



6

REDHEUGHS RIGG
South Gyle
Edinburgh

TO LET

8,302 to 27,186 sq ft (771.27 to 2,525.75 sq m)
with 87 parking spaces



Location

Strategically located at the hub of the West Edinburgh business park community, 6 Redheughs Rigg 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 by-pass 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 the 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.

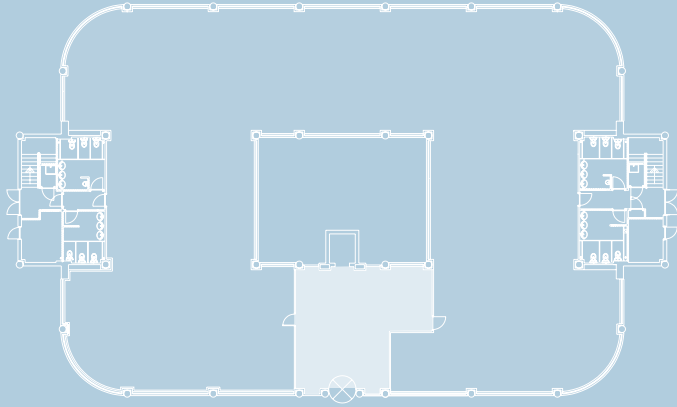
Description

6 Redheughs Rigg 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.

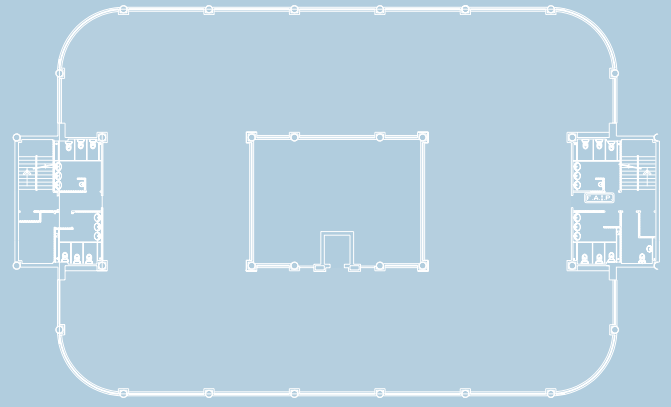
The property has been recently refurbished and provides the following specification:

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

Floor Plans



Ground Floor



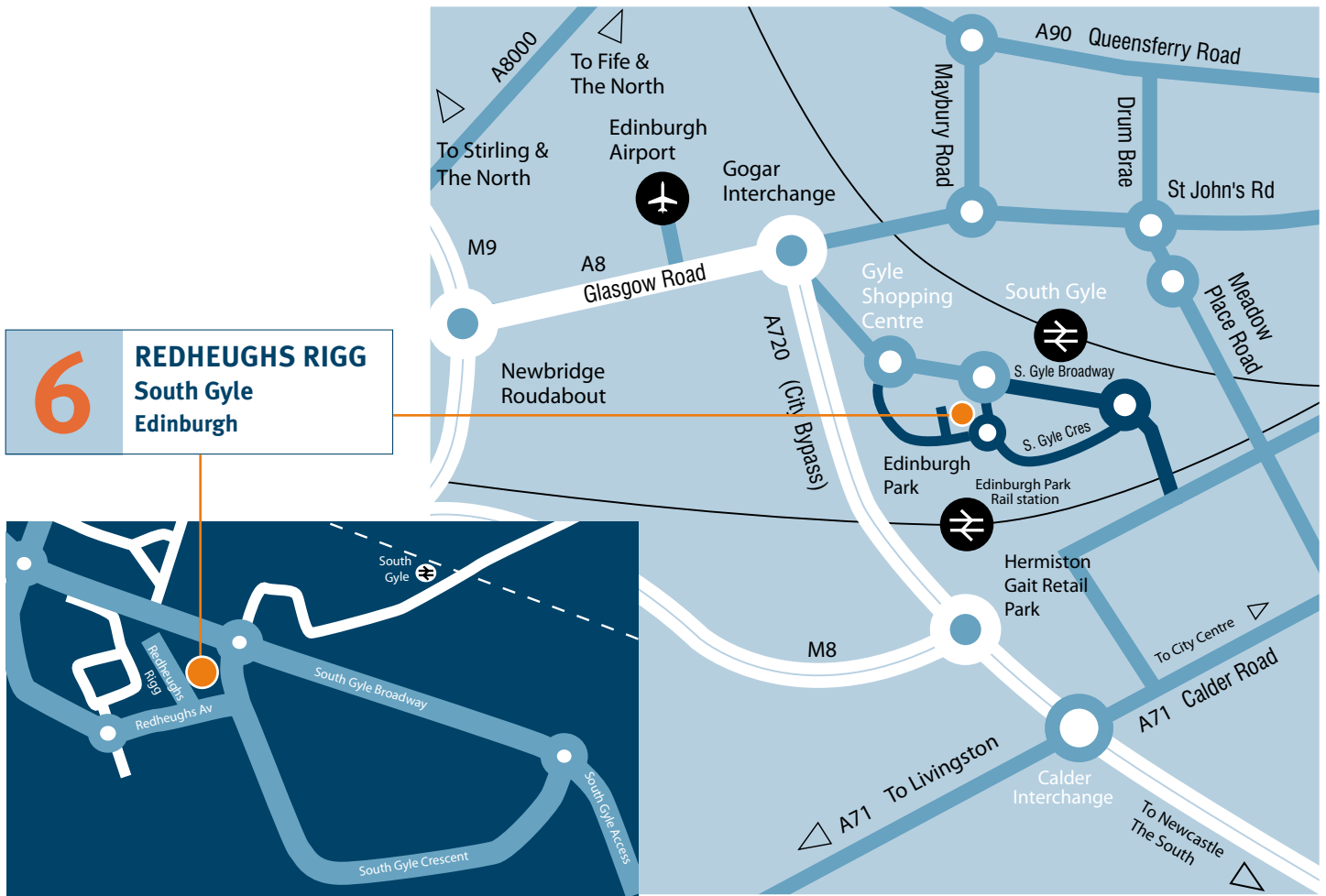
First & Second Floors

In accordance with the RICS Code of Measuring Practise (6th Edition), Redheughs Rigg provides the following floor areas:

Ground Floor Office	8,302 sq ft	771.30 sq m
Reception	708 sq ft	65.80 sq m
First Floor	9,083 sq ft	843.85 sq m
Second Floor	9,093 sq ft	844.80 sq m
Total	27,186 sq ft	2,525.75 sq m

There are 87 car spaces, a ratio of nearly 1:300 sq ft, considerably better than a number of comparable developments.





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Lease Terms

The property is available to let in its entirety on a new FRI lease for a negotiable term. Our client may consider letting the accommodation on a floor by floor basis.

Viewing and Further Information

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

Contact

Robin Blacklock or Kate Byrne
Email: rblacklock@savills.com
kbyrne@savills.com

Contact

Stewart Taylor or Allan Mathews
Email: stewart.taylor@cbre.com
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December 2007