ FT (2,907 SQ M)

ON BEHALF OF
AEGON

TO LET

13

LOCHSIDE CRESCENT

EDINBURGH PARK **EDINBURGH** EH12 9SE



[▶ Click here for video overview](#)



BENEFIT 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.

The South West Wing is available in it's entirety extending to 31,286 sq ft over 4 floors.



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 South West Wing



On-site restaurant, deli and café



Beautiful landscaped garden areas



On-site gym operated by Westfield



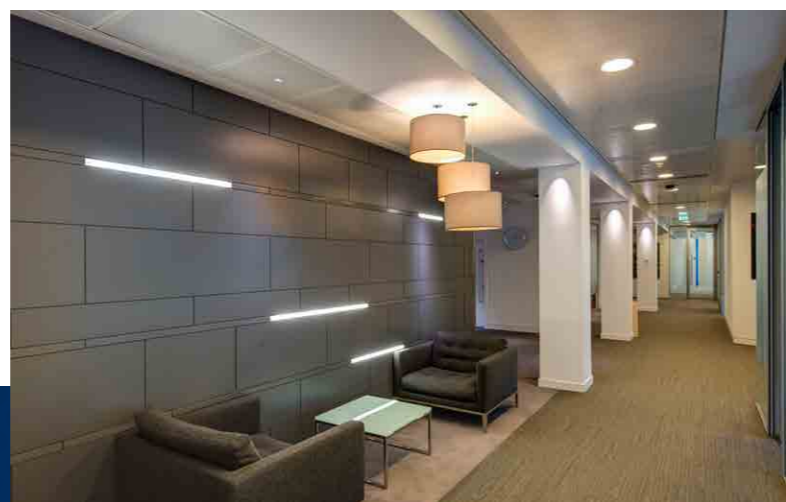
Changing and shower facilities



An on-site shop for your basic needs



5-a-side astro sports facility





OFFICE HIGHLIGHTS



Large open-plan floor plates



Excellent natural light throughout



A mix of open-plan offices, board rooms and meeting rooms



A client facing suite on the ground floor



Cost-saving opportunity compared to blank canvas spaces



Prospect of having full control over a main entrance to the building



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



ESG HIGHLIGHTS



EPC C 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
- 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 will be further enhanced by Parabola's new mixed-use community, the first phase of which completed in early 2022.

This development will feature new office buildings, 1,800 affordable homes, and a new civic square with restaurants, bars and shops, plus a lido swimming pool, gym and a 150-seat venue that will host events and exhibitions.



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)



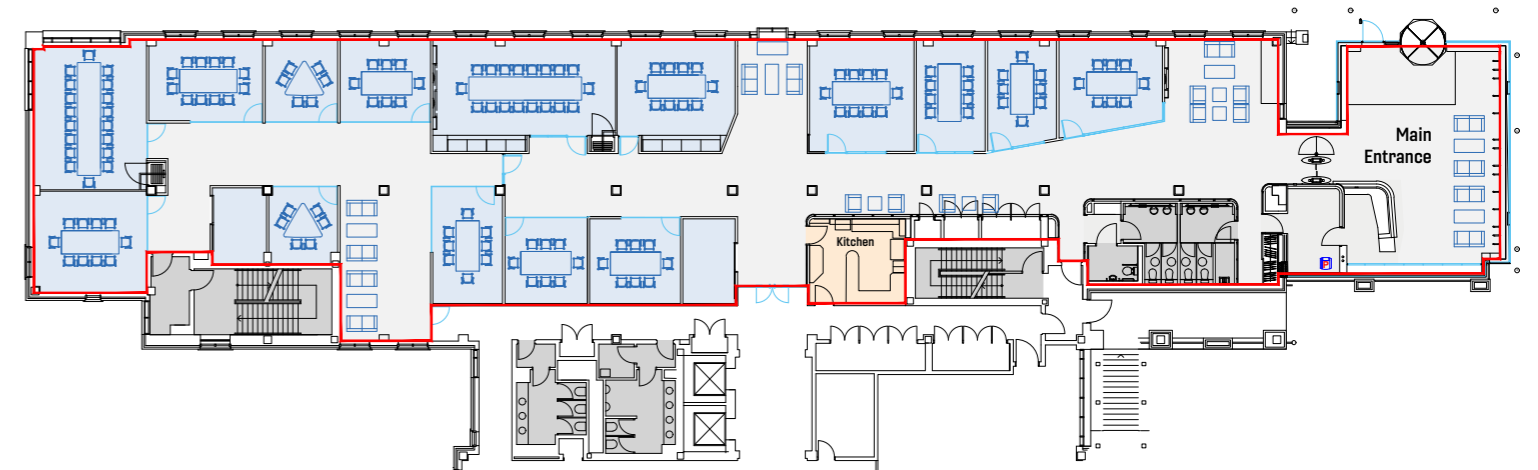
South West Wing



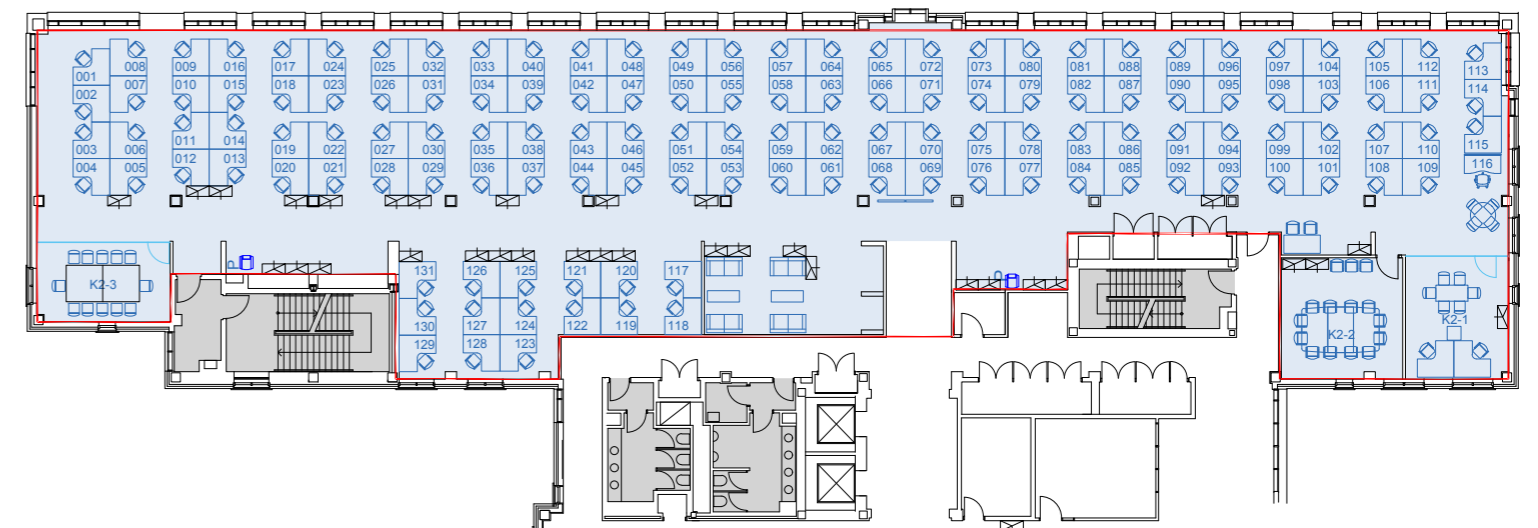
TAKE ADVANTAGE OF WHAT'S ALREADY HERE

South West Wing	SIZE (sq ft)	SIZE (sq m)	Fit-out
Ground Floor	5,668	526.57	<ul style="list-style-type: none"> • 97 desks • 3 x 8 person meeting rooms
First Floor	9,770	907.66	<ul style="list-style-type: none"> • 2 x 18 person, 1 x 12 person, 3 x 10 person, 7 x 8 person, 2 x 6 person meeting rooms • Welfare room • Reception area • Kitchen • Contained toilets
Second Floor	8,669	805.38	<ul style="list-style-type: none"> • 131 desks • 2 x 12 person, 1 x 6 meeting room
Third Floor	7,719	666.95	<ul style="list-style-type: none"> • 148 desks • 1 x 8 person, 3 x 6 person meeting room
TOTAL	31,286	2,906.56	

FIRST FLOOR: 9,770 SQ FT



SECOND FLOOR: 8,669 SQ FT



Further floorplans for the building available on request.





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 £7.00 psf.

EPC RATING

EPC Rating of C (44)

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 sole letting agents.

FURTHER INFORMATION

For further information and to arrange viewings, please contact the sole letting agents:

Ben Reed

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