TO LET

6 REDHEUGHS RIGG

WEST EDINBURGH | EH12 9DQ



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.









6 REDHEUGHS RIGG

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

LOCATION

- 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.











PANDÖRA NEW LOOK RIVER ISLAND



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'



GROUND FLOOR SPACE PLAND AND CGIS









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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.

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

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

Andrew Morrison

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



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

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



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