A COMPLETE
TRANSFORMATION

FOUR — FIVE
LOCHSIDE AVENUE

Edinburgh Park

Nature at Work

42,996 sq ft of outstanding workspace situated in a green environment, where your team will love to work.

Leading the charge in sustainable working at Edinburgh Park.

Four-Five Lochside Avenue is a ground breaking office redevelopment where the environment has been at the heart of every decision.

FOUR — FIVE
LOCHSIDE AVENUE

SETTING THE NEW BENCHMARK FOR SUSTAINABILITY

↑
A GARDEN HAVEN FOR YOUR STAFF ON 'THE LAWN'

↑
100% FRESH AIR, INSIDE THE BUILDING AND OUTSIDE

↑
ALL ELECTRIC INFRASTRUCTURE TO ASSIST ALL OCCUPIERS ACHIEVE THEIR ESG TARGETS

↑
ALIGNING TO NET ZERO TARGETS

↑
THE BUILDING'S ELECTRICAL SUPPLY IS FROM 100% RENEWABLE ENERGY SOURCES

↑
PHOTOVOLTAIC PANELS GENERATING ZERO CARBON ELECTRICITY

↑
TOUCHLESS ENTRANCE AND QUALITY SERVICE AT THE MANNED RECEPTION

↑
DRYING AREA FOR THE GREAT OUTDOORS TENANTS

↑
EPC RATING B+ THE BEST EPC FOR A REDEVELOPMENT IN EDINBURGH PARK

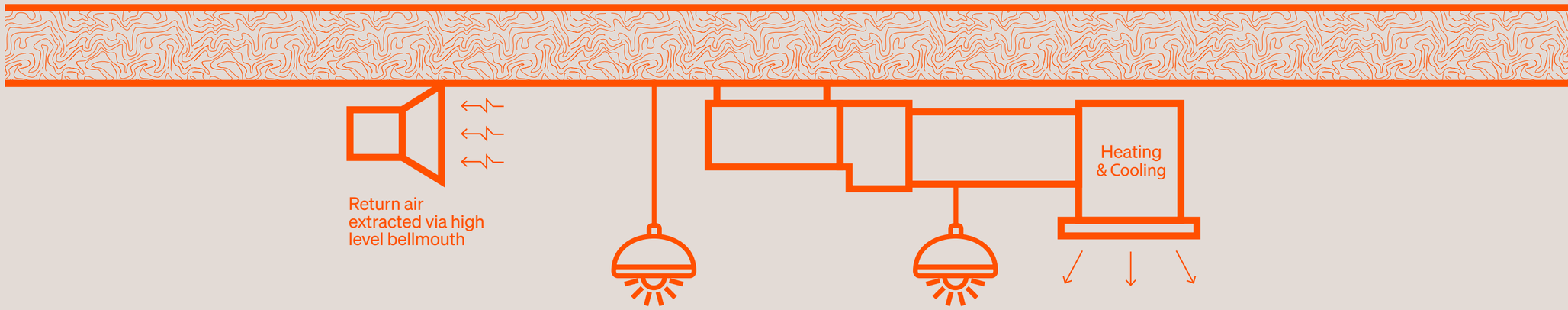
↑
11 DEDICATED ELECTRIC CAR CHARGING POINTS

↑
SECURE CYCLE STORE FOR 60 CYCLES INCLUDING REPAIR STATION

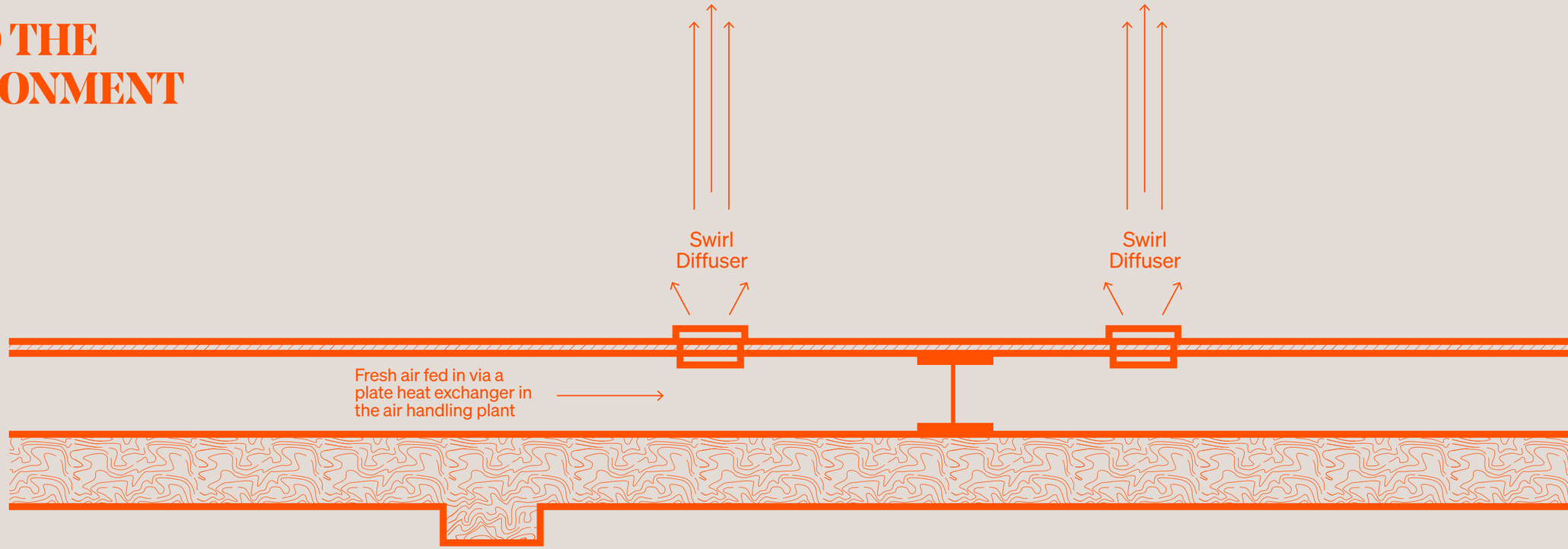
↑
SECURE LOCKERS LOCATED IN GROUND FLOOR CHANGING ROOMS

↑
DEDICATED SHOWER FACILITIES MAKING THAT COMMUTE A LOT MORE ENJOYABLE

↑
SECURE MALE, FEMALE AND ACCESSIBLE CHANGING FACILITIES



100% FRESH AIR DELIVERED INTO THE WORKING ENVIRONMENT



Redeveloping with Energy in Mind

FOUR ——— FIVE
LOCHSIDE AVENUE

AMOUNT OF CARBON CREATED BY A TYPICAL NEW BUILD OFFICE

1,000 KG CO2/M²

AMOUNT OF CARBON SAVED BY THE REFURBISHMENT OF FOUR FIVE LOCHSIDE AVENUE COMPARED AGAINST A NEW BUILD OF THE SAME SIZE

3,200 TONNES

(THAT'S THE EQUIVALENT ENERGY USE OF 385 HOMES FOR ONE YEAR)

PV POTENTIAL TO GENERATE 14,580 KWH EQUIVALENT TO

SAVING 7.6 TONNES OF CARBON*

* Based on current building regulation figures for Carbon Factor of displace electricity = 0.519 kg CO2/kWh

DID WE MENTION 100% OF THE BUILDING'S ELECTRICAL SUPPLY IS FROM RENEWABLE ENERGY SOURCES?

PHOTOVOLTAIC PANELS GENERATING
ZERO CARBON ELECTRICITY

↓

A TOUCHLESS ENTRY THROUGH THE NEW CONTEMPORARY RECEPTION, ALL FINISHED AND FURNISHED TO THE HIGHEST STANDARDS.

EXPECT A WARM WELCOME ON ARRIVAL WITH OUR FRONT OF HOUSE TEAM ALWAYS ON HAND TO SUPPORT YOU AND YOUR VISITORS.

Superior Quality

FOUR ——— FIVE
LOCHSIDE AVENUE

Further specification highlights:

3 PIPE VRV / VRF HEAT RECOVERY ELECTRIC AIR CONDITIONING PROVIDING HEATING AND COOLING

MODERN DEFURB QUALITY SPACE PROVIDED WITH EXPOSED SERVICES SECURED TO THE SOFFIT OF THE CONCRETE SLAB

DEDICATED WELFARE BLOCK WITH LOCKERS, SHOWERS, DRYING AREA, CHANGING FACILITIES AND TOILET PROVISION ADJACENT TO THE CYCLE STORE WITH SECURE ACCESS BOTH INTERNALLY AND EXTERNALLY

SUPERIOR QUALITY FINISHES WITH BESPOKE RECEPTION, LARCH TIMBER LINED WALLS AND CEILING FEATURES THROUGHOUT AND QUALITY FINISHES TO TOILETS

FULL RAISED ACCESS FLOORING THROUGHOUT WITH 450MM ZONE

A SECURE SPACE CAN BE PROVIDED FOR AN EXTERNAL TENANT INSTALLED GENERATOR

A WORKPLACE DENSITY DESIGN OF 1 PERSON PER 8 SQ M

ARCHIVE STORAGE SPACE IS AVAILABLE BY SEPARATE NEGOTIATION IN THE PLANT ROOM SPACE

234 DEDICATED CAR PARKING SPACES OVERALL MEANING A RATIO OF 1 SPACE PER 182 SQ FT

HIGH PERFORMANCE FULLY GLAZED AUTOMATIC NON-CONTACT SENSOR OPERATED REVOLVING DOOR TO MAIN ENTRANCE

BT, VODAFONE AND VIRGIN MEDIA DUCTS AND FIBRE LOCATED ADJACENT TO THE PROPERTY WITH SPARE DUCTS INSTALLED TO NORTH AND CENTRAL RISER

DEDICATED RISER SPACE SET ASIDE FOR TENANT'S FIT-OUT WORKS

3* EWAVE RATING FOR TELECOMMUNICATIONS

SPACIOUS, CONTEMPORARY MEETING ROOMS HAVE BEEN ADDED AS PART OF THE BUILDING'S REFURBISHMENT, WITH OVERSIZED PORTAL WINDOWS.

Park It

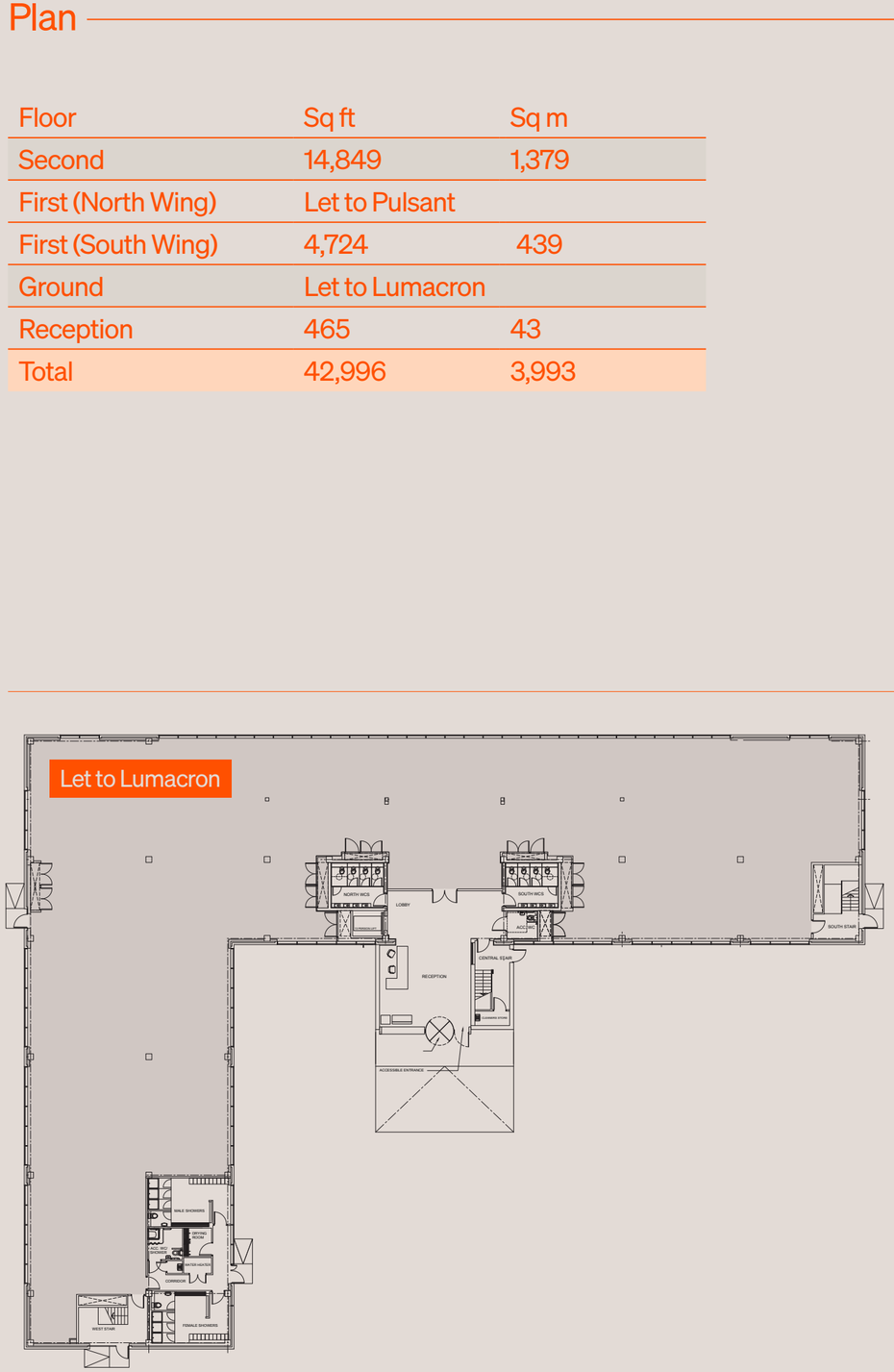
THE BUILDING BOASTS 234 DEDICATED CAR PARKING SPACES OVERALL MEANING A RATIO OF 1 SPACE PER 182 SQ FT, 11 DEDICATED ELECTRIC CAR CHARGING POINTS AND A SECURE CYCLE STORE FOR 60 CYCLES AND REPAIR STATION.

Let there be Light

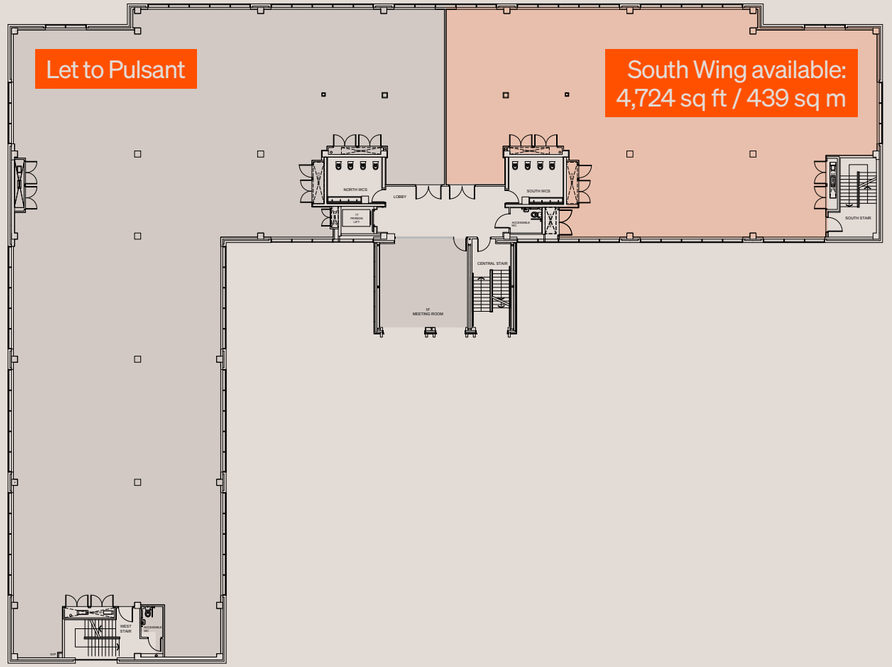
Highly flexible, light flooded floor plates allow for multiple configurations to suit individual working requirements while at the same time delivering inspiring, panoramic views of the surrounding area.

Plan — Ahead

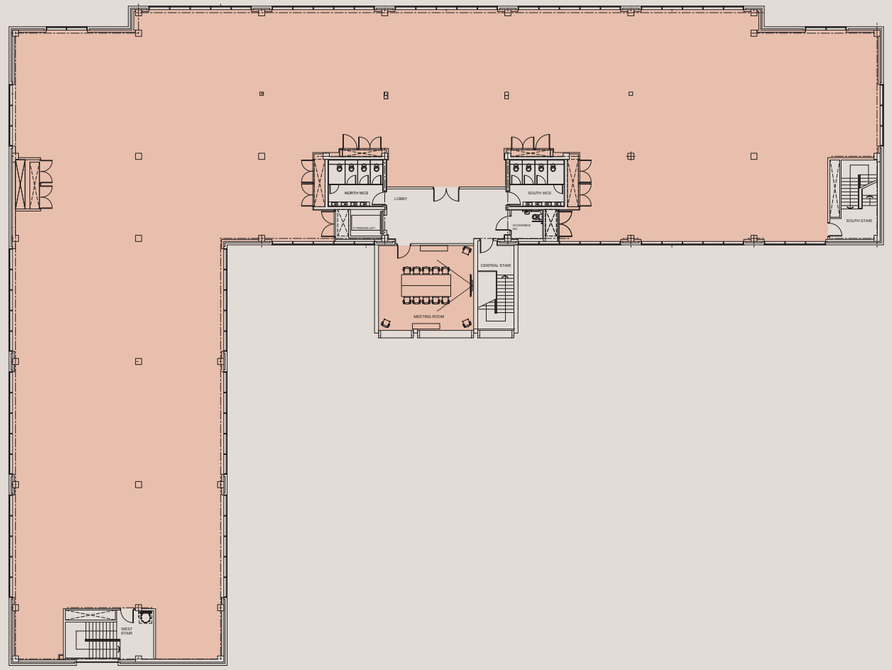
Floor	Sq ft	Sq m
Second	14,849	1,379
First (North Wing)	Let to Pulsant	
First (South Wing)	4,724	439
Ground	Let to Lumacron	
Reception	465	43
Total	42,996	3,993



Ground Floor
12,814 sq ft / 1,190 sq m



First Floor
14,868 sq ft / 1,381 sq m



Second Floor
14,849 sq ft / 1,379 sq m

FOUR ——— FIVE
LOCHSIDE AVENUE

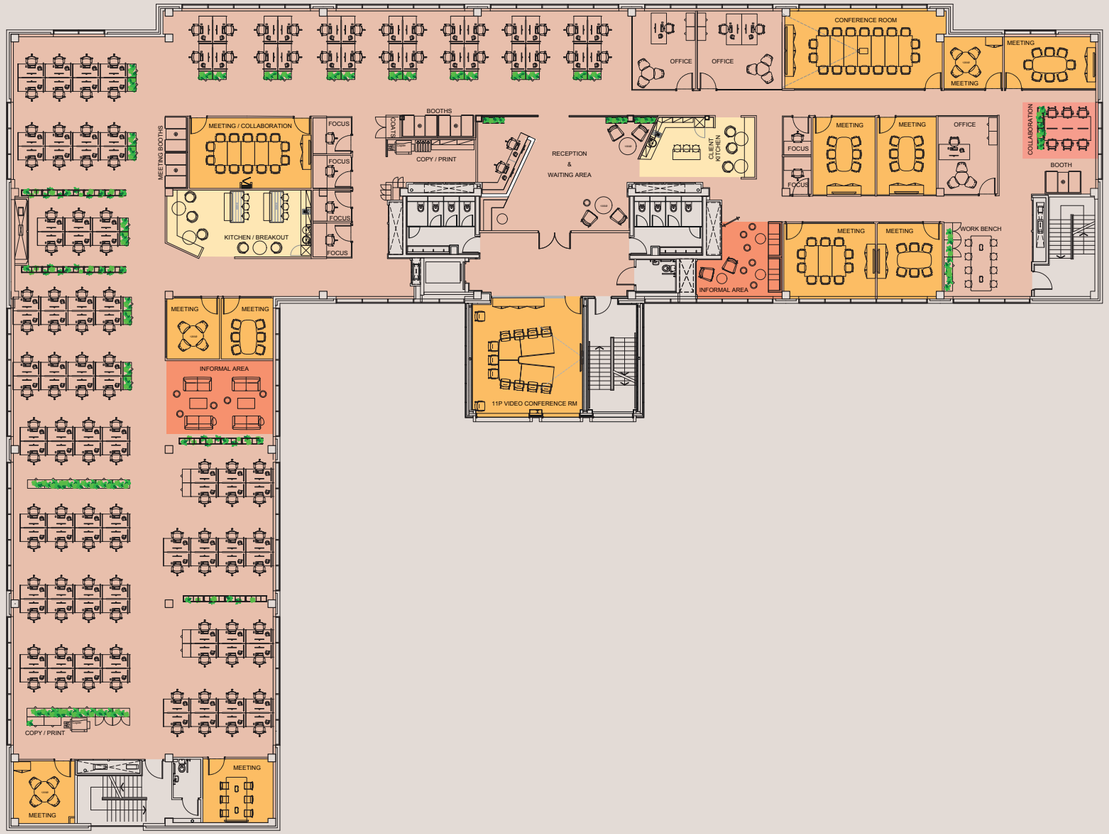
High Density Space Plan

High density layout :
Occupancy area - 1,358 sq m / 14,617 sq ft
= 10.8 sq m / 116.0 sq ft per person

Proposed floor layout

126 x	Open plan
2 x	Single office
1 x	Double office

3 x	4 person meeting room
5 x	6 person meeting room
1 x	8 person meeting room
1 x	11 person video conference room
1 x	16 person meeting room (with foldable partition)
1 x	14 person meeting room
1 x	18 person conference room
6 x	Focus room
2 x	Informal meeting area
2 x	Workbench / collaboration area
5 x	4 person meeting booth
1 x	Reception & waiting area
2 x	Copy / print
1 x	Staff kitchen / breakout
1 x	Client kitchen / breakout



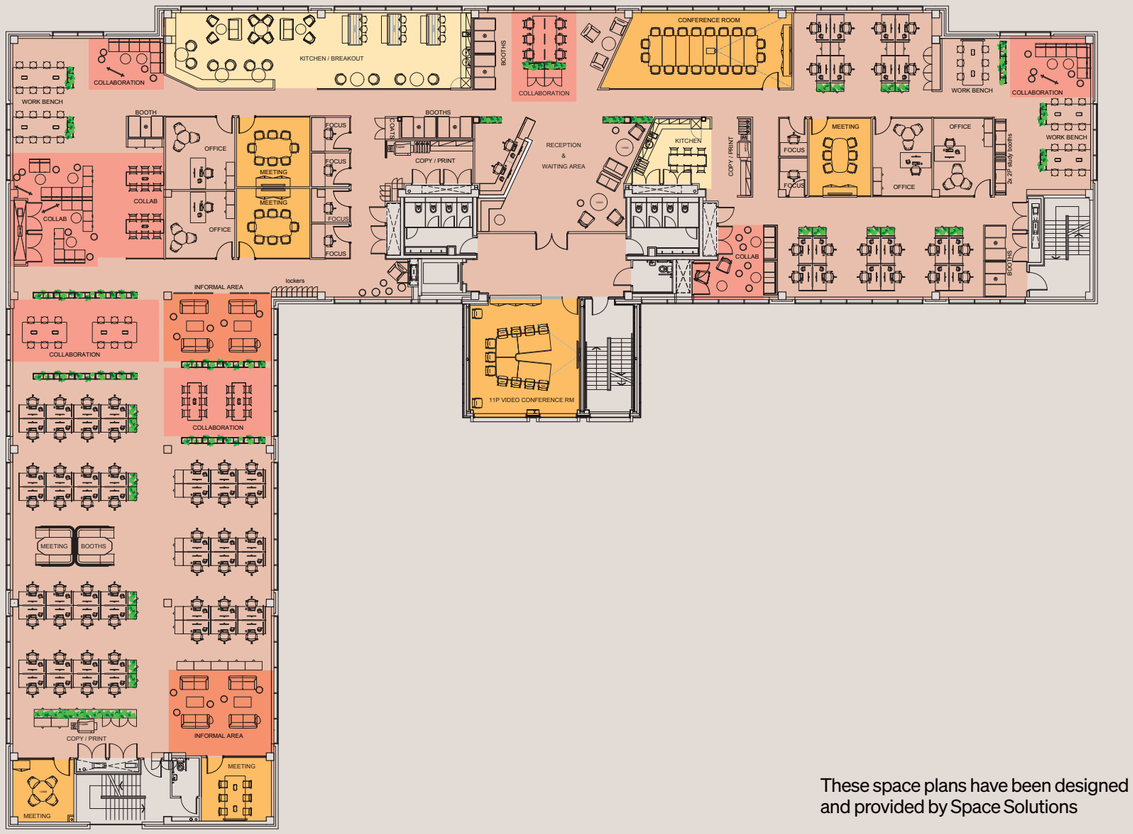
Low Density Space Plan

Low density layout :
Occupancy area - 1,358 sq m / 14,617 sq ft
= 19.4 sq m / 209.6.6 sq ft per person

Proposed floor layout

70 x	Open plan
4 x	Single office

1 x	4 person meeting room
2 x	6 person meeting room
2 x	8 person meeting room
1 x	11 person video conference room
1 x	18 person conference room
6 x	Focus room
2 x	Informal meeting area
10 x	Workbench / bench seating collaboration area
4 x	Soft seating collaboration area
9 x	4 person meeting booth
2 x	2 person study booth
1 x	Reception & waiting area
3 x	Copy / print
2 x	Kitchen / breakout



These space plans have been designed and provided by Space Solutions

SPACE
CREATING GREAT SPACE

TAKE A BREATHER

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

RUN FOR IT

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

CAPITAL COOL

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.

HOP ON

Drive, cycle, bus, tram, run?

You choose how you get to Edinburgh Park.

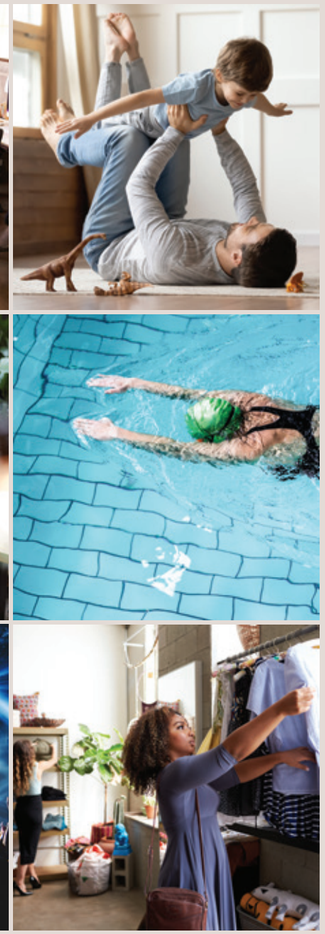
MEET & EAT

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

The Future's Bright

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 new civic square lined with restaurants, bars and shops. Other attractions include a lido swimming pool, gym and a 150 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.

Image provided courtesy of Parabola



- **NEW OFFICE BUILDINGS**
- **1,800 DIVERSE AND AFFORDABLE HOMES**
- **ART TRAIL**
- **NEW CIVIC SQUARE LINED WITH RESTAURANTS, BARS AND SHOPS**
- **LIDO SWIMMING POOL**
- **GYM**
- **150 SEAT VENUE THAT WILL HOST EVENTS AND EXHIBITIONS**
- **PROPOSED 8,500 CAPACITY EVENTS ARENA BY WORLD LEADING AEG PRESENTS**

FOUR ——— FIVE LOCHSIDE AVENUE

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

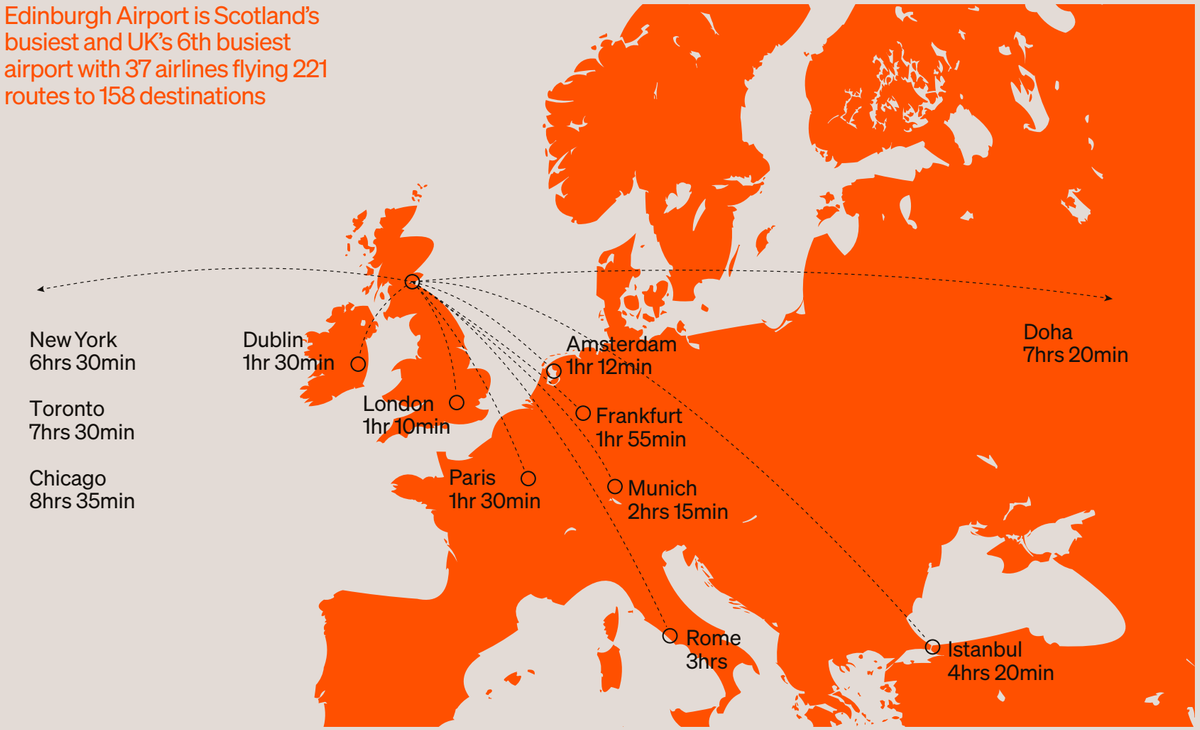
The UK's second largest and Europe's fourth largest financial centre

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



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 Diageo
10, 12 HSBC
11 Marsh and McLennan Companies
13, 14 Lloyds Banking Group
15 Pure Offices
16 Tesco Bank
17 Heineken UK Limited

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, Carpetright, Decathlon, Tesco, B&Q Warehouse, Wren Kitchens, Krispy Kreme, KFC, Home Bargains.
08 Novotel

DRIVE TIMES

Forth Road Bridge	17 minutes
Livingston	19 minutes
Edinburgh City Centre	25 minutes
Dunfermline	25 minutes
Falkirk	29 minutes
Glasgow	50 minutes

Detailed Specification

FOUR — FIVE
LOCHSIDE AVENUE

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 property has achieved 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 0.21 W/sq m K
- Glazing and doors 1.4 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 are 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 ºC db 100% RH (fabric), - 8 ºC db 100% RH (air systems)
Summer: 24 ºC db, 20ºC wb

Internal Design Temperatures:-
Office Areas/Reception/ 20 ºC db 32 ºC db Winter
Lobbies/Meeting Rooms 23 ºC db 32 ºC 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 provides 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 interfaces 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 15-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 3rd 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 are 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
- Electric supply – 100 % renewables source

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 - Tiled barrier mat entrance. Slip resistant vinyl sheet floor finish generally.

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 - Slip resistant vinyl sheet 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 have horizontal grain oak veneer finish.

Lift doors have black colour coated metal finish.

Suite entrance doors have solid timber veneer finish.

Suite doors 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 - Painted finished 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.

Solid acrylic 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 vinyl sheet floor generally.
Slip resistant vinyl sheet floor finish 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
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 dispensers.

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

Where required, existing timber/MDF skirtings have been renewed, and all skirtings re-finished.

Columns - All existing concrete columns have been painted black.
All new steel columns painted in 1-hour intumescent paint and boxed in non-fire rated plasterboard.

New exposed steel beams painted black 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 are paint finish timber with butt hinges and eurocylinder locking.

BIKE STORE
Cycle storage - A new enclosed, secure cycle store for 60 cycles has been installed at the front of the building. The new cycle store incorporates lighting and card operated door security.

TELECOMMUNICATIONS
BT, Vodafone and Virgin media ducts and fibre located adjacent to the property. Spare ducts installed to north and central risers.

Secured 3 star eWave telecommunications rating. Full report available upon request.

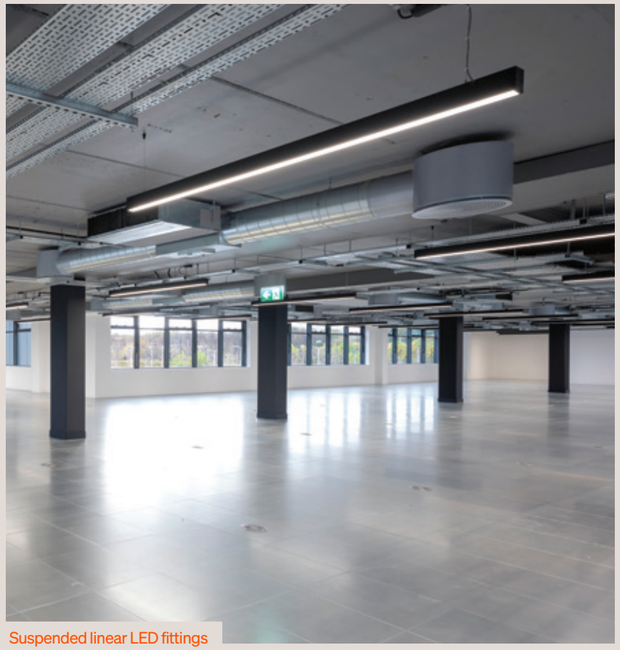
SERVICING AND WASTE
A 23 sq m waste storage enclosure is located near the building.

Superior quality finishes throughout

Sensor operated brushed stainless-steel taps and soap dispensers

20 Z style lockers in each changing area

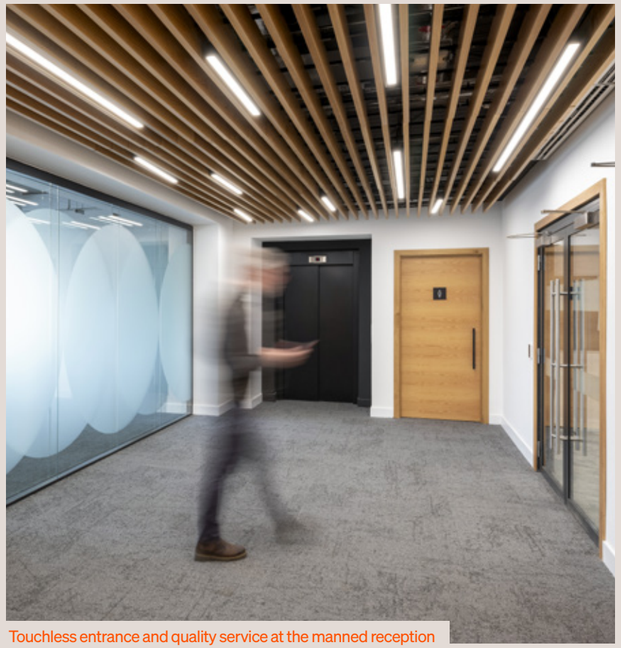
Speed gates installed at reception, 1 x disabled gate, 2 x standard gate



Suspended linear LED fittings

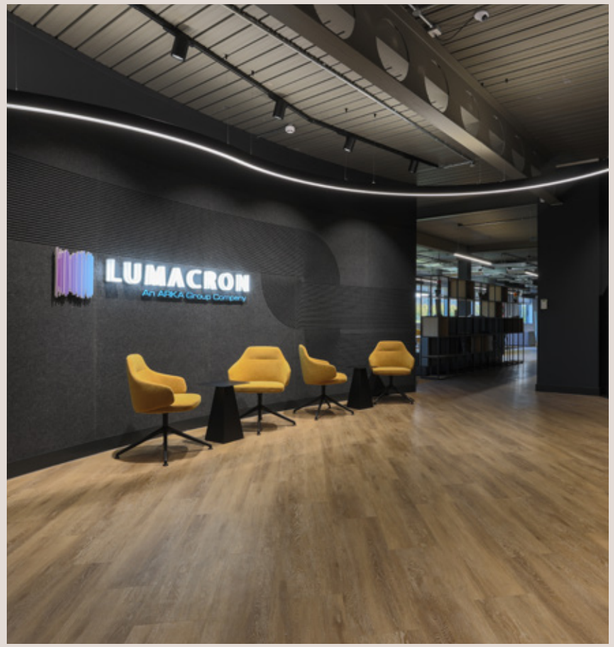
11 dedicated electric car charging points

Recessed thermostatic shower valves with wall mounted rain heads



Touchless entrance and quality service at the manned reception

Example fit-out completed by Lumacron,
who are tenants on the ground floor



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JLL

CBRE

FOUR ——— FIVE
LOCHSIDE AVENUE

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