



TO LET
HIGH QUALITY
OPEN PLAN OFFICE

367 SQ M (3,953 SQ FT)

SRR
6
**REDHEUGHS
RIGG**
EDINBURGH EH12 9DQ





Location

Strategically situated at the centre of the West Edinburgh business park area, 6 Redheughs Rigg occupies a prominent location within the successful Edinburgh West Office Park.

The area has outstanding transport links, being within 5 minutes of Scotland's motorway network, the City Bypass and less than 10 minutes drive from Edinburgh Airport. The area further benefits from the new tram network, providing access to Edinburgh Airport within 10 minutes and the city centre within 20 minutes. The nearest tram stop is less than 10 minutes' walk away.

The location is extremely well served by public transport, with 6 bus services running immediately adjacent to the development, and 3 rail stations, Edinburgh Park, Edinburgh Gateway and South Gyle each less than 10 minutes' walk away. Staff amenities are excellent with the highly successful Gyle Shopping Centre less than 500 metres from the property.

Consulting engineers Amey have taken full advantage of the location and occupy the entire ground floor. Other occupiers in the building include Johnston Smillie and Acoura. High profile organisations located nearby include HSBC, RBS, Lloyds Banking Group and the Scottish Government.

Description

6 Redheughs Rigg provides high quality open plan office accommodation within a pavilion style building arranged over 3 floors with a feature central atrium providing generous natural light.

The property was comprehensively refurbished in 2009 and provides the following specification:

- Attractive and spacious reception foyer
- 8 person passenger lift
- Raised access floors
- Suspended ceiling with PC compatible and diffused lighting
- VRF comfort cooling supplemented by gas fired central heating
- Male, female and disabled toilets at each level
- Energy Performance Rating of 'C'

An additional refurbishment of the entrance and reception area was carried out in 2017 to further enhance the amenity of the building.

Accommodation

In accordance with The RICS Code of Measuring Practice (6th Edition), the building provides the following approximate net internal floor areas:

Second Floor	367 sq m	3,953 sq ft	11 spaces
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Car parking is available at a ratio of 1:359 sq ft, equal to or better than the majority of competing schemes.



3,953_{SQ FT}

(367 SQ M)



photograph taken before current fit out



Lease Terms

Highly competitive quoting terms are available on request.

Viewing

To arrange a viewing or for further information please contact either of the joint letting agents:-

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