

TO LET

# 6 REDHEUGHS RIGG

WEST EDINBURGH | EH12 9DQ

HIGH QUALITY OPEN PLAN SUITES | 4,627 - 9,463 SQ FT AVAILABLE | 1:315 SQ FT CAR PARKING RATIO





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, British Red Cross, Mov8 and Randolph Hill. High profile organisations located nearby include HSBC, Fujitsu, Lloyds Banking Group and the Scottish Government.



## OCCUPIERS

1. Heineken, Abrdn
2. Travelodge, Westgate Farm
3. Motability
4. Blyth & Blyth, EvoDental, CHEC
5. The Glass Cube
6. Fujitsu, Quotient and Menzies
7. **6 Redheughs Rigg**
8. Citibase
9. Sport Scotland
10. Pulsant, Lumacron
11. Aegon, Atos, Business Stream
12. Diageo
13. HSBC
14. Pure Offices
15. Sainsburys Bank, GE Valvona, Mercer
16. Scottish Prison Service, Avant Homes
17. Edinburgh Palette
18. JP Morgan
19. Miller, RSPB, Galiford Try
20. New AEG 8,500-capacity arena. Due to open in 2027.





**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 second floor suite has recently been comprehensively refurbished and a similar refurbishment specification could be delivered on the first floor.

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'





Second Floor Suite



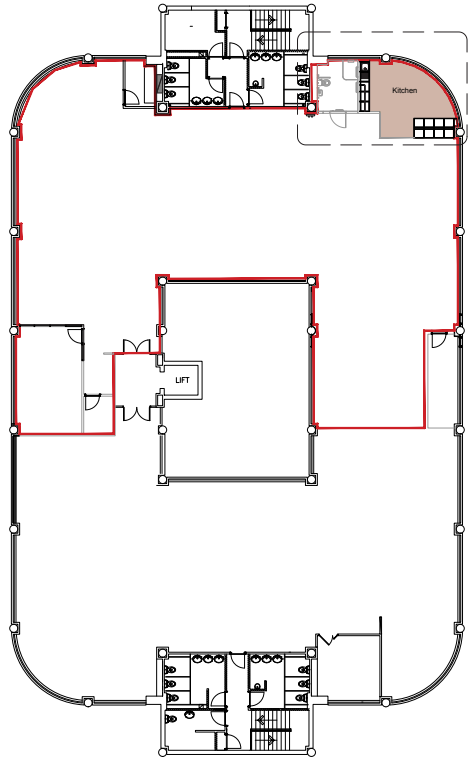
Second Floor Suite



Second Floor Kitchen



Building Reception



WORK COMPLETED ON 2ND FLOOR

OPTION 1



INDICATIVE SPACE PLAN

OPTION 2



INDICATIVE SPACE PLAN



AITKEN TURNBULL

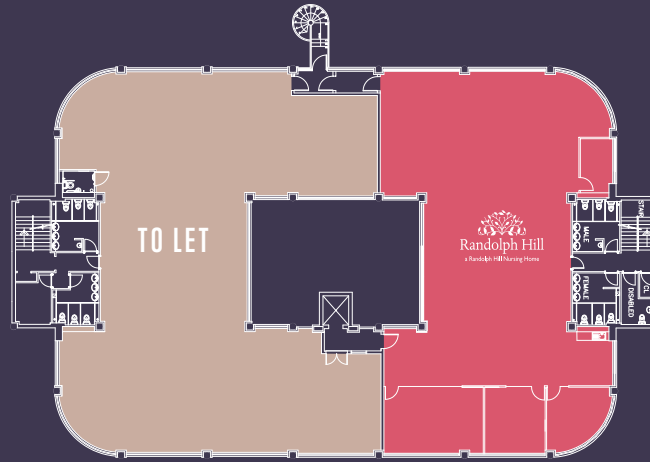


AITKEN TURNBULL

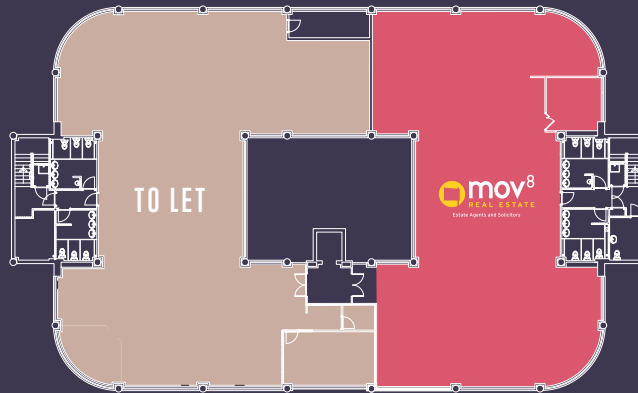


# ACCOMMODATION

## SECOND FLOOR PLAN- 4,836 SQ FT (449 SQ M)



## FIRST FLOOR PLAN- 4,627 SQ FT (430 SQ M)



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

Second Floor West	449 sq m	4,836 sq ft	15 spaces
First Floor West	430 sq m	4,627 sq ft	15 spaces

Car parking is available at a ratio of 1:315 sq ft, equal to or better than the majority of competing schemes.

# FURTHER INFORMATION

## LEASE TERMS

Highly competitive quoting terms are available on request.

The landlord would consider delivering 'plug n' play' suites subject to lease term and tenant covenant.

## 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**