

FOUR ————— FIVE
LOCHSIDE AVENUE

Edinburgh Park

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Nature

at Work

43,025 sq ft of outstanding workspace situated in a green environment, where your team will love to work.

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TAKE A BREATHER



Take in the fresh air in
the lush, green environment
that is Edinburgh Park.

Take a ————— Breather

A business's biggest asset is its people and today more than ever employees are increasingly aware of their working environment and its importance in deciding where they choose to work. At Four - Five Lochside Avenue in Edinburgh Park you'll find the perfect solution for attracting and retaining today's talent. A location and building that offers a safe and secure, Covid friendly, green and sustainable environment. With immediate access to attractive landscaped space and plentiful fresh air, there is ample opportunity for staff to prioritise their health and wellbeing.



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RUN FOR IT

An environment that
allows staff wellness
and welfare to be central
to every decision.

Run ————— For It

With a tree lined boulevard to the west, a tranquil lochside walkway to the east and landscaped space immediately outside, all you have to do is step out the door at Four - Five Lochside Avenue to take full advantage of the superb environment. People will love the ease of access to attractive walkways and multiple cycle routes offering both a healthy lifestyle and an enviable work life balance.



If fitness is your thing, Energize Health & Fitness is a 5 minute walk away from the building, offering a wide range of classes and facilities.

Four - Five Lochside Avenue also caters for the active with a dedicated welfare block providing a secure cycle store, lockers, showers, drying area, changing facilities and toilet provision.

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Creating a new sustainable community with the ability for the workforce to be 5 minutes' walk away.



The attractiveness of Edinburgh Park as a place to work will shortly be further enhanced by Parabola's new mixed use community, the first phase of which is currently under construction. Located just minutes walk from Four - Five Lochside Avenue, the development will feature new office buildings, 1,800 diverse and affordable homes, an art trail and a new civic square lined with restaurants, bars and shops. Other attractions include a lido swimming pool, gym and a 200 seat venue that will host events and exhibitions. The aim is to create a 24/7 active, healthy and vibrant location where people can live, work and have fun.



**FOUR — FIVE
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Voted one of the top 20 cities worldwide for wellbeing in 2020, Edinburgh boasts world class festivals, a global food scene and a strong educational heritage with 42% of graduates choosing to remain in the city.

**CAPITAL
COOL**





Scotland's capital city with a population of 524,930. Home to the Scottish Parliament and the heart of the Scottish legal system



Over 50% of working age residents educated to degree level or above



The city has a strong educational heritage boasting 6 universities and 3 colleges



Home to the National Museum of Scotland, the Scottish National Gallery, the Scottish National Portrait Gallery and the Scottish National Gallery of Modern Art



The city attracts more overseas visitors per year than any other UK city outside London



The UK's second largest and Europe's fourth largest financial centre



In March 2020 Edinburgh was voted one of the top 20 cities worldwide for wellbeing based on factors such as happiness, healthcare and access to green spaces

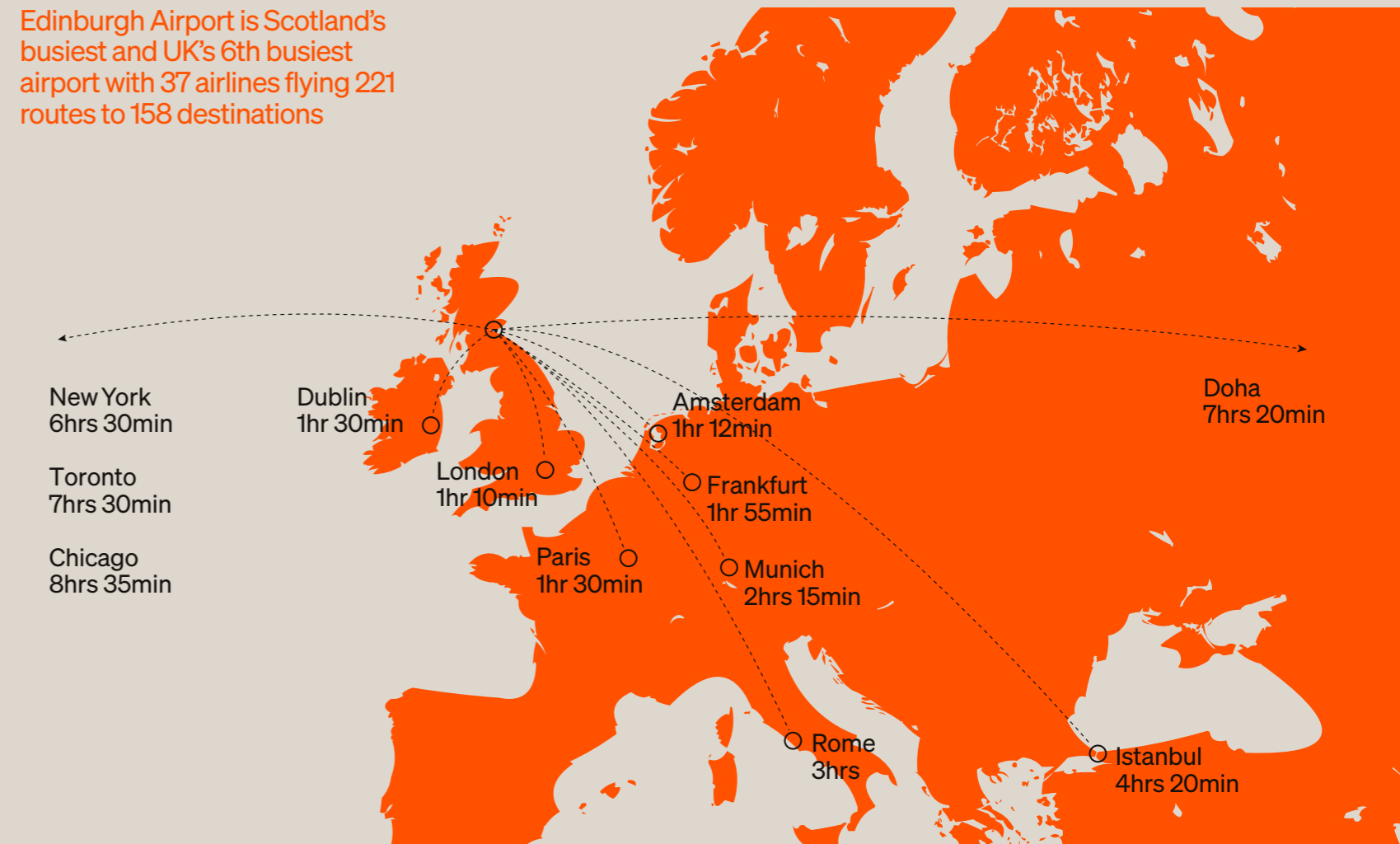


Edinburgh boasts more green space than any other UK city



Home to the world famous Edinburgh International Festival and the Edinburgh Festival Fringe along with a myriad of additional festivals

Edinburgh Airport is Scotland's busiest and UK's 6th busiest airport with 37 airlines flying 221 routes to 158 destinations



FOUR ——— FIVE
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HOP ON



Drive, cycle,
bus, tram, run?

You choose how
you get to
Edinburgh Park.

Whether you need to hot foot it to catch a tram, train or bus or are adopting a healthy commute on foot or by bike then you have everything you need at your service. Edinburgh Park benefits from its own dedicated tram stop, Edinburgh Park Central, linking the city centre and nearby Edinburgh Airport. Additionally two train stations and multiple bus routes also service the Park. National Cycle Routes 8, 75 and 754 run close by and for those commuting by car, Edinburgh Park offers immediate access to the City bypass (A720), which in turn connects with the M8, M9 and M90.

Occupiers

- 01 Business Stream, WSP
- 02 JP Morgan
- 03 BT
- 04 M&G Prudential
- 05 Aegon
- 06 Aegon Asset Management
- 07 John Menzies
- 08 Sainsbury's Bank
- 09 RBS
- 10 Diageo
- 11, 14 HSBC
- 12 JLT
- 13 Regus
- 15, 16 Lloyds Banking Group
- 17 Pure Offices

Amenity

- 01 David Lloyd Club
- 02 Gyle Shopping Centre
Bank of Scotland, Boots, Clarks, Costa, EE, The Gyle Barbers, Holland & Barrett, JD, M&S, Morrisons, River Island, Subway, Starbucks, Superdrug, The Body Shop, WH Smith.
- 03 ibis Hotel
- 04 Busy Bee Nursery
- 05 Energize Fitness and Health Club
- 06 Premier Inn
- 07 Hermiston Gait Retail Park
TK Maxx, Halfords, Poundworld, Carpetright, Staples, Mothercare, Decathlon, Tesco, B&Q Warehouse, Wren Kitchens, Krispy Kreme, KFC.
- 08 Novotel



- Rail Line
- Rail Station
- Tram Line
- Tram Stop
- National Cycle Route

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MEET & EAT



Edinburgh Park offers a wide variety of amenity giving you a wealth of lunchtime eating options.

When it's time for an informal get together or a bite to eat then a short walk takes you to Lochside Café, Westgate Farm - Dining & Carvery and Philly's bar and diner. Further eateries await at the Gyle Shopping Centre that is also home to a wide array of well-known brands and high street names.



The Gyle Shopping Centre

Edinburgh's most established centre, only 5 minutes' walk from Four - Five Lochside Avenue.





You have ————— Arrived

2 minutes' walk from Edinburgh Park Central tram stop and you arrive at Four - Five.

The striking first impression is further enhanced by the addition of a brand new contemporary extension that seamlessly mirrors the building's existing clean lines.

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The attractive staffed reception area ensures a friendly welcome for clients and team members alike and gives a flavour of the high quality design and finishes that continue throughout the building.





Highly flexible, light flooded floor plates allow for multiple configurations to suit individual working requirements while at the same time delivering inspiring, panoramic views of the surrounding area.

Summary Specification

- 100% fresh air introduced into the working space via ductwork within the floor void
- 3 pipe VRV / VRF heat recovery electric air conditioning providing heating and cooling
- EPC B rating
- All electric infrastructure to enable an occupier to achieve their NZC objectives
- Full raised access flooring throughout with 420mm void
- A workplace density design of 1 person per 8 sq m
- 234 dedicated car parking spaces overall meaning a ratio of 1 space per 182 sq ft
- 11 dedicated electric car charging points
- Secure cycle store for 60 cycles including electric charging points and repair station
- Dedicated welfare block provided with lockers, showers, drying area, changing facilities and toilet provision adjacent to the cycle store with secure access both internally and externally
- BT, Vodafone and Virgin Media ducts and fibre located adjacent to the property
- Modern defurb quality space provided with exposed services secured to the soffit of the concrete slab
- Superior quality finishes – bespoke reception desk, timber lined wall and ceiling features, oversized portal windows at entrance and quality finishes to toilets
- A secure space can be provided for an external tenant installed generator
- Archive storage space is available by separate negotiation in the attic space
- High performance fully glazed automatic non-contact sensor operated revolving door to main entrance
- Dedicated riser space set aside for tenant's fitting out works
- Roof mounted PV voltaic panels generating zero carbon electricity for little cost

Stylish, spacious meeting rooms offer the perfect space for exchanging ideas, brainstorming and creative get togethers.





Park

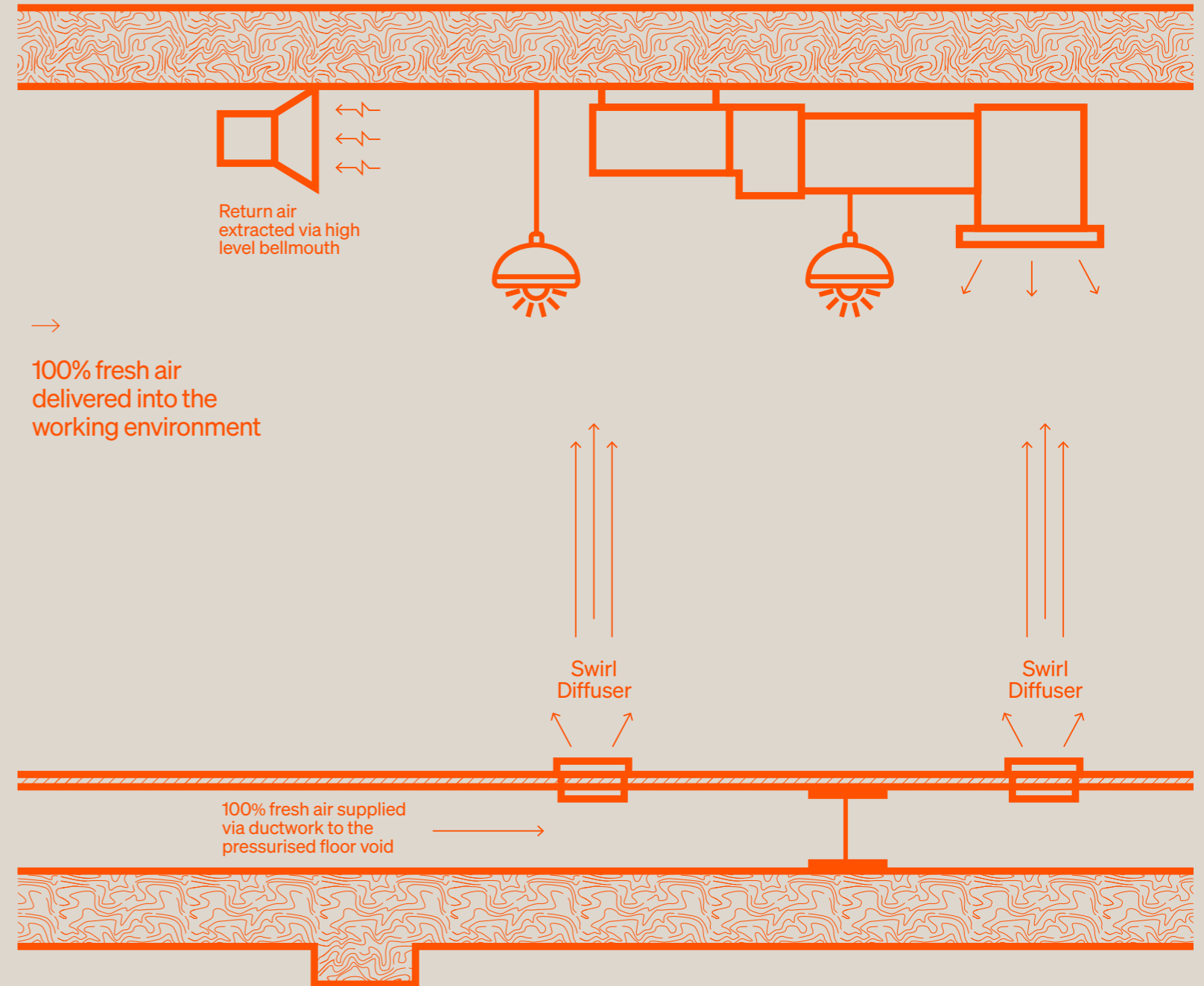
It

The building boasts 234 dedicated car parking spaces overall meaning a ratio of 1 space per 182 sq ft, 11 dedicated electric car charging points and a secure cycle store for 60 cycles including electric charging points and repair station.

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Staff wellness, welfare and health is top priority for any successful business. Four - Five has also prioritised these important aspects of working life and has provided exceptional onsite amenities.

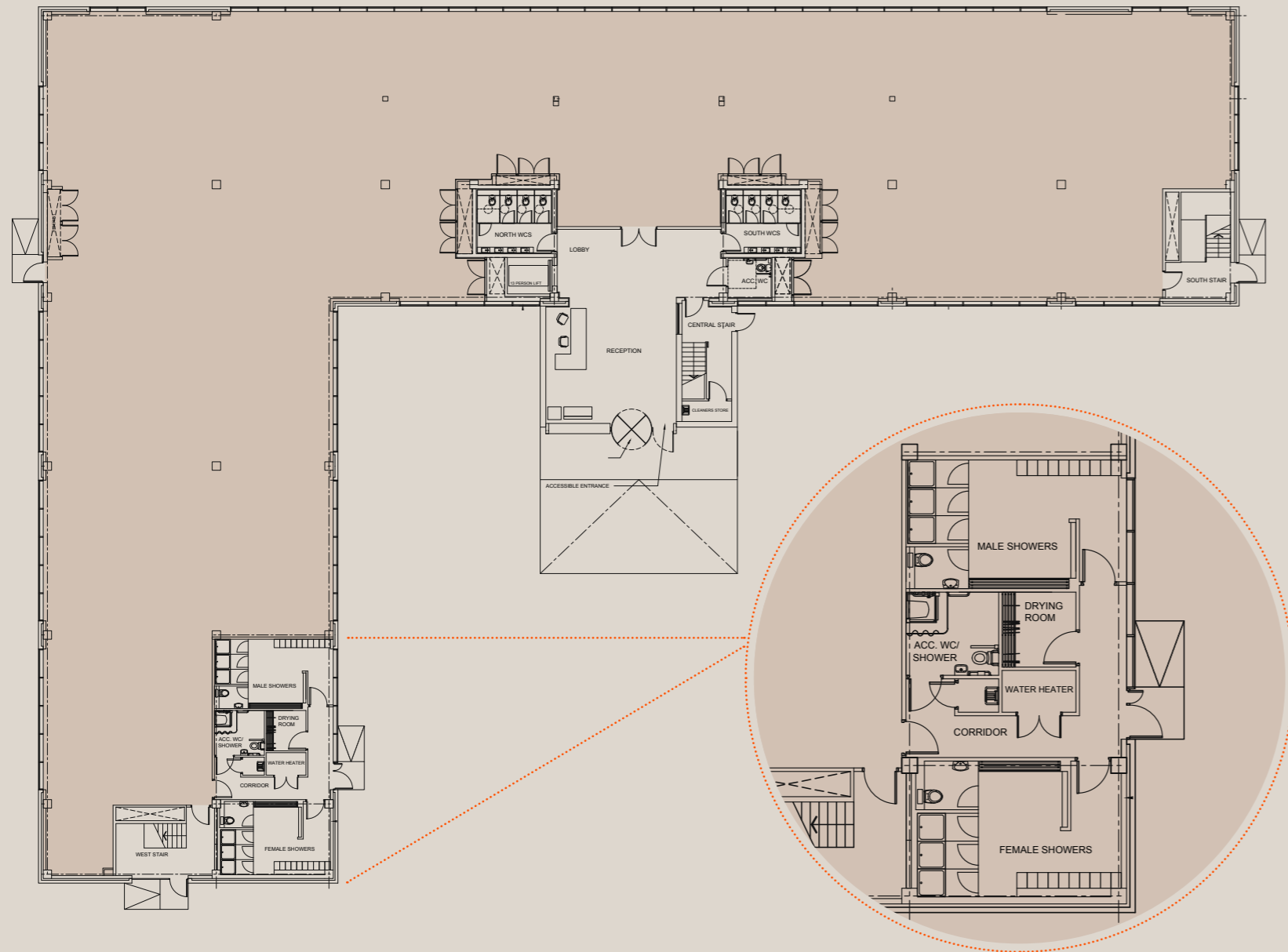
 <p>↑ Secure cycle store for 60 cycles including repair station</p>	 <p>↑ Secure lockers located in ground floor changing rooms</p>	 <p>↑ Dedicated shower facilities located on the ground floor</p>	 <p>↑ Secure male, female and accessible changing facilities</p>
 <p>↑ Drying area</p>	 <p>↑ 234 dedicated car parking spaces overall meaning a ratio of 1 space per 182 sq ft</p>	 <p>↑ 11 dedicated electric car charging points and bike chargers</p>	 <p>↑ All electric energy infrastructure to assist the UK in reaching its net zero climate target</p>



Floor	Sq ft	Sq m
Second	14,812	1,376
First	14,865	1,381
Ground	12,896	1,198
Reception	452	42
Total	43,025	3,997

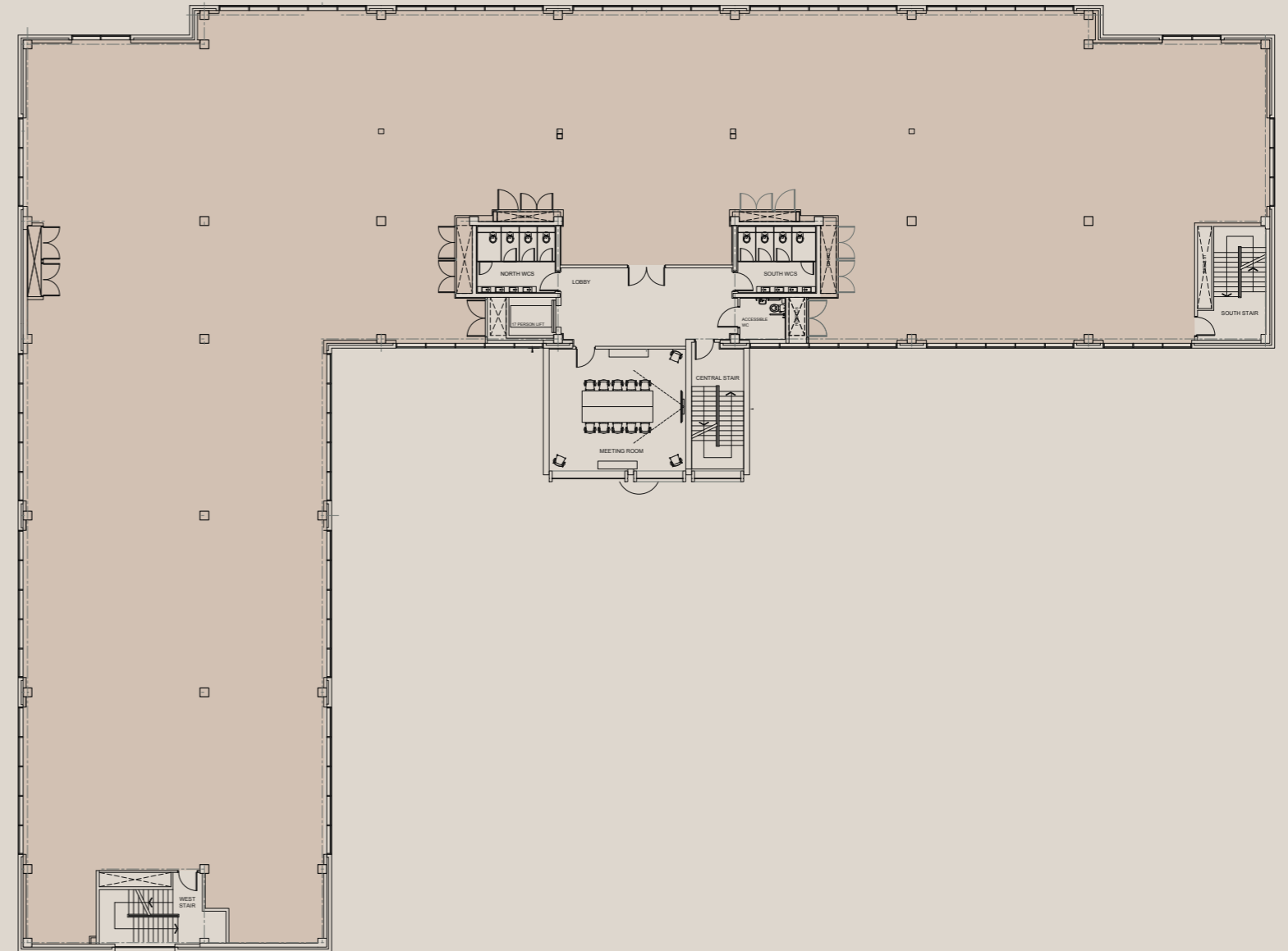
Ground Floor

12,896 sq ft / 1,198 sq m



First Floor

14,865 sq ft / 1,381 sq m

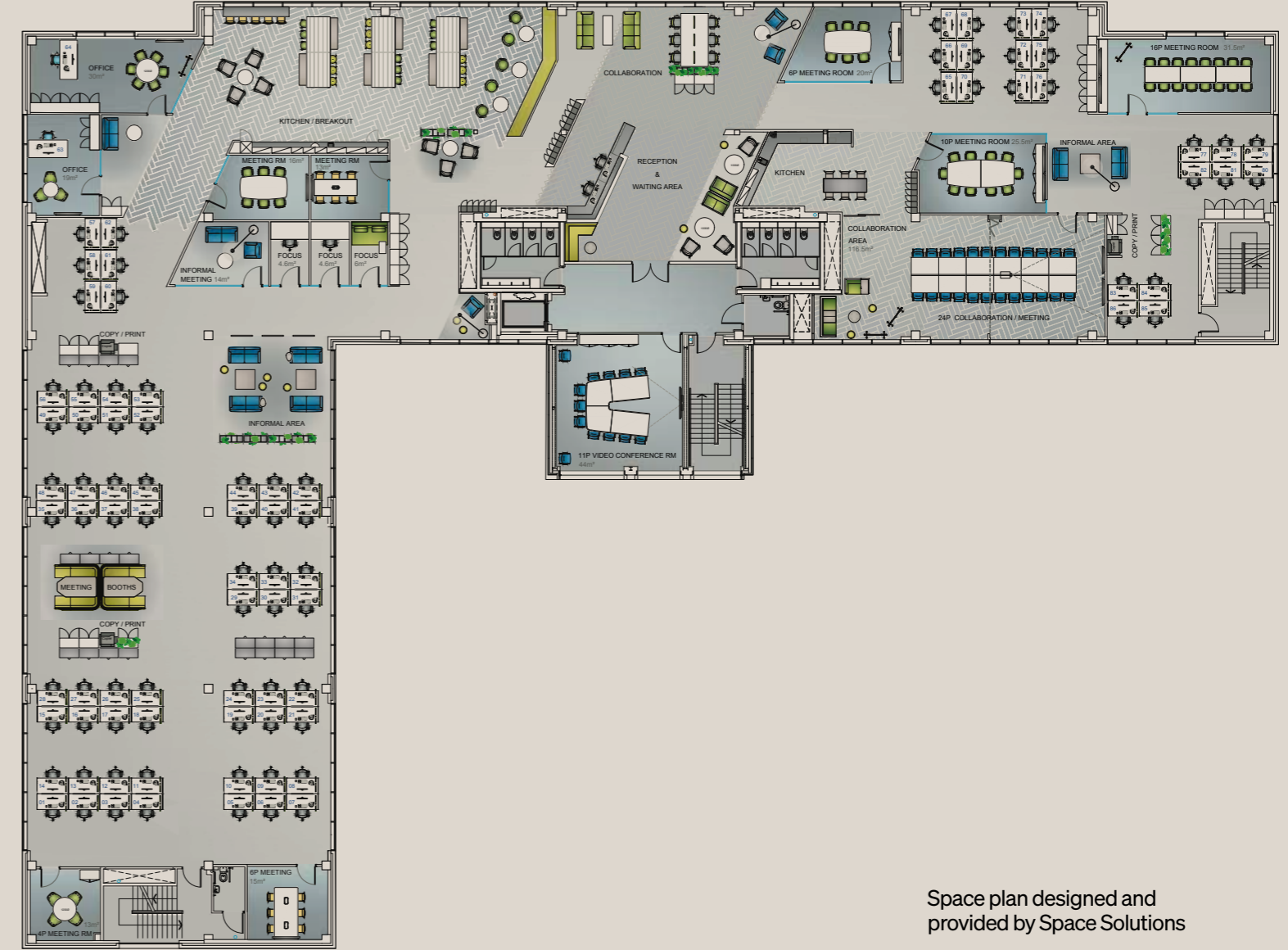
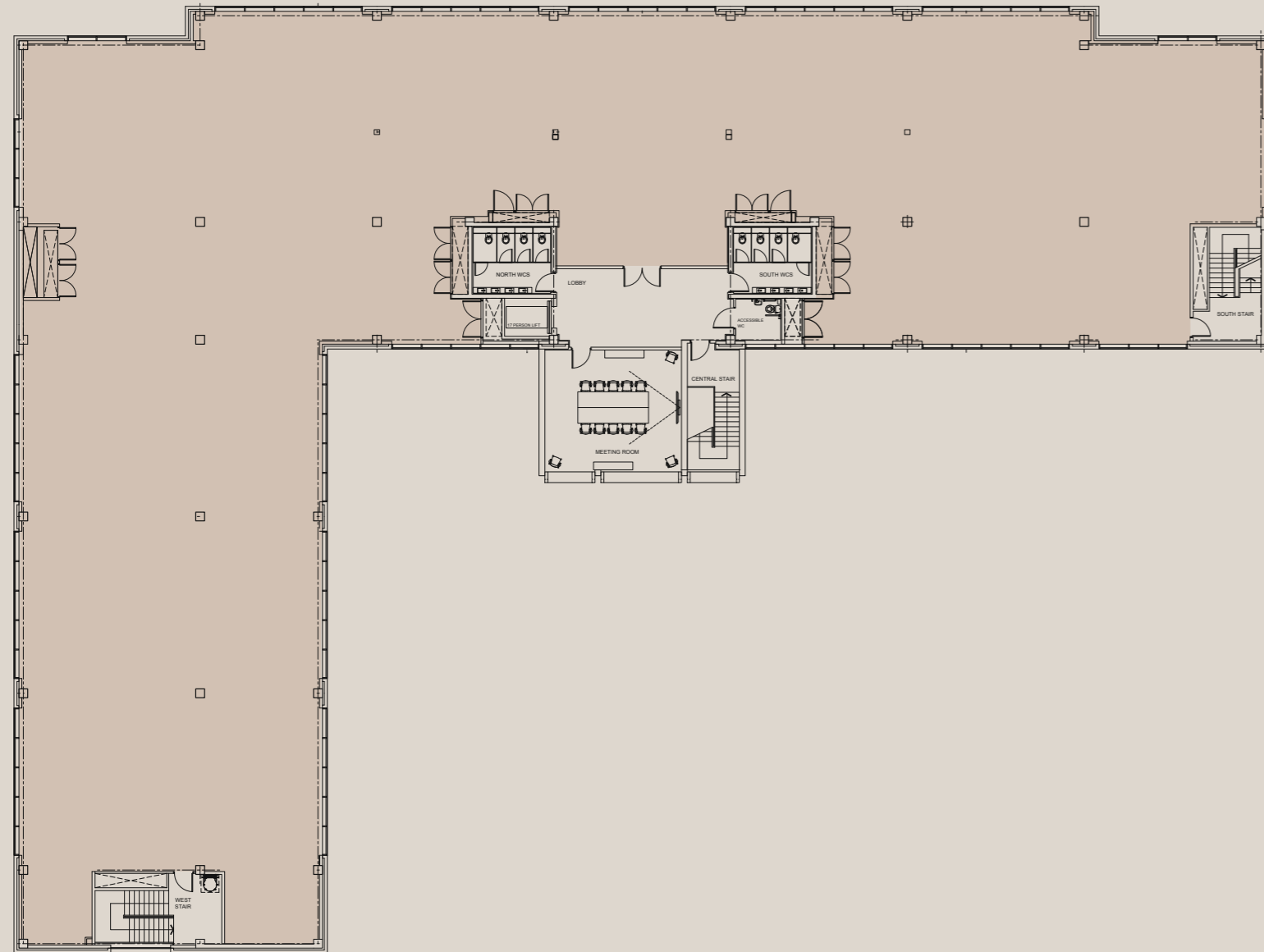


Second Floor
14,812 sq ft / 1,376 sq m

Space Plan

- Proposed first floor layout
- 84x open plan
 - 2x single office
 - 1x 4 person meeting room
 - 4x 6 person meeting room
 - 1x 10 person meeting room
 - 1x 11 person video conferencing room
 - 1x 16 person meeting room
 - 1x 24 person collaboration / meeting
 - 3x Focus room
 - 2x Informal meeting area
 - 1x Reception & waiting area
 - 2x Copy and print area
 - 2x Kitchen / breakout / collaboration area

Low density layout
Occupancy area - 1,358 sq m / 14,617 sq ft
= 15.8 sq m / 170 sq ft per person



Space plan designed and provided by Space Solutions



Detailed Specification

DESIGN STANDARDS

The alteration and refurbishment of the building is designed to comply with the requirements of the Building (Scotland) Regulations 2004 as amended in October 2019 and is informed by the British Council for Offices (BCO) Guide to Specification 2019.

ENERGY PERFORMANCE

The refurbishment is designed to achieve an EPC rating of B.

BUILDING EXTERNAL FABRIC INSULATION

The new extension has been designed to the following U value standards in compliance with the current Technical Standards:

- External walls 0.25 W/sq m K
- Glazing 1.6 W/s qm K
- Ground floor 0.2 W/s qm K
- Roof 0.15 w/s qm K

SUPERSTRUCTURE

The building comprises an 'L Shaped' 3 storey reinforced concrete structure. The ground floor slab is a combination of a 150 mm thick ground bearing slab on 200 mm of hardcore and a precast suspended slab 250 mm thick including structural topping.

The superstructure comprises of reinforced concrete frames at 6.0 and 9.0 m centres supporting a combination of 150 mm/250 mm thick precast suspended slabs at first and second floors and 200 mm/300 mm thick precast suspended slabs at third floor.

The plant room is situated on the roof of the 3rd floor.

The new extended floor slabs will be of composite concrete 'holorib' slabs on steel frame.

IMPOSED FLOOR LOADINGS

The office floor slabs are designed to accommodate the following uniform imposed load:

Live load	4kN/sq m
Partitions	1kN/sq m
Ceilings and services	0.5kN/sq m
Raised floor	0.5kN/sq m
Plant room (enclosed)	7.5kN/sq m
Plant room (open)	5.0kN/sq m
Other areas for access	1.5kN/sq m

SPACE HEATING & COOLING

High efficiency heat recovery VRV/VRF system in the offices.

The system provides heating and cooling in the open plan office areas with plant having +20% spare capacity in order to suit the fit out.

VRV/VRF is also provided in reception, lift lobbies, and meeting rooms.

External Design Temperatures:-
Winter: - 5°C db 100% RH (fabric), - 8 °C db 100% RH (air systems)
Summer: 24 °C db, 20°C wb

Internal Design Temperatures:-
Office Areas/Reception/ 20 °C db 32 °C db Winter
Lobbies/Meeting Rooms 23 °C db 32 °C db Summer

VENTILATION

Two packaged air handling units within the internal plant room for fresh air provision. 100% fresh air introduced to the building via ductwork within the sealed pressurised floor void.

Mechanical extract from toilets & shower/changing facilities - make-up air via natural air transfer from adjacent areas.
Fresh air provision provides 1.6 l/s/sq m (12 l/s/p based on 1/8sq m) with plant having an additional 10% spare capacity.

AUTOMATIC CONTROLS / BMS

BMS system to provide control and/or monitoring of:

- Air handling units
- Toilet extract fans
- Cold water booster pumps and break tank
- Domestic hot water plant
- Water sub-meters

VRF systems provided with central intelligent master controllers on each office floor with local user controllers installed in each zone.

VRF systems will interface with BMS to provide common fault signals.

POWER INSTALLATIONS

External substation provides the main LV supply to an MCCB switchboard located in an adjacent external enclosure.

The MCCB switchboards serve the building and car park.

The distribution strategy allows for dual tenancy occupation within each floor. Split way lighting and power tenant distribution boards, comprising lighting and small power final circuits have been provided in each electrical services riser on all floors. All tenant DBs are metered to enable independent monitoring of the general lighting and small power usage.

All electrical meters are connected to the BMS system to enable central data collection and billing. A minimum of 25% spare ways have been provided in all tenant final circuit distribution boards to suit future tenant fit outs. Allowance of 25W/sq m in DBs / infrastructure to suit future tenant fit outs. Final circuit distribution boards complete with metering have been provided for the landlord services.

GENERAL & EMERGENCY LIGHTING

Suspended linear LED fittings are provided throughout the office in compliance with LG7 standards. Prospective tenants will be able to adjust the locations of the light fittings to suit their fit-out design (partitions, etc.) and to provide additional lighting as required to suit their office layout.

A fully networked lighting control system has been provided throughout the building comprising of presence/daylight sensors throughout the office to allow for daylight dimming and for dimming fittings where there is no occupancy detected. The lighting control system is sufficiently flexible to enable adjustments as required during the operation of the building and to allow the future integration of cellular offices.

An emergency lighting installation has been provided throughout in compliance with BS 5266-1 for a three-hour non-maintained system.

LIFT INSTALLATION

1Nr T7-person passenger lift provided.

PROTECTIVE INSTALLATIONS

Door access system is provided to the main reception entrance, the entrance to the male and female showers, the bike shed, the meeting rooms and the third-floor plant room. Handset receiver provided at the reception, which links to the car park entrance gate and main entrance side door, cabling provided within each office floor for the potential installation of handset receivers.

CCTV cameras provided to cover the external areas of the building, the main reception, the bike shed. CCTV equipment is power over ethernet (PoE), with the equipment and recording device located within a comms rack on the third-floor plant room. CCTV viewing is via display screen at the reception desk.

An intruder detection system is installed, with door contacts to the ground floor doors and PIR detectors.

LOW CARBON & SUSTAINABLE DESIGN

The following low carbon and sustainable technologies will be provided:

- High Efficiency Heat Recovery VRF Heat Pump Systems
- AHU-Plate Heat Exchanger
- LED lighting
- PV for electricity generation
- 11 dedicated electric vehicle charging points

RECEPTION

Walls - Paint finish generally, with a slatted timber veneer feature panelling behind the reception desk and a smaller section of slatted panelling on the opposite wall.

Floor - Barrier matting beyond the revolving door and pass door leads to concrete effect luxury vinyl floor tiles in the main reception area. A strip of ceramic tiling divides the main reception from the lift lobby.

Speed gates installed at reception, 1 x disabled gate, 2 x standard gate.

Ceiling - Grey paint finish to exposed metal composite decking with exposed services and feature suspended halo lighting.

Reception desk - Two-person desk with timber finish generally and Corian or similar finish to elevated central section.

LIFT LOBBIES

Walls - Paint finish generally.

Floor - Concrete effect luxury vinyl floor tiles to ground floor, and carpet tiles to upper floors.

Ceiling - Grey paint finish to exposed metal composite decking suspended timber slatted raft and integrated linear lighting.

Doors - Toilet doors to have horizontal grain oak veneer finish.

Lift doors to have dark grey painted steel finish.

Suite entrance doors to be solid timber veneer finish.

Suite doors to have electro-mechanical locking with card reader on lobby side.

CORE TOILETS

Walls - Full height ceramic tile finish generally, with areas of mirror.

Floor - Ceramic floor tile.

Ceiling/soffits - Paint finish plasterboard with recessed linear light over vanity unit and recessed spotlights elsewhere.

Cubicles - Laminate faced cubicle system and matching IPS panelling.

Sanitaryware - Floor mounted back to wall WCs with brushed stainless-steel manual dual flush buttons set into IPS.

Doc M sanitaryware and grab rails in accessible toilet.

Corian trough WHB unit with sensor operated brushed stainless-steel taps and soap dispensers.

Fixtures and Fittings - Mirror over WHB unit, spur point for future installation of electric hand drier.

SHOWER / CHANGING AREA

Walls - Painted plasterboard generally, except where noted.

Full height ceramic tile finish within shower cubicles.

Full height ceramic tile finish within accessible toilet/shower.

Floor - Raised access sub-floor generally, with screed on built up insulation within shower cubicles and accessible toilet/shower.

Slip resistant concrete effect luxury vinyl floor tile finish generally.

Slip resistant vinyl sheet floor finish with coved skirting to drying room.

Slip resistant ceramic floor tile within shower cubicles and accessible toilet/shower with flush shower trays.

Ceiling/soffits - Paint finish plasterboard with recessed spotlights.

Cubicles Wall - Construction sides with solid grade laminate fronts and doors. Matching IPS panelling within WC cubicles.

Sanitaryware - Floor mounted back to wall WCs with brushed stainless-steel manual dual flush buttons set into IPS.

Matching WHBs with tiled splashbacks and wall mounted mirrors.

Doc M sanitaryware and grab rails in accessible toilet.

Recessed thermostatic shower valves with wall mounted rain heads in general shower cubicles and DDA compliant shower.

Head, rail and seat in accessible shower.

Fixtures and Fittings

Free standing benches in changing areas with wall mounted coat hooks above.

Laminate finish vanity shelf and wall mounted mirror in each changing room.

20 Z style lockers in each changing area with metal bodies and solid grade laminate doors.

Shower rail and curtain in accessible shower.

Wall mounted soap dishes and dispensers.

TENANT FLOOR SPACE

Walls - Existing wall linings plaster skimmed and white paint finish applied generally.

Where required, existing timber/MDF skirtings to be renewed, and all skirtings re-finished.

Columns - All existing concrete columns to be painted white.
All new steel columns to be painted black in 1-hour FR intumescent paint.

New exposed steel beams to be painted grey to match ceiling in 1-hour FR intumescent paint.

Floor - New raised access flooring. Air distribution grilles replaced throughout the floors.

Ceiling - Grey paint finish to exposed soffits including existing precast concrete slabs and new metal composite decking. Exposed services and suspended linear light fittings.

Riser Doors - New doors to be paint finish timber with concealed hinges and cam locking.

BIKE STORE

Cycle storage - A new enclosed, secure cycle store for 60 cycles will be installed at the front of the building. The new cycle store will incorporate lighting, electric cycle charging, and card operated door security.

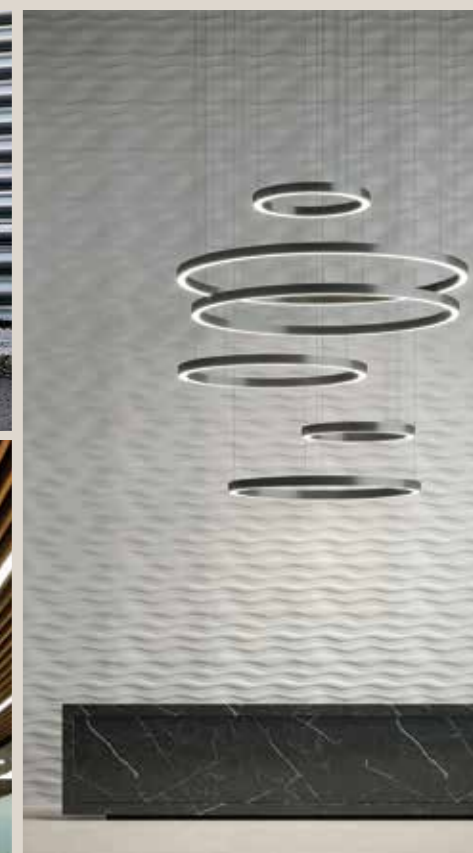
TELECOMMUNICATIONS

BT, Vodafone and Virgin media ducts and fibre located adjacent to the property.

Secured 5 star eWave telecommunications rating. Full report available upon request.

SERVICING AND WASTE

A 23 sq m waste storage enclosure is located near the building.



Images are for indicative purposes only

Get

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