

**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 – 9,802 sq ft (160 – 910 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&

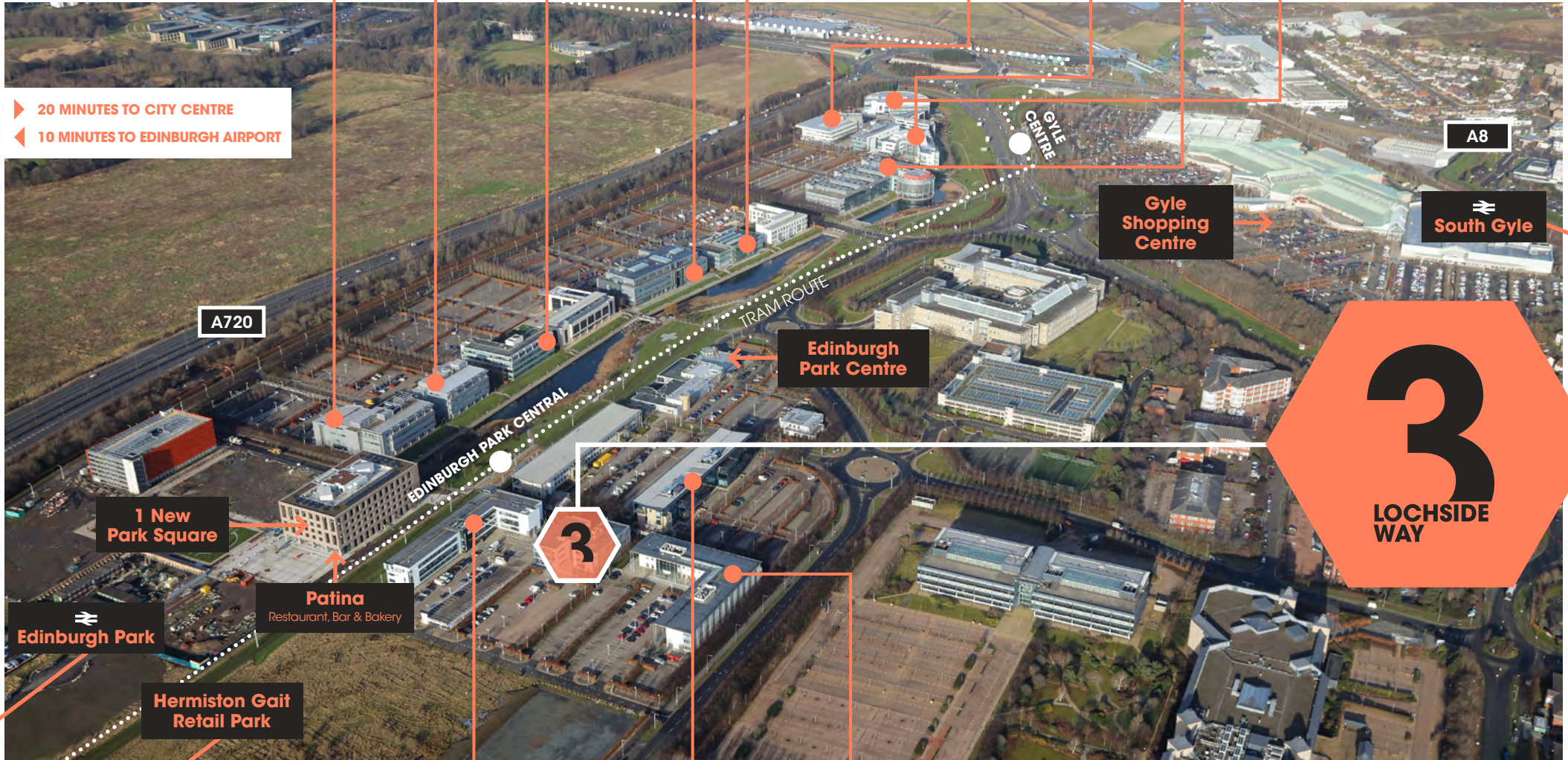


# 3 LOCHSIDE WAY

# Neighbouring Occupiers

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

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



A720

A8

Gyle Shopping Centre

South Gyle

Edinburgh Park Centre

1 New Park Square

Patina  
Restaurant, Bar & Bakery

Edinburgh Park

Hermiston Gait Retail Park

3  
LOCHSIDE  
WAY

3  
LOCHSIDE  
WAY

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.



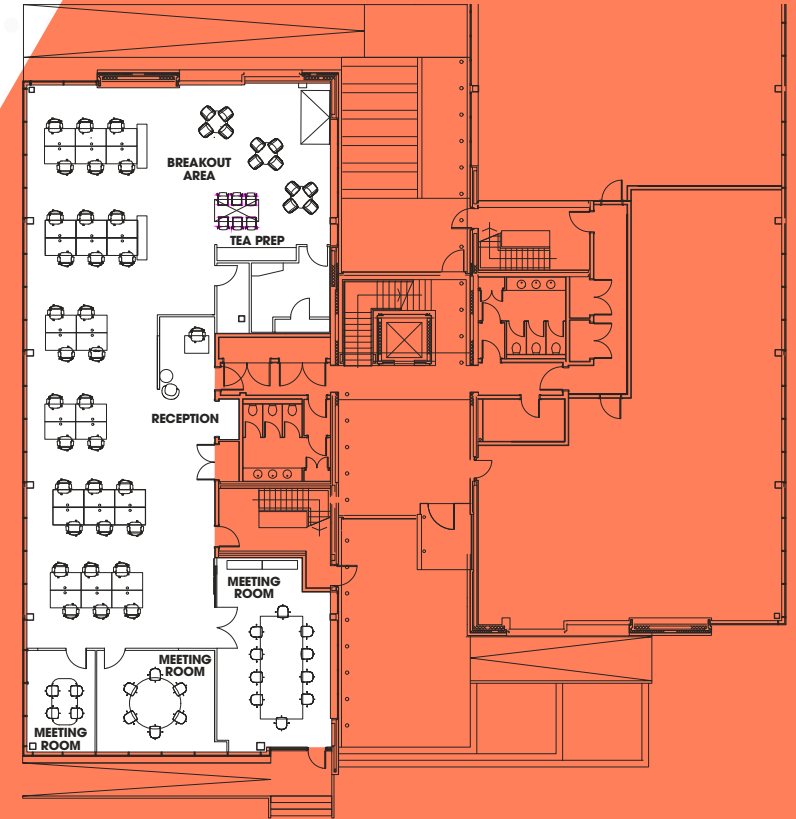
# Plug & Play

## 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: 3,853 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	3,853 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

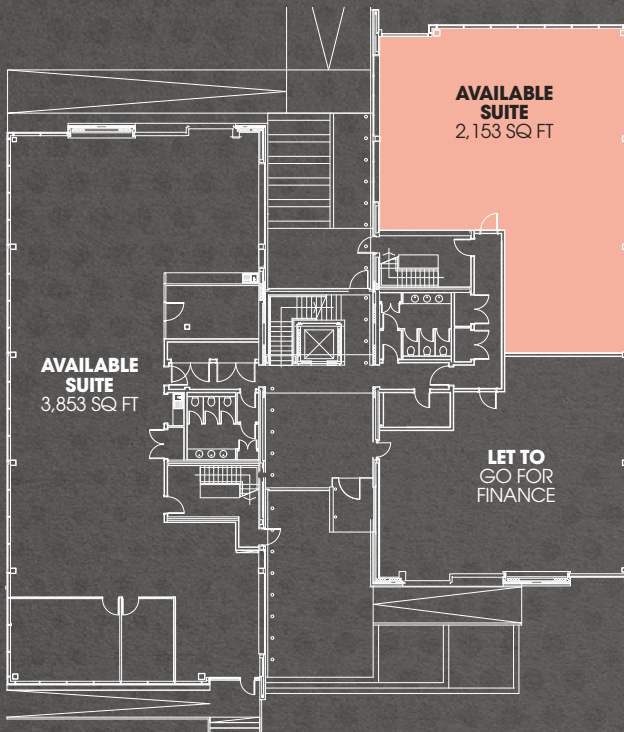
WEST WING

EAST WING

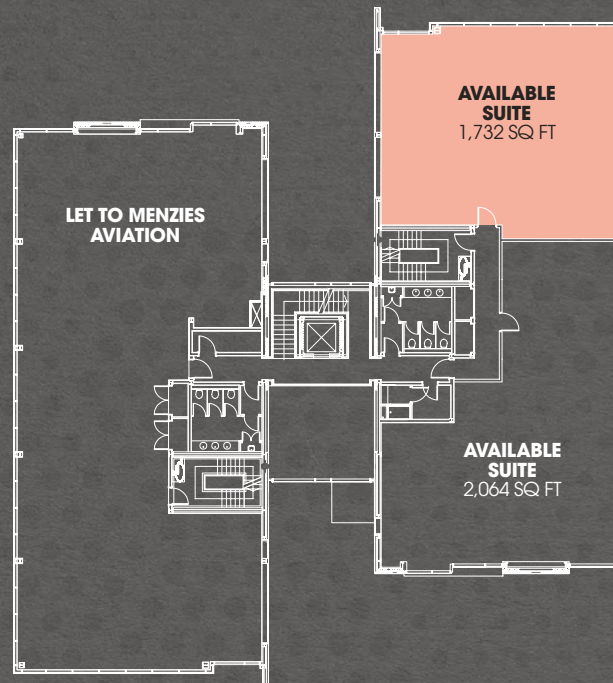
WEST WING

EAST WING

Ground Floor



First Floor



Floor	West Wing		East Wing	
	Ground	3,853 sq ft	332 sq m	2,153 sq ft
First	Let to Menzies Aviation		1,732 sq ft (Rear Suite)	160 sq m
			2,064 sq ft	191 sq m



**76**

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

# Specification

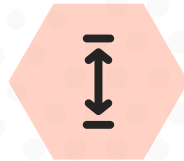
3 Lochside Way offers refurbished office accommodation to include the following:



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



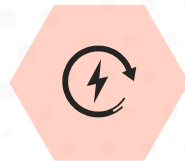
Full accessible  
entrance



Plug and play  
option available



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 louver  
achieving approximately  
500 lux)







# 3

**LOCHSIDE  
WAY**

Edinburgh Park  
EH12 9DT



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