



What it means to
be Number One

Nº1

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be Number One**

There's a great deal to be gained when you choose Number One Lochside View. From a superbly connected location to an outstanding corporate presence, there are numerous advantages you will enjoy. So please take a few minutes to find out just what it means to be Number One!

**WATCH THE
VIDEO**



**Nº1
LOCHSIDE
VIEW**

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AN OUTSTANDING OPPORTUNITY

Comprising 35,125 sq ft over 3 floors this outstanding self-contained building occupies one of the most prominent sites in Edinburgh Park and overlooks the main landscaped boulevard. Forming part of the well-known BT building, Number One offers an opportunity second to none.



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OFFERS A WINNING LOCATION

Edinburgh sits at the heart of a diverse regional economy that provides the seat of Scotland's Government, is home to the nation's legal system and is a globally recognised financial centre. The city is also becoming increasingly well known for its rapidly growing technology sector.

As a business location, Edinburgh Park is unrivalled in Scotland and is arguably one of the highest quality business parks in Europe. The Park welcomed its first occupier in 1995 and since then it has attracted a host of globally recognised businesses.

- 1 Business Stream, JDSU, WSP
- 2 Miller Group, RSPB
- 3 Netcracker, Version One, JP Morgan
- 4 BT
- 5 Fujitsu, CGi
- 6 Menzies plc
- 7 Sainsbury's Bank
- 8 Agilent Technologies
- 9 AstraZeneca, Steria
- 10 Park Centre: Gym, crèche, restaurant & bar
- 11 Regus, Bluefin Insurance, Computershare, Spie
- 12 Diageo
- 13 NuCana, Gofor Finance
- 14 Diageo
- 15 RBS
- 16 Aegon

Nº1 LOCHSIDE VIEW



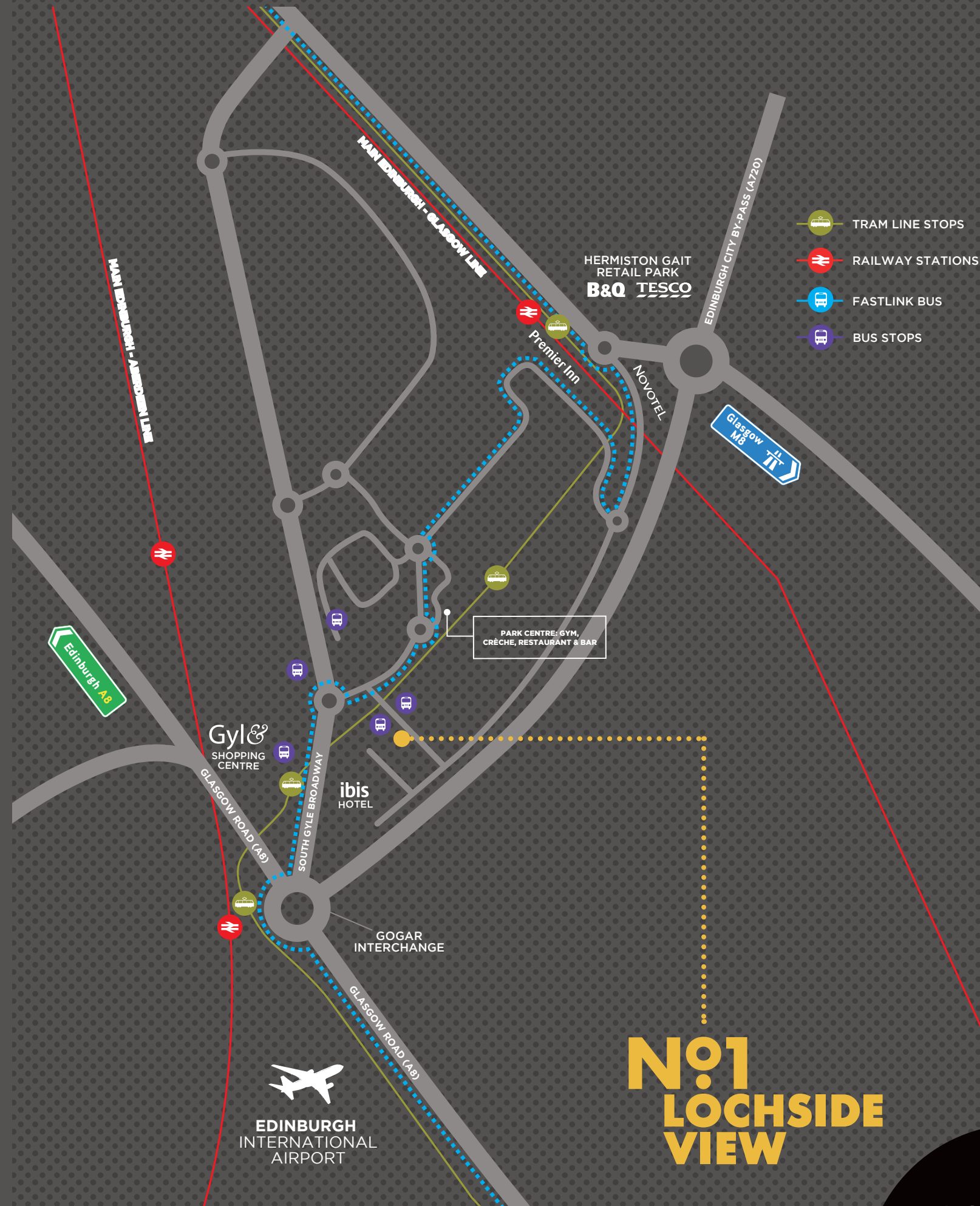
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CONQUERS THE DAILY COMMUTE

Number One enjoys excellent transport links, having immediate access to the city bypass, which in turn links to the national motorway network. Edinburgh city centre is approximately 6 miles to the east and Edinburgh International Airport lies 2 miles to the west with Glasgow a further 42 miles away.

Edinburgh Park is an established transport interchange where trains, buses, trams, bikes and cars all converge. Bus and tram stops lie immediately adjacent to Number One and the location is served by three rail stations including the recently opened Edinburgh Gateway.

Number One benefits from at least 100 secure parking spaces and also provides bike storage, locker and shower facilities for cyclists.

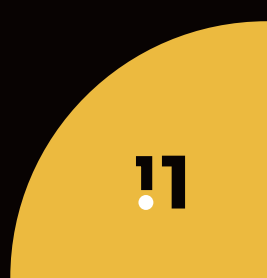


Nº1 LOCHSIDE VIEW

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DELIVERS OUTSTANDING AMENITY

An array of amenities lies within a few minutes walk of Number One including the Cyle Shopping Centre which is home to numerous well known brands and food operators, including a large Marks & Spencer. Further amenities on Edinburgh Park include Energize Gym, Novotel Hotel, Greggs the Baker, Busy Bees Nursery and the Ibis Hotel.



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MAKES FOR AN IMPRESSIVE SENSE OF ARRIVAL

Following comprehensive refurbishment, Number One's contemporary reception area will provide a powerful sense of arrival courtesy of a full height, light flooded atrium and a new scenic lift accessing all floors.



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OUTSTANDING SPECIFICATION

One Lochside View has been designed and built to an exceptional level of specification, providing not only a quality working environment, but also the amenity, technology and flexibility to create a highly distinctive business environment.

SCHEDULE OF ACCOMMODATION

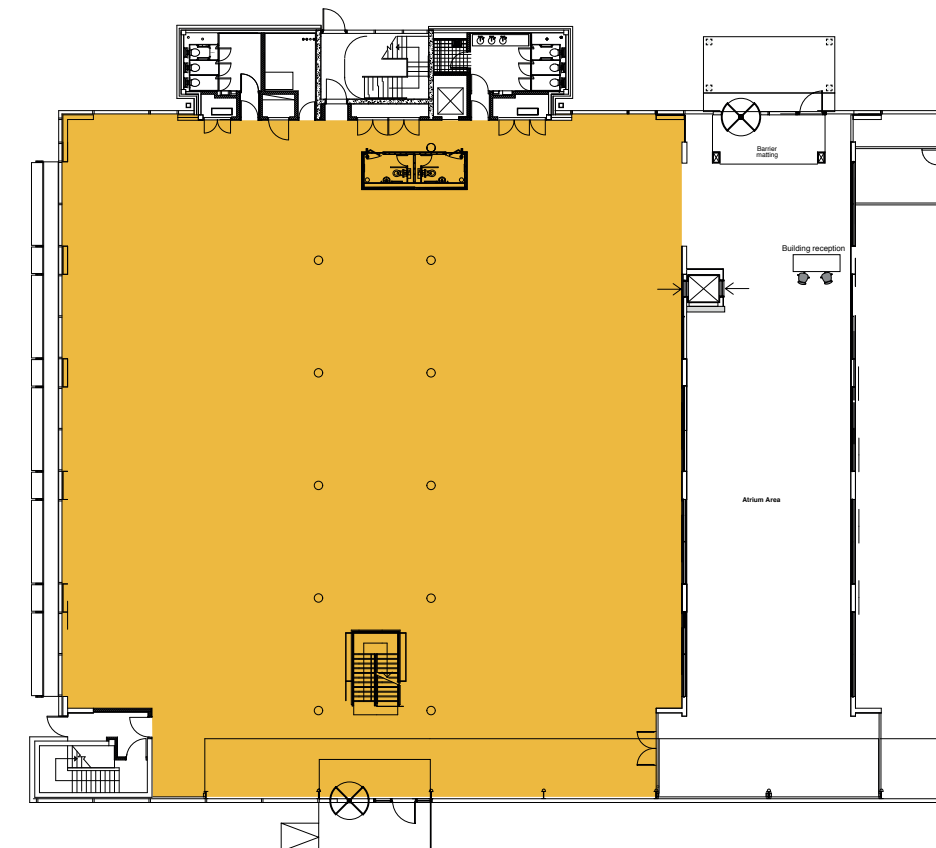
| FLOOR | SQ FT | SQ M |
|--------------|---------------|--------------|
| Second | 10,557 | 981 |
| First | 10,573 | 982 |
| Ground | 10,685 | 993 |
| Main Atrium | 3,310 | 308 |
| Total | 35,125 | 3,264 |

* There is an additional atrium overlooking the central boulevard, which extends to 2,570 sq ft / 239 sq m. This area is not included in the NIA but is suitable for informal meetings, collaboration activities and break-out space.

SPECIFICATION

- Glazed exterior, maximising natural light.
- A striking 3 storey glazed reception atrium, with integrated walkways and meeting rooms.
- Open plan office space with open atria, maximising natural light.
- Male, female and disabled WCs on all levels.
- 2 passenger lifts.
- Raised access floors with 450mm voids.
- Exposed, barrel-vaulted concrete ceilings.
- 3.2m floor to ceiling height.
- Full Air Conditioning: chilled water based system supplemented with Dx cooling in various rooms.
- Capacity to create shower and changing rooms.
- Car parking ratio of at least 1:351 sq ft.
- On-site bike parking facilities.

INDICATIVE FLOOR PLAN



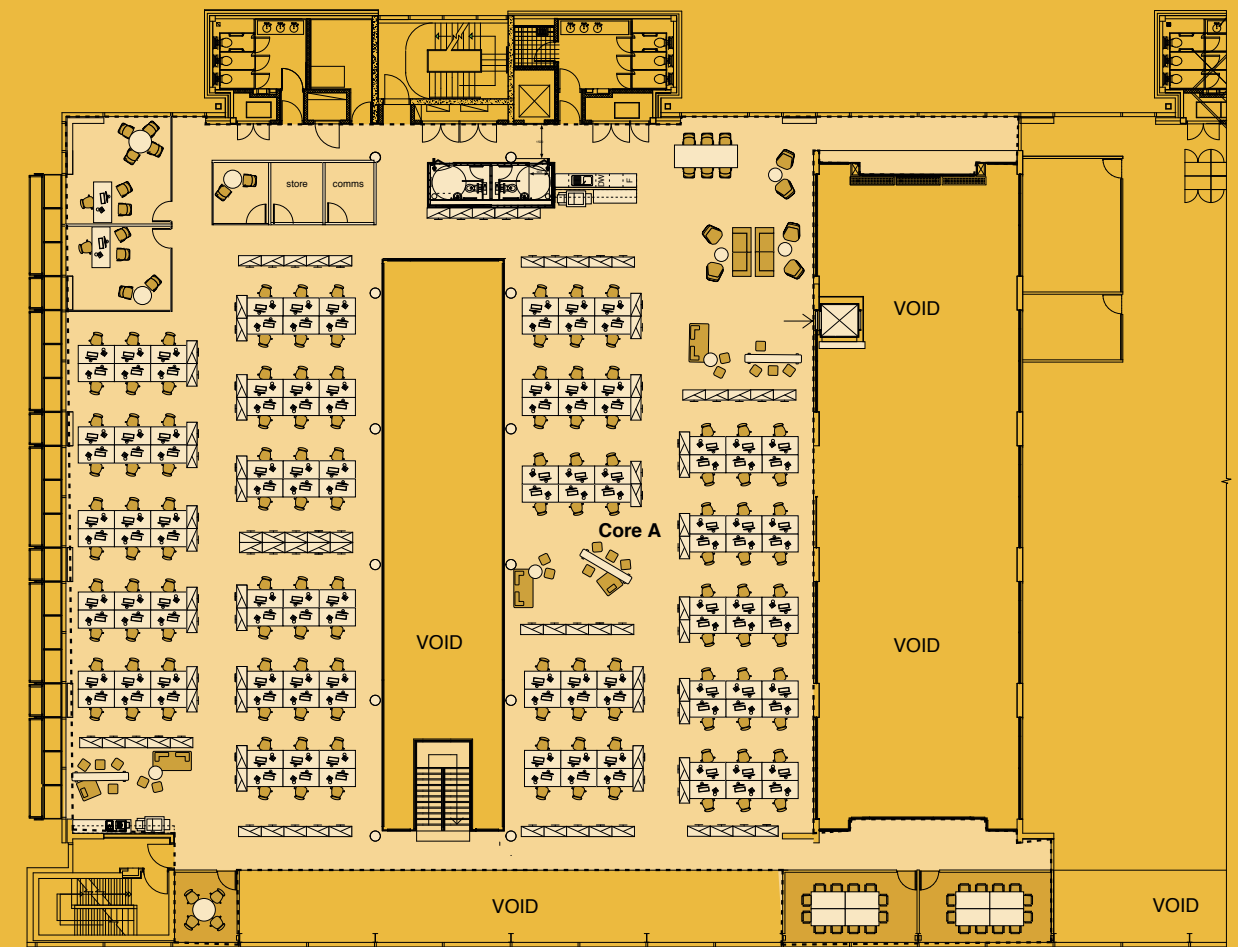
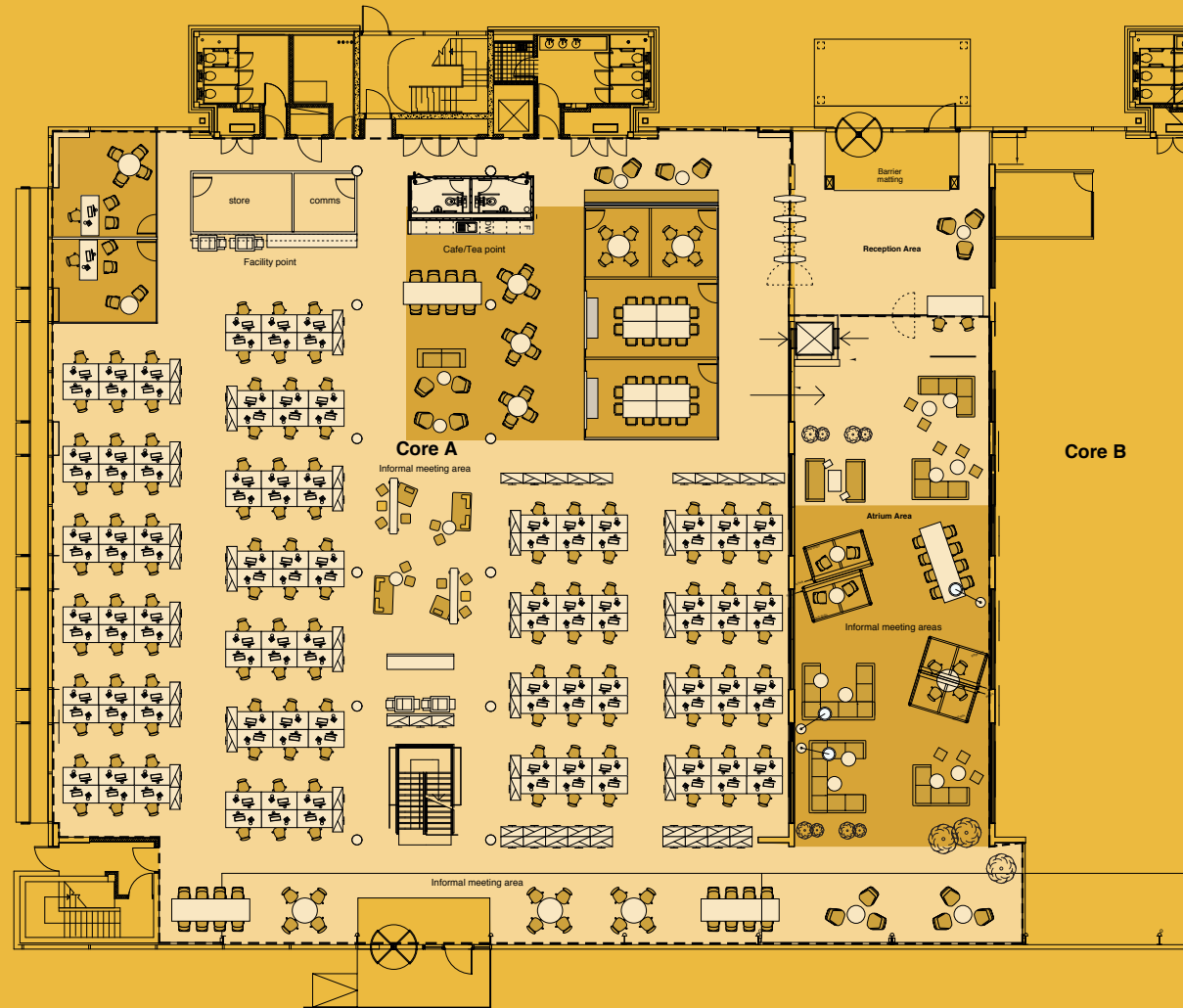
EPC

The property has an EPC rating of C with a score of 43.

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LETS YOU PLAN FOR SUCCESS

Number One's highly flexible floor plates deliver multiple space planning opportunities to suit the needs of modern business.



GROUND FLOOR & MAIN ATRIUM

NIA*
13,995 sq ft / 1,301 sq m

DENSITY
1 person per 10 sq m

WORKSTATIONS - 130
126 Open plan desks (1600x800mm desk size)
+ 2 Offices
+ 2 Reception

SUPPORT FACILITIES

- 1 Reception area
- 2 Meeting rooms (4 people)
- 2 Meeting rooms (12 people)
- 1 Kitchen / Tea prep area
- 1 Break out area
- 3 Large informal meeting areas
- 2 Private offices
- 2 Facility points
- 1 Comms room
- 1 Store room

TYPICAL FLOOR

NIA
10,573 sq ft / 982 sq m

DENSITY
1 person per 8 sq m

WORKSTATIONS - 128
126 Open plan desks (1600x800mm desk size)
+ 2 Offices

SUPPORT FACILITIES

- 1 Meeting rooms (2 people)
- 1 Meeting rooms (4 people)
- 2 Meeting rooms (12 people)
- 1 Kitchen / Tea prep area
- 1 Break out area
- 3 Informal meeting areas
- 2 Private offices
- 2 Facility points
- 1 Comms room
- 1 Store room

Nº1

RAISES YOUR PROFILE

With its central location within Edinburgh Park, Number One offers a range of high profile branding opportunities. From the west and east elevations to the building's new entrance, there are numerous opportunities to prominently display your brand.





FOR FURTHER INFORMATION, PLEASE CONTACT:



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