



**1st &  
2nd  
Floors**

**KEITH HOUSE**  
**Redheughs Rigg**  
**South Gyle**

**TO LET**

**8,309 to 16,618 sq ft (771.92 to 1,543.85 sq m)**  
**with 40 Parking Spaces**



## Location

Strategically located at the hub of the West Edinburgh business park community, Keith House occupies a high profile location within the successful Redheughs Rigg Business Park. The area has outstanding transport links to the Central Scotland motorway network, the city bypass and Edinburgh Airport to the west, and both public and private transport towards the city centre.

Access to rail is excellent – the Edinburgh Park station is situated less than 1 mile to the south, on the main Edinburgh/Glasgow line and South Gyle station is under a mile to the north.

The West Edinburgh Bus Scheme (WEBS), provides a guided bus linking Edinburgh airport and the Gyle to the city centre, and the proposed tram system will also service the immediate vicinity.

A number of prominent companies have chosen west Edinburgh as the location for their headquarters including the Bank of Scotland, Intelligent Finance, British Telecom, Aegon and Scottish Courage Ltd.

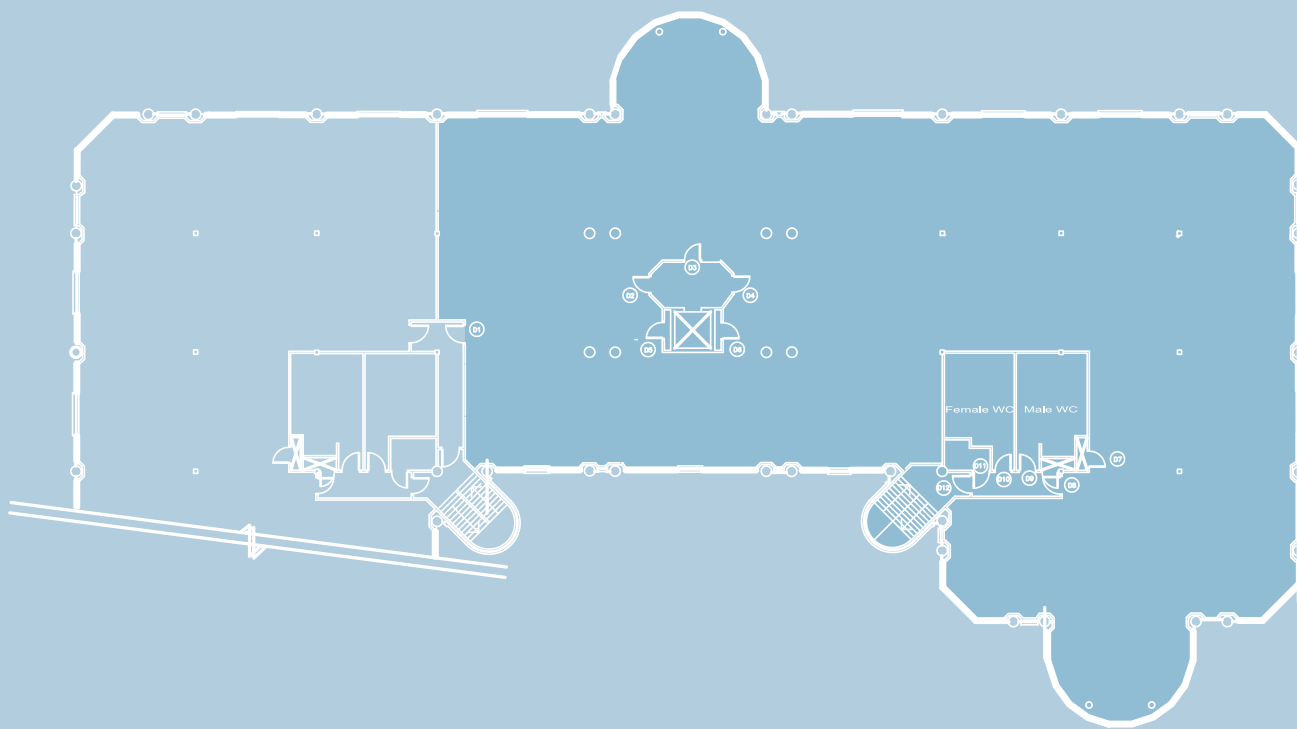
## Description

Keith House provides high quality open plan office accommodation within a pavilion style office arranged over 3 floors with a feature central atrium providing generous natural light.

The first and second floors have been refurbished recently and provide the following specification:

- Comprehensively refurbished reception foyer
- 8 person passenger lift
- Raised access floors
- Suspended ceiling with pc compatible and diffused lighting
- Gas fired central heating

# Typical Floor Plan



## Accommodation

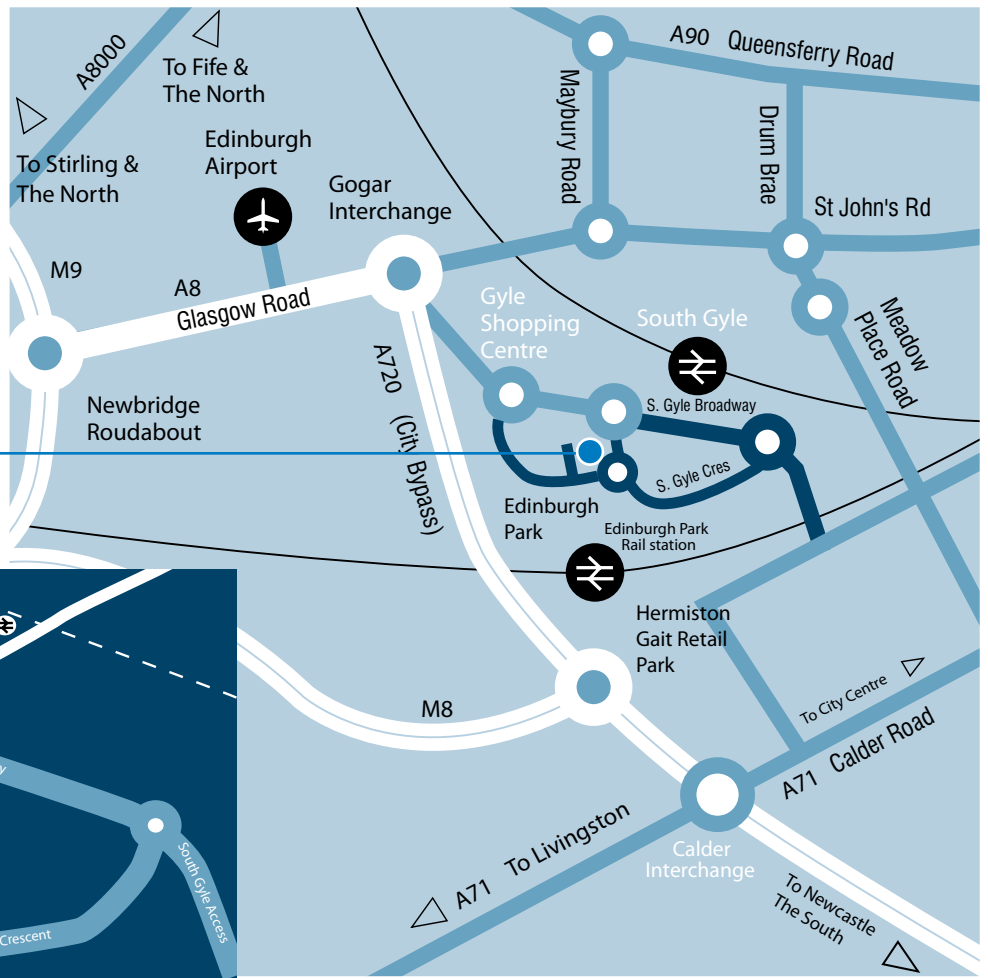
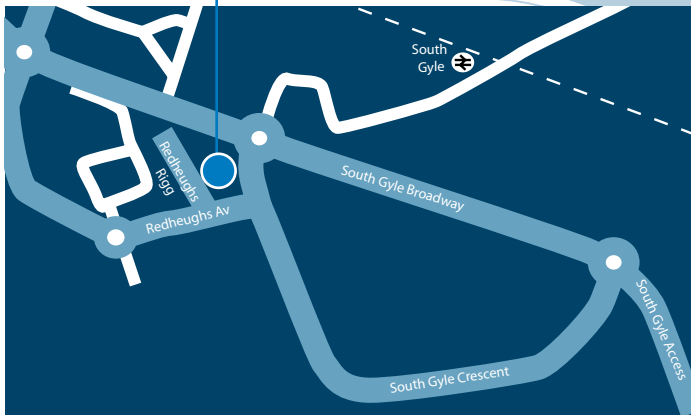
We have measured the accommodation in accordance with the RICS Code of Measuring Practice (6th edition):

Floor	Area sqft	Area sqm
First Floor Suite	8,309	771.92
Second Floor Suite	8,309	771.92
TOTAL	16,618	1,543.84

There are 40 car parking spaces available.



**1st & 2nd Floors**  
**KEITH HOUSE**  
Redheughs Rigg  
South Gyle



## Lease Terms

The property is available to let either floor by floor or in its entirety on a new FRI lease for a negotiable term.

## Viewing and Further Information

Viewing and further information can be obtained from either of the joint letting agents.

### Contact

Robin Blacklock or Kate Byrne

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### Contact

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December 2007