

TO LET

45  
LOCHSIDE  
AVENUE

EDINBURGH PARK, EH12 9DJ

AVAILABLE FROM  
SPRING 2021\*

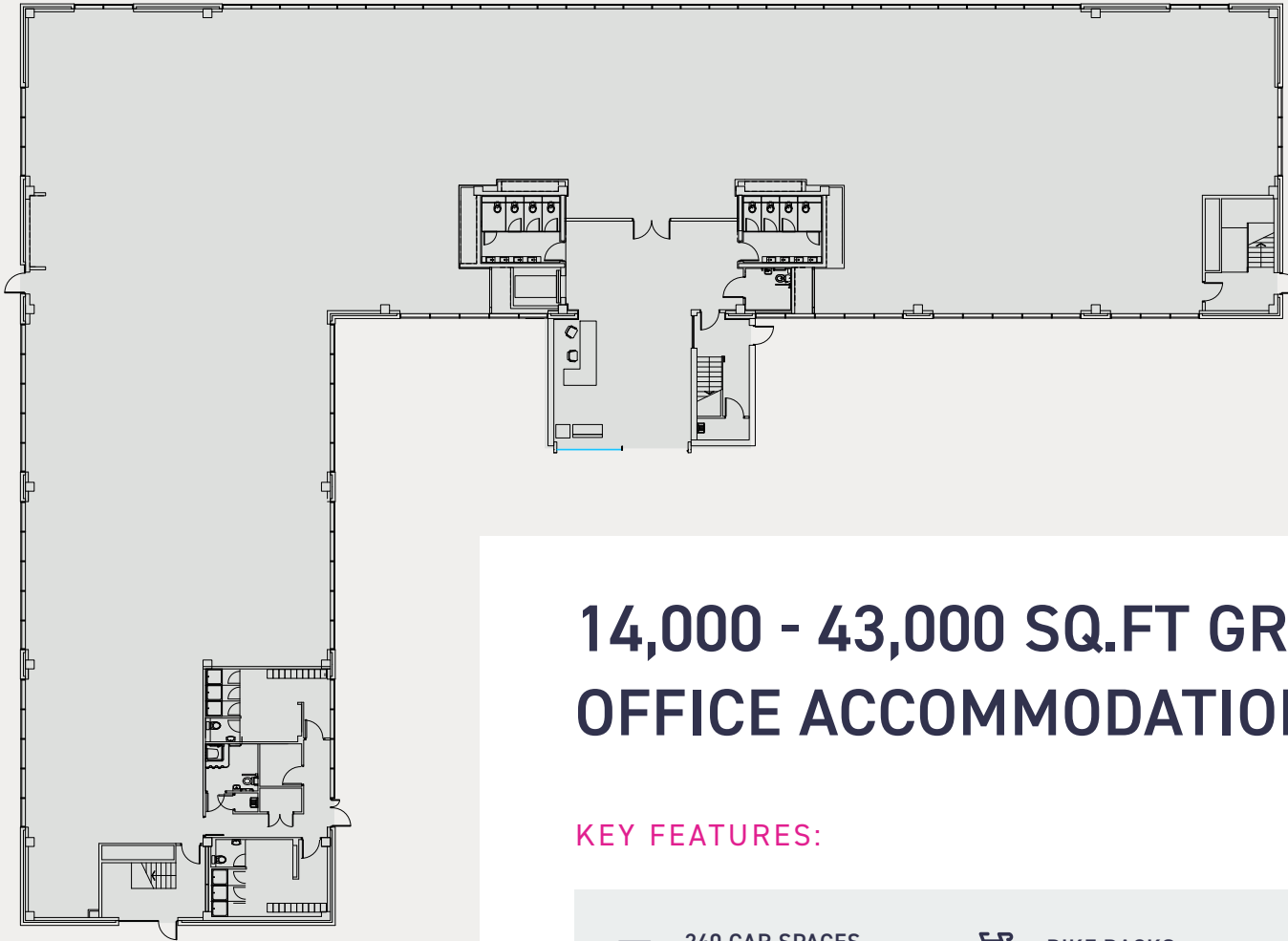


**GRADE A OFFICE ACCOMMODATION**  
RANGING FROM 14,000 - 43,000 SQ.FT

PRELIMINARY ANNOUNCEMENT \* FOLLOWING COMPREHENSIVE REFURBISHMENT



KNIGHT PROPERTY GROUP












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>

# 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
-  TRAM STOP ADJACENT
-  TARGETING EPC B +
-  BREEAM - Very Good

CONTACT:

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



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For more information visit:  
[www.4-5lochsidedvenue.co.uk](http://www.4-5lochsidedvenue.co.uk)