

6 | LOCHSIDE AVENUE

2,944 SQ FT – 40,000 SQ FT

172 CAR SPACES (1:231 SQ FT)

WWW.6LOCHSIDEAVENUE.CO.UK

LOCATION

Edinburgh Park is strategically positioned in west Edinburgh, approximately 4 miles from the city centre and approximately 2 miles from Edinburgh International Airport.

This major mixed use business park spans over 200 acres combining Grade A office space with retail, residential, and leisure facilities.

The office sector has attracted significant occupier interest from financial services, technology, and professional services companies. Major tenants include JP Morgan, Aegon, GE Vernova, Element Technologies, MarshMcLennan, HSBC, Diageo, Pulsant, and multiple government agencies.

Edinburgh Park's appeal stems from its accessibility, modern facilities, and well managed environment. The integrity of the Park is well maintained via Edinburgh Park Management Ltd (EPML), providing 24/7 on site manned security, CCTV throughout, maintenance and upkeep of the landscaped areas and roads and an EPML intranet for Park occupiers.





ACCESSIBILITY

Edinburgh Park benefits from excellent transport connections, with immediate access to the city bypass and the wider national motorway network.

It serves as a major transport interchange, linking trains, buses, trams, cyclists, and drivers. This extensive range of transport options makes it highly convenient for both staff and visitors.

6 LOCHSIDE AVENUE BENEFITS FROM:



Three tram stops with trams every 7 mins, connecting the airport, city centre & Leith



Three mainline railway stations (Edinburgh Park, Edinburgh Gateway and South Gyle)



172 car spaces providing a ratio of 1:230 sq ft (1:21 sq m)



Excellent bus services from Edinburgh Park – 9 different bus routes



On site bike storage and locker facilities



6 LOCHSIDE AVENUE

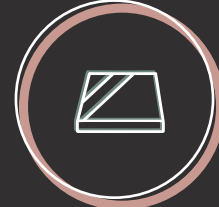
EDINBURGH PARK CENTRAL TRAM HALT

ACCOMMODATION

6 Lochside Avenue is designed to meet the highest office standards and is currently undergoing a major refurbishment. The refurbishment has been designed to offer one of the most highly specified offices on Edinburgh Park.



New landscaped courtyard area



Full metal raised access floor



New "end of journey" facilities offering showers, changing rooms and lockers



Metal suspended ceiling tiles incorporating LED light fittings



All electric VRV system providing heating and cooling



2x 13 passenger lifts to all floors



Double glazed windows throughout with clear solar control tint



EPC Rating of A



M&E supports occupancy density of 1:8 sq m, controlled by a BMS



New male and female toilets on all levels

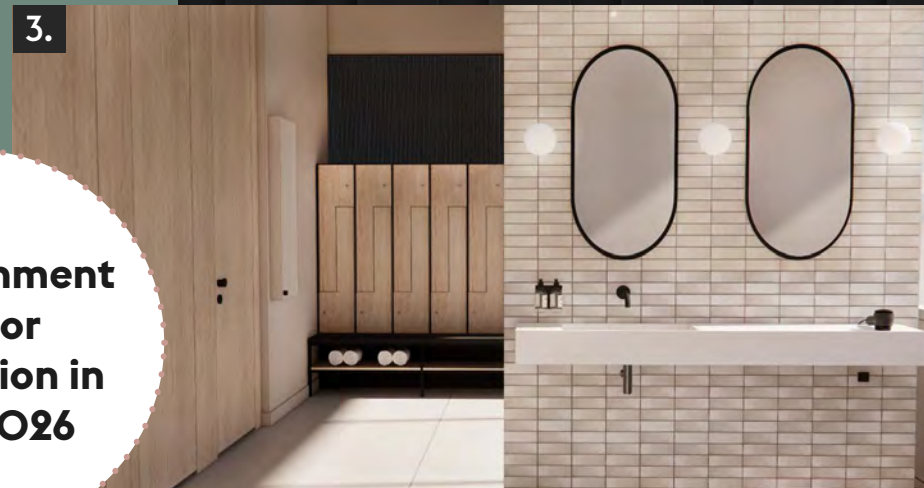


New reception finishes



Targeting BREEAM 'Very Good'

PROPOSED REFURBISHMENT PLANS



Refurbishment
due for
completion in
June 2026



- 1. Proposed reception
- 2. Proposed lift core
- 3. Proposed 'end of trip' facilities
- 4. Proposed 3rd floor open plan office layout
- 5. Proposed ground floor 'plug & play' office

AVAILABILITY

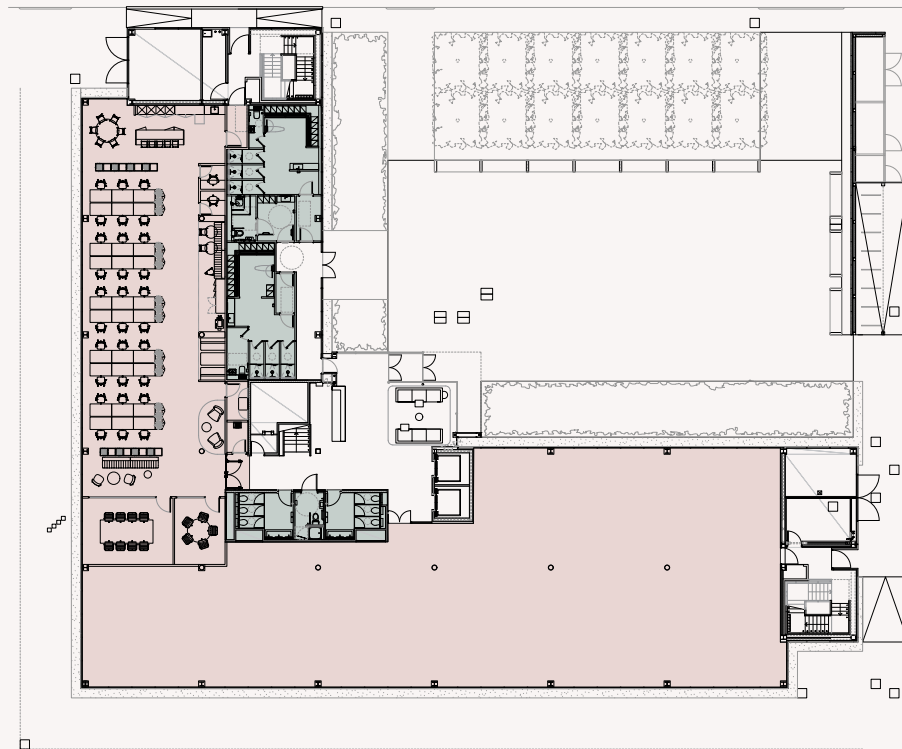
Offering refurbished Grade A open plan on all levels the net internal areas are as follows:

FLOOR	SQ FT
3 rd Floor	8,992
2 nd Floor	9,950
1 st Floor	9,970
Ground Floor (south)	2,944 (fully fitted)
Ground Floor (east)	7,011
Reception	861
TOTAL	39,728

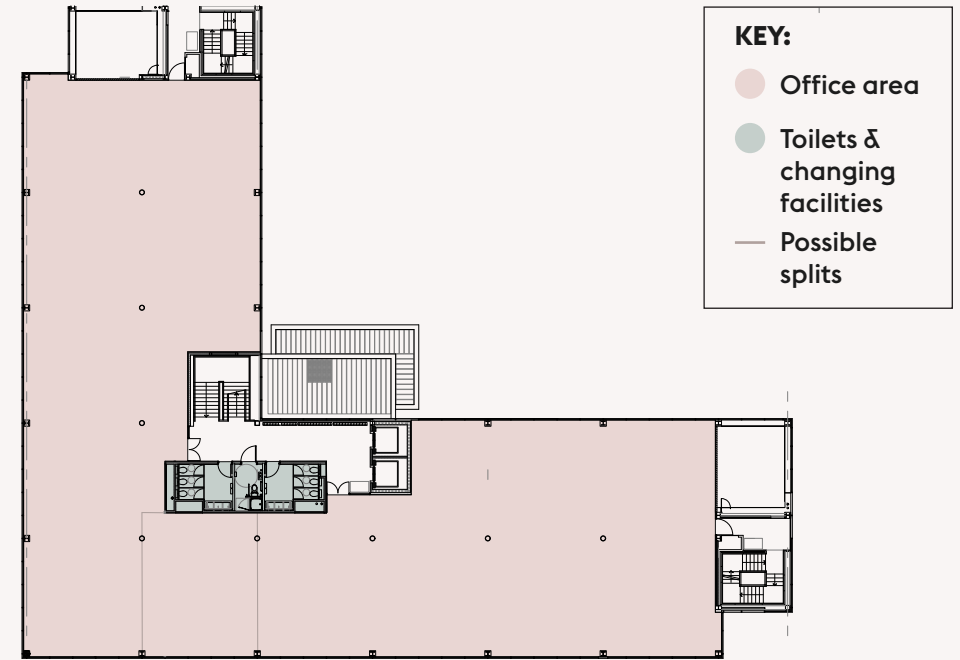
The floors offer exceptional flexibility, with the ability to be split to create suites starting from 2,944 sq ft.



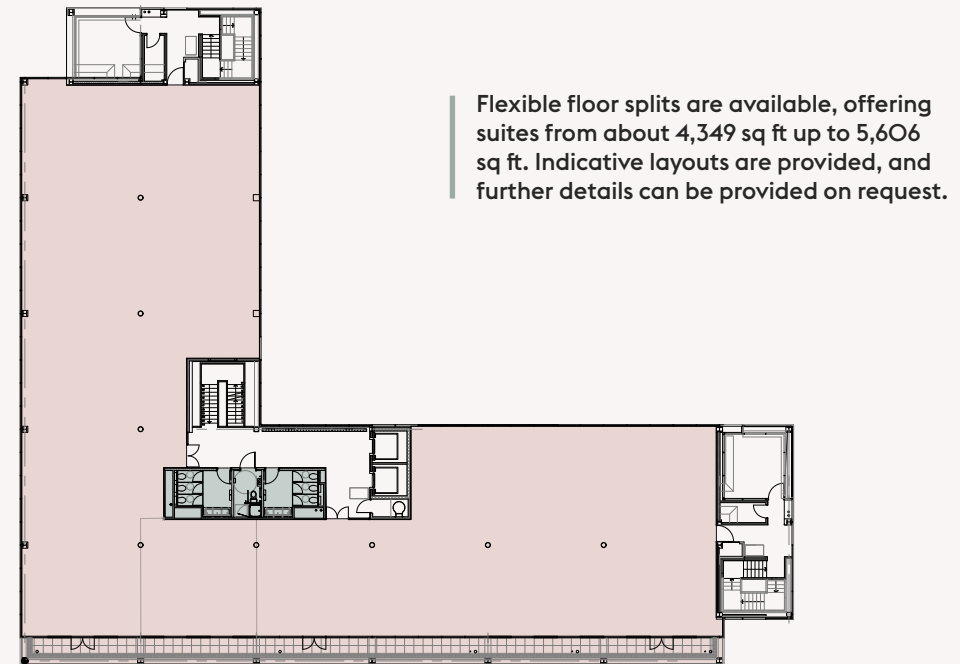
GROUND FLOOR



1ST & 2ND FLOOR



3RD FLOOR



WE ARE DELIVERING A TURNKEY, FULLY FITTED OFFICE FOR SEAMLESS OCCUPANCY...

A speculatively fully fitted option for no hassles entry, eliminating fitout complexity, costs, and delays so your business can operate immediately in a premium workspace.

GROUND FLOOR (SOUTH) 2,944 SQ FT

30 desks (size of desks tbc)

1x 8 person boardroom

1x 5 person meeting room

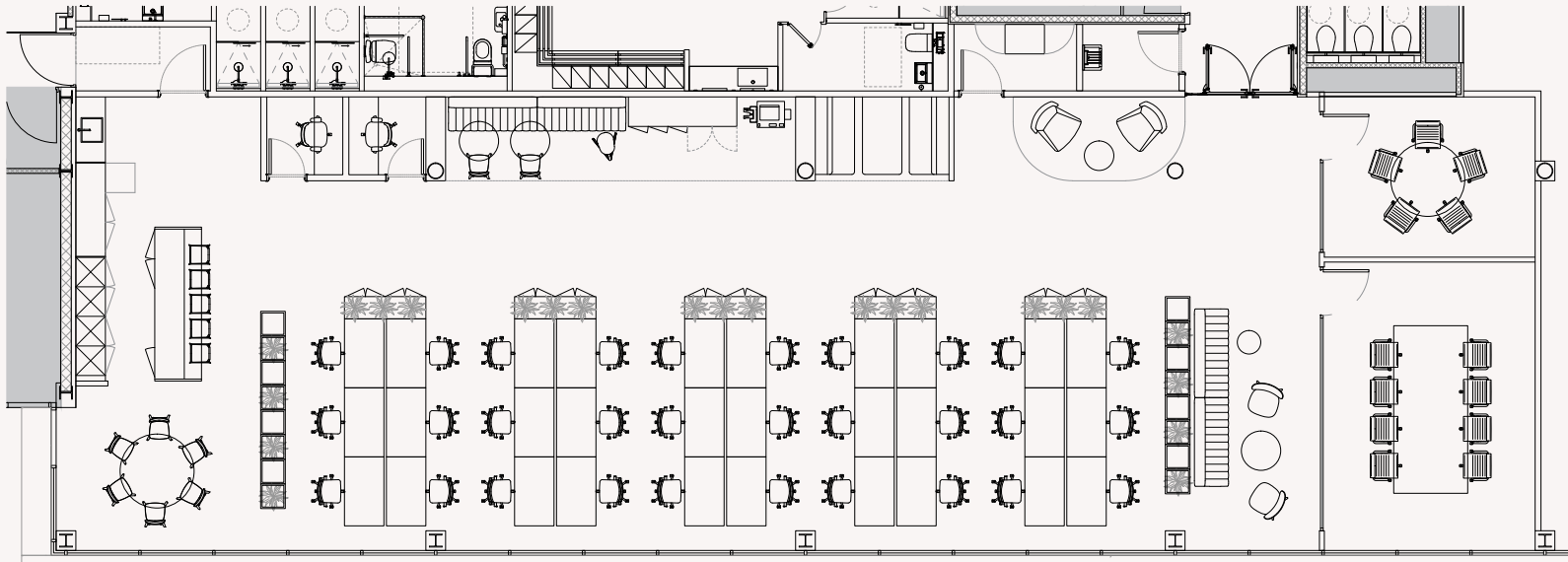
1x 4 person booth

2x 1 person phone booths

Print/storage area

Fully fitted kitchen & breakout

For further information on the all-inclusive pricing structure for this suite, please enquire for a tailored proposal.



VAT

6 Lochside Avenue is elected for VAT so VAT will be payable on all outgoings.

RATEABLE VALUE

6 Lochside Avenue has a Rateable Value of RV: £818,000 which will equate to circa £11.28 per sq ft. Further details available upon request.

EPC

Targeting EPC "A" rating and will be re-assessed upon completion of works.

LEASE TERMS

New leases are available direct from the landlord on flexible terms. Further information available on request.

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FURTHER INFORMATION

Viewing of the property and any further information can be provided by the joint letting agents:

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