

FOUR — FIVE LOCHSIDE AVENUE

Edinburgh Park

OVERVIEW

4-5 Lochside Avenue has sustainability and ESG at the core of everything it provides:

Shortlisted for best Refurbished/Recycled Workplace at the 2022 BCO awards.

- All electric infrastructure. Heating and cooling provided via highly efficient VRF heat pump systems.
- LED lighting throughout.
- PV installation.
- EV charging stations.
- Opening windows and 100% fresh air delivered by diffuser system.
- Abundance of green space at Edinburgh Park and The Lawn offers dedicated outdoor breakout space. Sustainable access given proximity to public transport.



ENERGY & CARBON

The building is energy efficient and supports a 'RetroFirst' approach to provide fossil fuel free, zero direct emissions office accommodation, aligned to Net Zero targets:

- **Energy performance** – the EPC is A+.
- **Targets** - achieved UK Green Building Council 2025-2030 interim targets for operational energy use and aligned to Scottish Government 'New Build Heat Standards'.
- **All electric infrastructure** - heating and cooling to tenant floors is provided by fully electric, energy efficient VRV/VRF heat pump systems with intelligent master controls on each office floor and local user controllers installed in each zone, helping with the efficiency of the system.
- **LED lighting** – the building and car park is fitted with LED lighting throughout and the lighting is part of a fully networked lighting control system comprising of presence/daylight sensors throughout to allow for daylight dimming and for dimming fittings.
- **PV cells** – these have been installed in the roof space for energy generation. There are 60 PV panels on the roof with a total area of 101.1m², the peak output is 20.1kWp. That's the equivalent energy use of 385 homes for one year.
- **EV charging** - 11 dedicated electric vehicle charging points, with capacity for more.
- **Water efficiency** - water efficient sanitary ware with fittings in place for sensor technology.
- **Renewable energy** - energy contract is with a 100% renewable source.
- **Embodied carbon** - through the RetroFirst approach 4-5 Lochside Avenue has saved 3,200 tonnes of carbon, compared against a new build of the same size. The equivalent energy use of 385 homes for one year.
- The estimated energy consumption for the building is approx. 88.78 kWh/m² elec-eq per annum, however it may be sufficient to note that the predicted energy usage and performance meets the UK Green Building Council 2025-2030 interim targets as detailed in the energy and carbon section above.
- The building's total predicted energy use of 88.78 kWh/m² elec-eq, which is significantly below the BBP Real Estate Environmental Good Practice Benchmark Figure (REEB) at 168 kWh/m² elec-eq (based on an air conditioned office building type).



HEALTH & WELLBEING

Edinburgh Park and the building provides an environment which supports occupier health and wellbeing:

- **An Abundance of Green Space** - Edinburgh Park is well established within the natural environment, being surrounded by trees and biodiversity in the water nearby.
- **The Lawn** - the property boasts a great outdoor break out space with quality seating and space to accommodate group exercise classes. As well as this, the Loch has many benches and tables for occupiers on the park to use.
- **Cycle to work** - access to National Cycle Routes 8, 75 and 754.
- **Daylight** - with glazing on all four elevations, occupants have access to an abundance of natural light.
- **Fresh air** - the building has opening windows and 100% fresh air will be delivered into the working environment via ductwork to the pressurised floor void. The air will then be distributed via swirl diffusers ensuring the whole office receives the 100% fresh air. The fresh air provision provides 1.6l/s/ sq m (12l/s/p based on 1/8 sq m) with plant having an additional 10% spare capacity.
- **Thermal comfort** - designed to BCO standards.
- **Staircase** - visible through internal glazing from reception to encourage occupiers to use the stairs rather than the lift.



CYCLING

Given the accessibility of Edinburgh Park, the needs of cyclists have been incorporated into the design:

- 60 bicycle spaces located in a purpose-built secure cycle store with repair station.
- The wellness block provides male and female showers and changing facilities.
- 40 lockers available for all tenants.



SUSTAINABLE TRANSPORT

Edinburgh Park is served by train, bus and tram:

- Edinburgh's tram passes in front of the office with a dedicated stop in Edinburgh Park which heads directly to the airport and is currently being extended down to Newhaven in Leith.
- 5 bus routes (2, 12, 21, 22, 36) are all available from Edinburgh Park.
- Edinburgh Park and Edinburgh Gateway rail stations provide links to Glasgow, West Lothian, Fife and the city centre.
- 4-5 Lochside Avenue has 234 dedicated car parking spaces (1 space per 182 sq ft), of which 11 will be electric car charging points.



PROPERTY MANAGEMENT

We provide the
highest service:

- 4-5 Lochside Avenue will be managed by Montagu Evans team, who will be able to provide tenants with building performance information through their property management platform.
- There is a 23 sq m waste storage enclosure located near the building. Storage will be provided for recycling and the Montagu Evans team will work closely with tenants to manage this.



LOCAL AMENITY

Places to go and
people to see:

- Philly's Bar & Diner is immediately opposite the office as well as a range of eateries available at The Gyle Shopping Centre. There is also the ability to collect the weekly groceries with the choice of both Morrison's and M&S at The Gyle Shopping Centre.
- Health is a key aspect to the Park with Energize Health & Fitness a 5 minute walk from the building as well as the tree lined boulevard with access to various walkways and cycle routes.
- Busy Bee's nursery is located at Edinburgh Park for those that require childcare within close proximity.
- Various hotels available in the surrounding area including Novotel, Ibis Hotel and Premier Inn.



ACCESSIBILITY & DIVERSITY

We're ready to
welcome everyone:

- **Disabled parking** - the property has been designed to be accessible and diverse. Externally, there is disabled parking. The building entrance is clearly signalled by the prominent extension, and the existing approach is enhanced by a gently sloping incline leading to the main entrance, where there is an accessible door paired with a revolving door.
- **Lift access** - internally a large central passenger lift provides step free access to all tenant spaces.
- **Communal facilities** - there are 2 accessible WCs on each floor and an enlarged WC cubicle within each male and female toilet core on every floor. There is an accessible shower within the communal changing and showering area on the ground floor.



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Cameron Stott

T: +44 (0)131 301 6715
M: +44 (0)7785 907 096
cameron.stott@eu.jll.com

Hannah Done

T: +44 (0)131 243 2209
M: +44 (0)7927 566 327
hannah.done@eu.jll.com

Angela Lowe

T: +44 (0)131 243 4189
M: +44 (0)7793 808 458
angela.lowe@cbre.com

Beverley Mortimer

T: +44 (0)31 243 4179
M: +44 (0)7771 370 504
beverley.mortimer@cbre.com



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