

6 REDHEUGHS RIGG
SOUTH GYLE EDINBURGH

TO LET

HIGH QUALITY COMFORT COOLED OFFICES
PART FLOORS IMMEDIATELY AVAILABLE

SUITES FROM 3,902 TO 17,622 SQ FT (362.5 TO 1,637 SQ M)
WITH 52 PARKING SPACES



www.redheughsrigg.com

6 REDHEUGHS RIGG SOUTH GYLE EDINBURGH



HIGH QUALITY COMFORT COOLED OFFICES

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 location is extremely well served by public transport, with 6 bus services running immediately adjacent to the development, and two rail stations, Edinburgh Park and South Gyle both less than 10 minutes walk. Staff amenities are excellent with the highly successful Gyle Shopping Centre less than five minutes walk away.

Consulting engineers Amey have taken full advantage of the location and occupy the entire ground floor, joining other high profile organisations nearby including HSBC, Scottish Courage, RBS, Lloyds Banking Group and British Telecom.

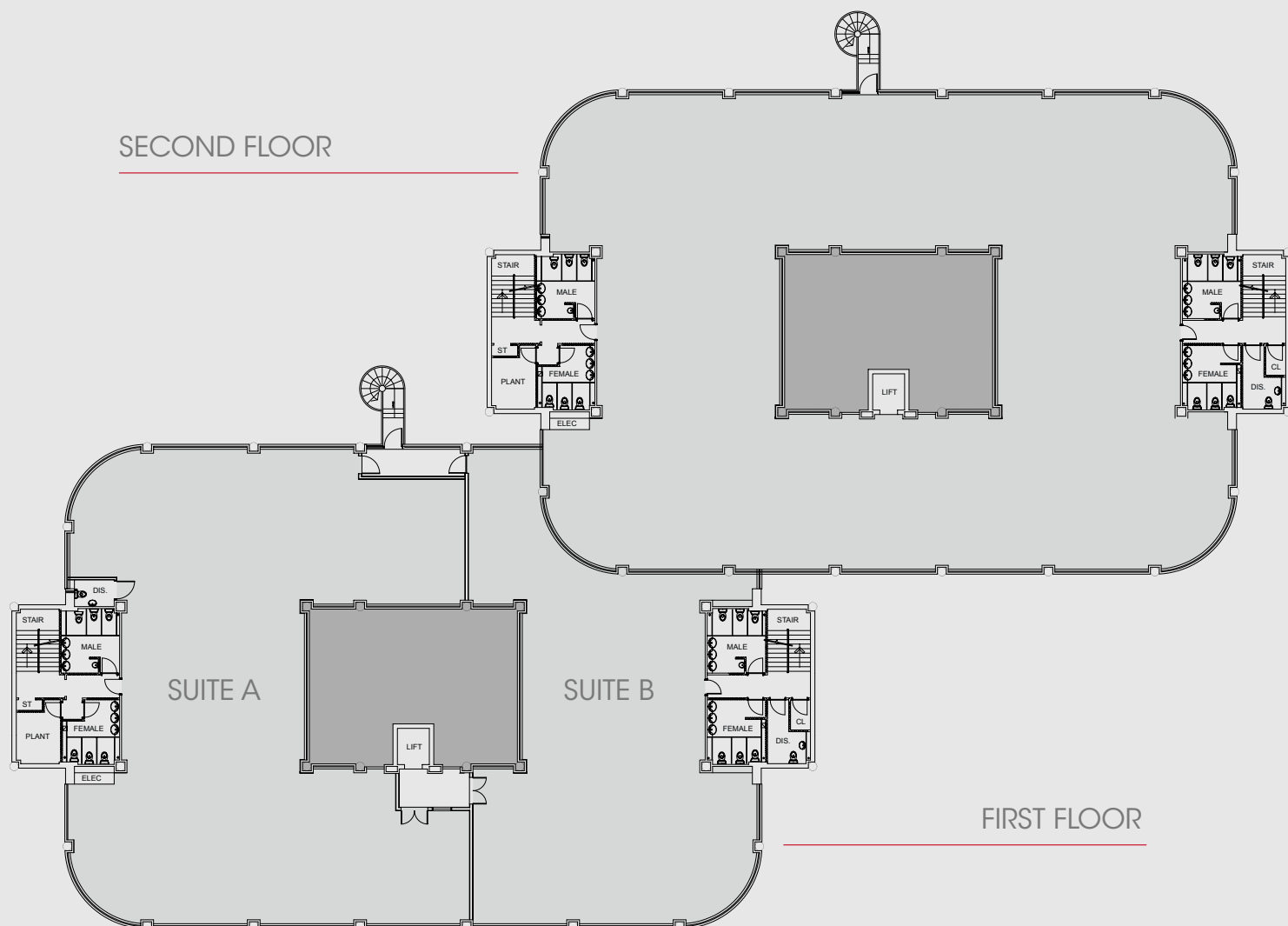
DESCRIPTION

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 has been refurbished recently 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'

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ACCOMMODATION

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

Ground Floor	LET TO AMEY	
First Floor: Suite A	429.86 sq m	4,627 sq ft
First Floor: Suite B	362.50 sq m	3,902 sq ft
Second Floor	844.80 sq m	9,093 sq ft
TOTAL	1,637.16 sq m	17,622 sq ft

Car Parking is available at a ratio of 1:345 sq ft, equal to or better than the majority of competing schemes.





Aerial photo highlighting the numerous bus routes, amenities and occupiers in the vicinity.

LEASE TERMS

Highly competitive quoting terms are available on request.

VIEWING

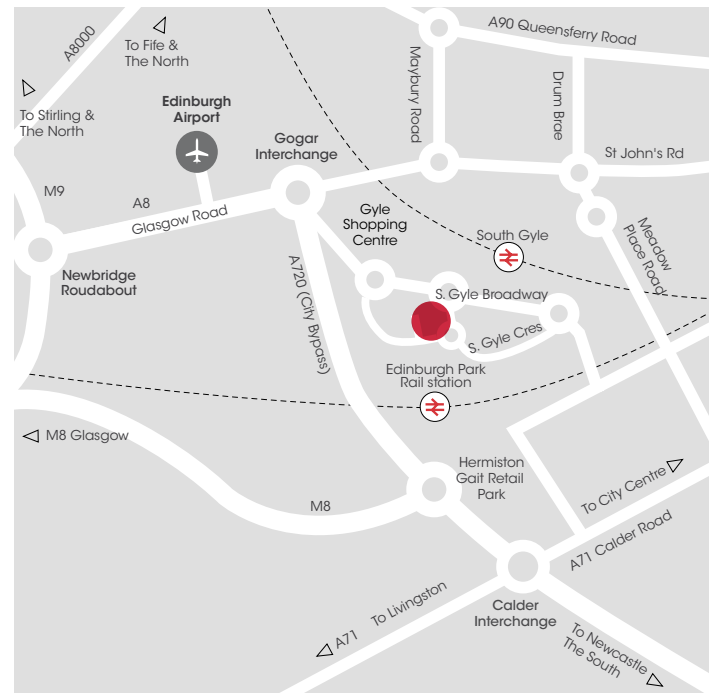
To arrange a viewing or for further information please contact either of the joint letting agents:-

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PRUPIM

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