

# TO LET

HIGH QUALITY  
OPEN PLAN OFFICES

3,953 sq ft (367 sq m)  
+ 10 parking spaces

No.6 Redheughs Rigg, West Edinburgh



- Modern open plan office
- High quality fit out
- Attractive Sublease/assignment or new lease
- Generous car parking
- DDA compliant
- Shower facilities

## 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

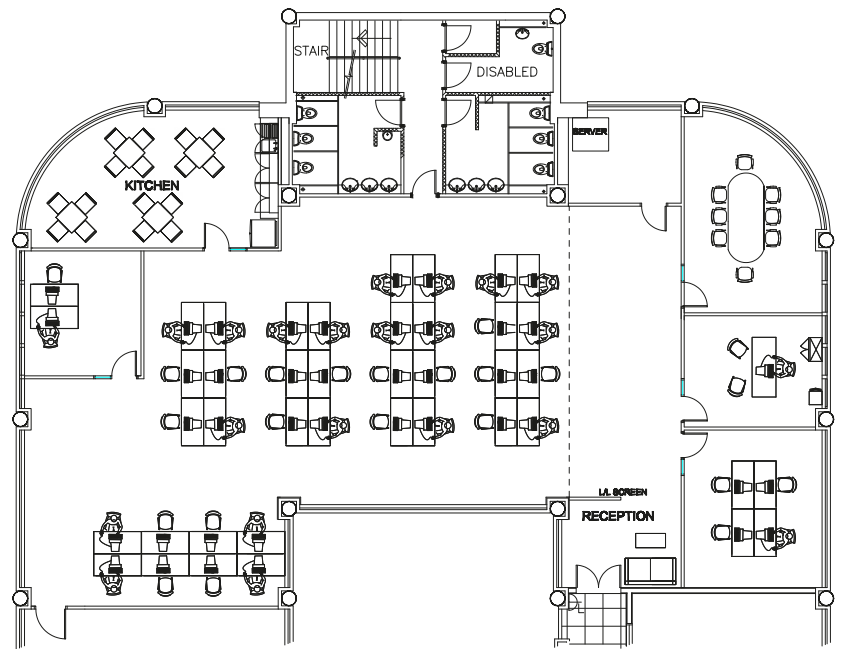
and less than 10 minutes drive from Edinburgh Airport with 6 bus services running immediately adjacent to the development. The area further benefits from the new tram network, providing access to Edinburgh Airport within 10 minutes and the city centre within 20 minutes.

## 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 refurbished in 2009 and provides the following specification:

- High quality fit out
- 10 parking spaces
- 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'
- Shower facilities.



NOT TO SCALE

## ACCOMMODATION

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

### Office Unit:

3,953 sq ft (367 sq m).

## LEASE TERMS

An attractive sub lease or assignation is available which offers: A rent of £10 per sq ft, break options in June 2019, 2021 and expiry in 2023 plus additional incentives. Alternatively the landlord is willing to grant a new lease at terms to be agreed.

## VIEWING

For further information or to arrange a viewing, please contact the sole letting agents:

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