

# FOUR — FIVE LOCHSIDE AVENUE

EDINBURGH PARK, EH12 9DJ



KNIGHT PROPERTY GROUP

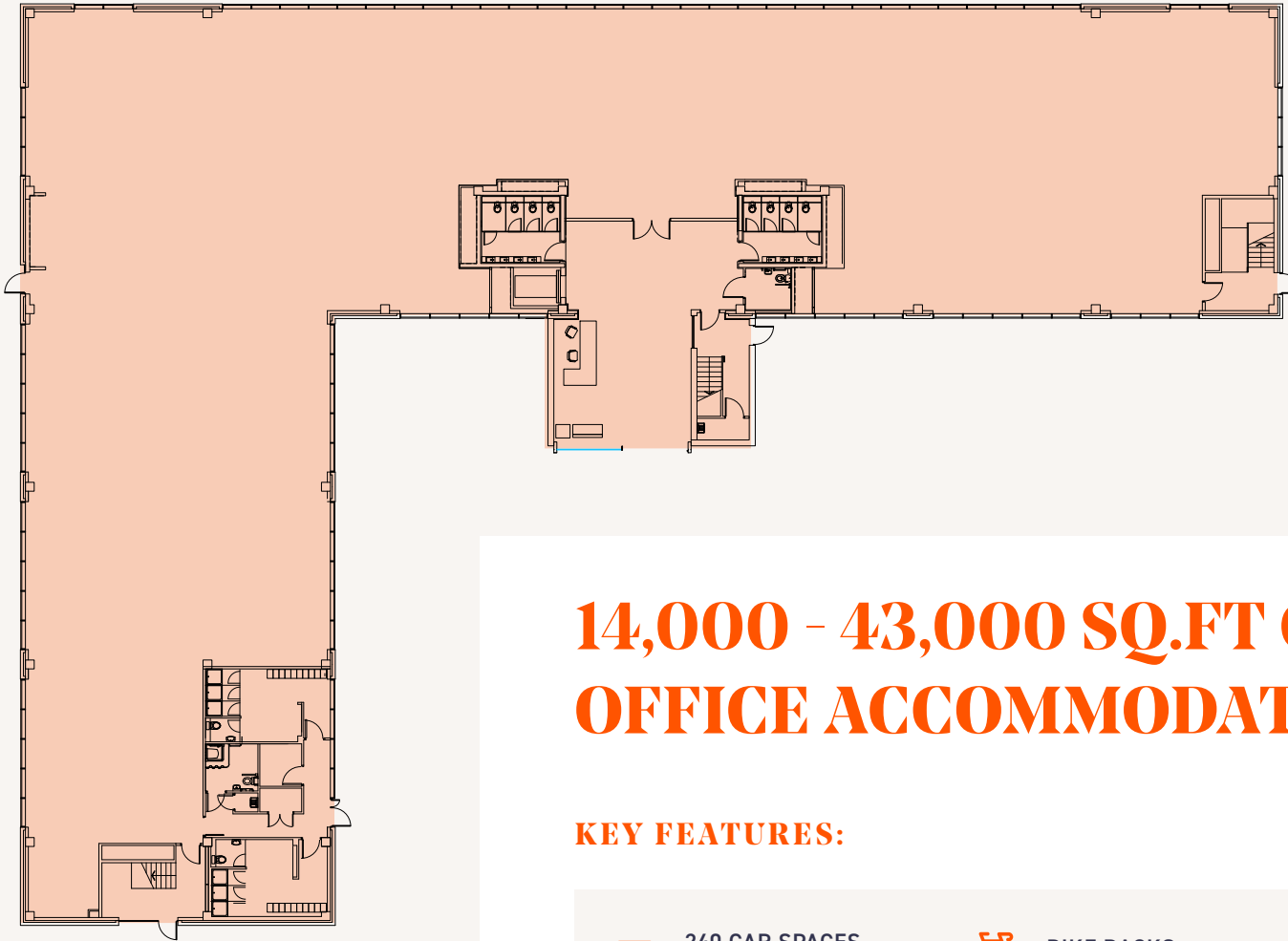


AVAILABLE FROM SUMMER 2021\*

**GRADE A OFFICE ACCOMMODATION TO LET**  
RANGING FROM 14,000 - 43,000 SQ.FT

PRELIMINARY ANNOUNCEMENT \* FOLLOWING COMPREHENSIVE REFURBISHMENT





PROPOSED GROUND  
FLOOR PLAN

## 14,000 - 43,000 SQ.FT GRADE A OFFICE ACCOMMODATION

### KEY FEATURES:



240 CAR SPACES  
1:179 SQ FT RATIO



BIKE RACKS



MALE & FEMALE  
SHOWER FACILITIES



BIKE REPAIR STATION



DRYING ROOM



AIR CONDITIONING



TARGETING EPC B +



TRAM STOP ADJACENT



BREEAM - Very Good

### FLOOR AREAS:

Location	Area
Reception	452 sq.ft
Ground Floor	12,896 sq.ft
First Floor	14,865 sq.ft
Second Floor	14,812 sq.ft
<b>Total</b>	<b>43,025 sq.ft</b>

### CONTACT:

To discuss how Knight Property Group can accommodate you, please contact:



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For more information visit:  
[www.four-five.co.uk](http://www.four-five.co.uk)