



LOCHSIDE HOUSE  
7 LOCHSIDE AVENUE  
EDINBURGH PARK  
EH12 9DJ

TO LET  
GRADE A OPEN PLAN OFFICE SUITE  
821 SQ M (8,839 SQ FT)  
PLUS 37 PARKING SPACES



## LOCATION

Strategically located approximately 6 miles West of Edinburgh city centre, Edinburgh Park forms one of the UK's premier business park locations and boasts an impressive tenant line-up with occupiers including: British Telecom, HSBC, AEGON, Diageo, Steria, Business Stream and JP Morgan.

Edinburgh Park is situated immediately adjacent to the city bypass (A720) and in turn the national motorway network beyond. Edinburgh Airport is within 2 miles and the excellent accessibility enjoyed by Edinburgh Park is further enhanced with public transport links to include a dedicated railway station on the Edinburgh to Glasgow railway line (with a regular shuttle bus service) and also access to numerous bus routes serving all areas of the city. The forthcoming Edinburgh Tram will also serve Edinburgh Park.

Local amenities on Edinburgh Park include "The Ritz" bar & grill, a health and fitness centre, crèche & nursery, whilst the nearby Gyle Shopping Centre is within easy walking distance.

## LOCHSIDE HOUSE 7 LOCHSIDE AVENUE EDINBURGH PARK EH12 9DJ

### DESCRIPTION

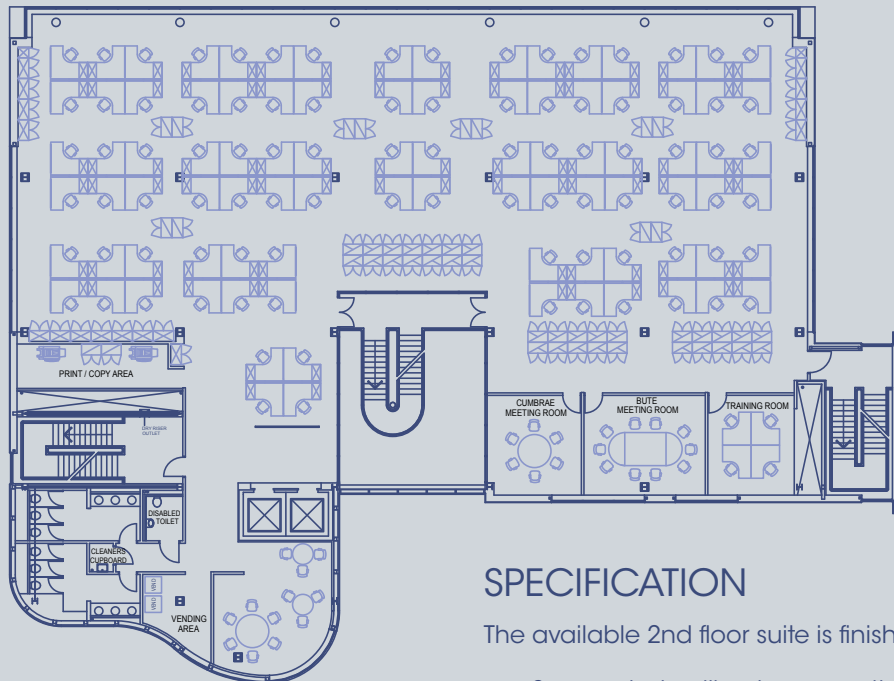
Constructed in 1999, Lochside House comprises a Grade-A office building arranged over ground to third floors. The property benefits from an impressive full height atrium and also offers a staff restaurant facility at ground floor. Other occupiers in Lochside House include Steria, AstraZeneca and Computershare.





## GRADE A OPEN PLAN OFFICE SUITE 821 SQ M (8,839 SQ FT)

### 2ND FLOOR SUITE



### ACCOMMODATION

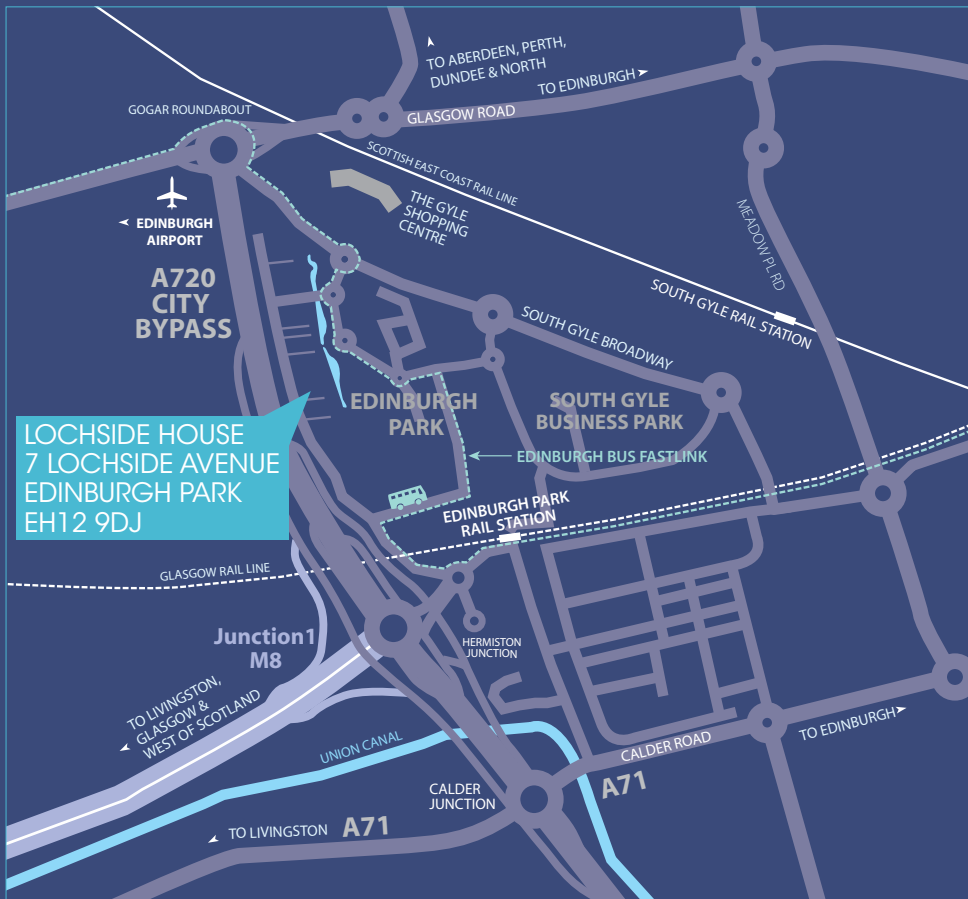
The available 2nd floor suite property provides 821 sq m (8,839 sq ft) of accommodation on a Net Internal basis.

37 on-site car parking spaces are available (1 space per 240 sq ft).

### SPECIFICATION

The available 2nd floor suite is finished to the following specification:

- Suspended ceiling incorporating recessed fluorescent lighting
- Raised access floor
- Air conditioning
- Existing fit-out creating several individual offices / meeting rooms
- Dedicated male, female and disabled WC's
- Two 13-person passenger lifts
- Full disabled access
- Energy Performance Certificate (EPC) "C" Rating



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## TERMS

Our client occupies the entire property by way of a lease expiring 20th June 2014. The 2nd floor is available by way of a new FRI sublease. Further information on rent and incentives is available on request from the joint letting agents.

## 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 stamp duty, land tax, registration dues and VAT thereon.

## BUSINESS RATES

The 2nd floor has a Rateable Value of £140,750. Further information on the current business rates liability available on request from the joint letting agents.

## VAT

All figures quoted are exclusive of VAT, which will be payable at the prevailing rate.

## ENTRY

The property is available for immediate entry on conclusion of legal missives.

## VIEWING

Strictly by appointment with the joint letting agents:

Ryden LLP  
 46 Castle Street  
 Edinburgh  
 EH2 3BN

Tel: 0131 225 6612  
 Fax: 0131 225 5766

Email: [peter.ianson@ryden.co.uk](mailto:peter.ianson@ryden.co.uk)  
 Email: [ian.taylor@ryden.co.uk](mailto:ian.taylor@ryden.co.uk)

**Ryden.co.uk**  
**0131 225 6612**

Vail Williams LLP  
 540 Thames Valley Park  
 Reading  
 Berkshire  
 RG6 1RA

Tel: 0118 909 7400  
 Fax: 0118 909 7433

Email: [dthomas@vailwilliams.com](mailto:dthomas@vailwilliams.com)

 **Vail Williams**  
**0118 909 7400**  
**vailwilliams.com**

The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Agents has any authority to make or give any representation or warranty whatever in relation to this property. Date: February 2013.