

TO LET

PART 2ND FLOOR

NORTH

7 LOCHSIDE VIEW



EDINBURGH PARK | EDINBURGH | EH12 9DH

- Grade A office accommodation
- Available for immediate entry
- Fully furnished to include CAT 6 data cabling
- Flexible lease terms
- NIA – 3,366 sq ft
- 10 car parking spaces

7 LOCHSIDE VIEW

LOCATION

Edinburgh Park is one of Scotland's most important business locations, and one of Europe's premier business parks, having attracted over 30 companies employing more than 7,000 people. Its profile, accessibility, quality of environment, amenity, and corporate community offers an unrivalled environment for business.

Seven Lochside View is one of Edinburgh's most prominent buildings, overlooking the gateway to the city. This prestigious position at the heart of West Edinburgh's business community has already attracted Business Stream, WSP, Origo Services and JDSU to the building.

Seven Lochside View is within a short walk of two tram stops and a wide variety of shopping, eating and leisure options. These include Edinburgh Park's own restaurant, crèche and gym; a range of hotels; and major brands including M&S, Costa, Morrison's and Pizza Hut which are located in the Gyle Shopping Centre and Hermiston Gait Retail Park nearby. Edinburgh City Centre, with its world class amenities, is only 20 minutes away by tram or train.

TRANSPORT CONNECTIVITY

Edinburgh Park is a multi-modal transport interchange, bringing together road, rail, tram, and air transport, along with the opportunity to cycle, walk or run to work. This range of inter-connecting transport options provides choice for staff and visitors alike.

- Immediate access to the city bypass and M8 motorway
- 5 minutes from Edinburgh International Airport by road or tram
- Tram services every 8-10 minutes to the airport and the city centre
- Quick access to 3 railway stations, with services to the city centre, the west / Glasgow and the north
- Prolific bus services, accessing all areas of the city
- Edinburgh Park shuttle bus collecting staff from the railway stations at peak times





DESCRIPTION

Seven Lochside View has been fully refurbished to the highest modern standards, to provide efficient and attractive office space with a range of occupancy options.

- 10 car parking spaces
- Capacity for at least 40 people
- Spacious double height reception area, with attractive limestone and walnut finishes
- Glazed central atrium providing occupier break out space
- VRV heating and cooling system
- Building management system monitoring and controlling engineering services
- Dedicated 12 person boardroom
- Desks, chairs and filing cabinets
- Informal meeting room tables and chairs
- Access to full kitchen facilities
- Male, female and disabled WCs, along with shower/ changing facility
- Full access raised floors, with floor boxes and small power cabling, and 165mm clear void

- CAT 6 data cabling installed
- 2 x 10 person passenger lifts serving all floors including the basement car park
- Extensive secure cycle storage space within the basement
- Back-up generator available, if required
- EPC - B

LEASE TERMS

The accommodation is available to lease on flexible terms up to 2019 on an all-inclusive basis to include the following:

- Rent
- Rates
- Service charge
- Utilities
- Air conditioning
- Cleaning

Further information is available from the sole letting agents.

DATE OF ENTRY

On conclusion of Missives.

VAT

VAT will be payable on all outgoing at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs however the ingoing tenant will be liable for the payment of LBTT and Registration Dues.

VIEWING & FURTHER INFORMATION

To arrange a viewing or for any further information, please contact the sole letting agents.

BNP Paribas Real Estate
20 Charlotte Square
Edinburgh
EH2 4DF

Agent: Marcus Weurman
Tel: 0131 260 1107
Mob: 07776 157977
Email: marcus.weurman@bnpparibas.com

Agent: Nadir Khan-Juhoor
Tel: 0131 260 1118
Mob: 07798 882293
Email: nadir.khan-juhoor@bnpparibas.com



**BNP PARIBAS
REAL ESTATE**



Misrepresentation Act 1967: BNP Paribas Real Estate Advisory & Property Management UK Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither BNP Paribas Real Estate Advisory & Property Management UK Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents are quote exclusive of VAT. Property Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Photographs dated: November 2016 Particulars dated: November 2016.

