

TO LET

# 6 REDHEUGHS RIGG

WEST EDINBURGH | EH12 9DQ

HIGH QUALITY OPEN PLAN SUITES | 3,905 - 8,741 SQ FT AVAILABLE | 1:355 SQ FT CAR PARKING RATIO



[▶ VIRTUAL TOUR](#)

STRATEGICALLY SITUATED  
AT THE CENTRE OF SOUTH  
GYLE BUSINESS PARK,  
**6 REDHEUGHS RIGG** OCCUPIES  
A PROMINENT LOCATION  
WITHIN THE SUCCESSFUL  
WEST EDINBURGH  
BUSINESS DISTRICT.

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 tram network, providing access to Edinburgh Airport within 10 minutes and the city centre within 20 minutes.

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

Existing occupiers in the building include Amey, Johnston Smillie, Mov8 and Randolph Hill. High profile organisations located nearby include HSBC, Fujitsu, Lloyds Banking Group and the Scottish Government.

Randolph Hill  
Nursing Homes Group

amey

mov<sup>8</sup>  
REAL ESTATE  
Estate Agents and Solicitors



## OCCUPIERS

1. Heineken
2. Travelodge and Westgate Farm
3. Motability
4. Pru
5. The Glass Cube
6. Fujitsu, Quotient & Podfather
7. 6 Redheughs Rigg
8. Citibase
9. Sport Scotland
10. Lloyds
11. Aegon
12. Diageo
13. HSBC
14. Parabola Development
15. Sainsburys
16. Menzies
17. Scottish Prison Service
18. BT
19. JP Morgan



**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 ground floor of 6 Redheughs Rigg has been comprehensively refurbished with the second floor suite due to be refurbished to a similar specification.

Key features include:

Contemporary building reception

Secure entrance and barrier controlled car park

Raised access floor

Suspended ceiling with new LED lights

Newly installed break-out area

New carpeting and redecoration

VRF comfort cooling

Gas fired central heating

Male, female & disabled WCs

Common shower

Cycle parking facilities

Electric vehicle charging points

Energy Performance Rating of 'C'

DESCRIPTION





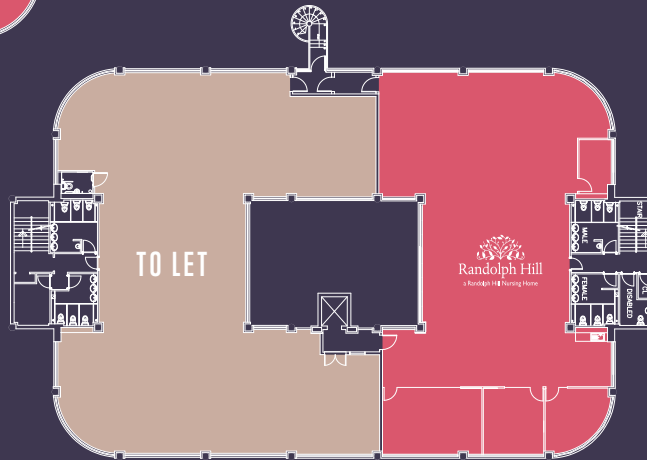


# ACCOMMODATION

3,905 SQ FT (363 SQ M)



4,836 SQ FT (449 SQ M)



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

Ground Floor West	363 sq m	3,905 sq ft	11 spaces
Second Floor (coming available)	449 sq m	4,836 sq ft	14 spaces

Car parking is available at a ratio of 1:355 sq ft, equal to or better than the majority of competing schemes.

# FURTHER INFORMATION

## LEASE TERMS

Highly competitive quoting terms are available on request.

## VIEWING

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

Peter Fraser  
T: 07702 759 149  
E: peter.fraser@avisonyoung.com

Andrew Morrison  
T: 07984 632 594  
E: andrew.morrison@avisonyoung.com

**AVISON  
YOUNG**

Adam Watt  
T: 07885 260 459  
E: adam.watt@cushwake.com

Stewart McMillan  
T: 07887 795 503  
E: stewart.mcmillan@cushwake.com

**CUSHMAN &  
WAKEFIELD**