TO LET

6RR

6RR EDINBURGH

HIGH QUALITY OPEN PLAN SUITES | 4,627 - 9,463 SQ FT AVAILABLE | 1:305 SQ FT CAR PARKING RATIO

6 REDHEUGHS RIGG | WEST EDINBURGH | EH12 9DQ



LOCATION

Strategically situated at the centre of South Gyle Business Park, 6 Redheughs Rigg occupies a prominent location within the successful West Edinburgh business direct.

TRANSPORT & AMENITIES

Excellently connected, the location sits 5 minutes from the motorway network and Edinburgh City Bypass, and under 10 minutes from Edinburgh Airport via car or tram. The city centre is reachable in 20 minutes, with six bus routes and three rail stations all within a 10-minute walk of the property. The Gyle Shopping Centre is less than 5 minutes' walk away.

Existing occupiers include Amey, British Red Cross, MOV8 and Randolph Hill, with nearby organisations including National Trust for Scotland, Fujitsu, Menzies and Aegon.

NEARBY OCCUPIERS

1. Energize Health & Fitness
2. Coppola Boxing Gym
3. Busy Bees Nursery
4. Fujitsu, Quotient and Menzies
5. Blyth & Blyth, EvoDental, CHEC
6. Avant Homes
7. Regus
8. Aegon, Atos, Business Stream
9. JP Morgan
10. RSPB Scotland, Miller Home
11. WSP, Origo
12. Enercon, Spacelabs Healthcare
13. MarshMcLennan, Sainsbury's Bank, element, Schneider Electric

AMENITIES & TRANSPORT

Shopping:
Gyle Shopping Centre

Tram Stops:
Edinburgh Park Central Tram Halt
Gyle Tram Halt

Train Stations:
Edinburgh Gateway Train Station
South Gyle Train Station

Bus Stops









DESCRIPTION

High quality open plan office accommodation within a pavilion style building arranged over 3 floors with a feature central atrium providing generous natural light.

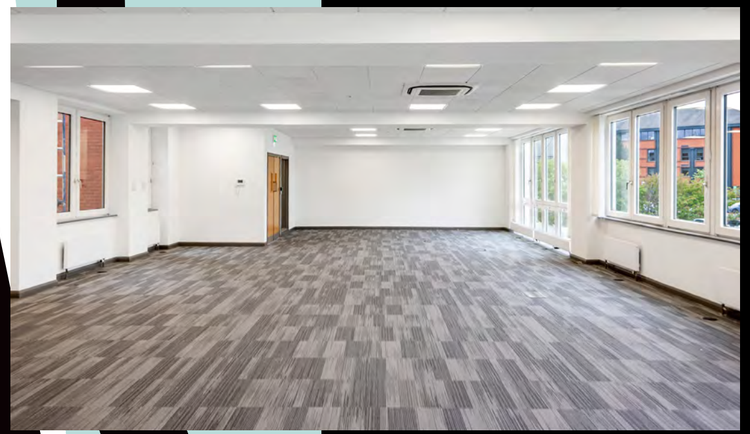
The vacant suites have been comprehensively refurbished to provide high quality CAT A finished accommodation incorporating kitchen and shower facilities.

KEY FEATURES:

- Contemporary building reception
- Secure entrance and barrier controlled car park
- Raised access floors
- Suspended ceiling with new LED lights
- Dedicated break-out areas
- New carpeting and redecoration
- VRF comfort cooling
- Gas fired central heating
- Male, female & accessible WC facilities
- Shower facilities
- Electric vehicle charging points
- Cycle parking facilities
- Energy Performance Rating of 'B'
- Plug 'n' Play Options Available

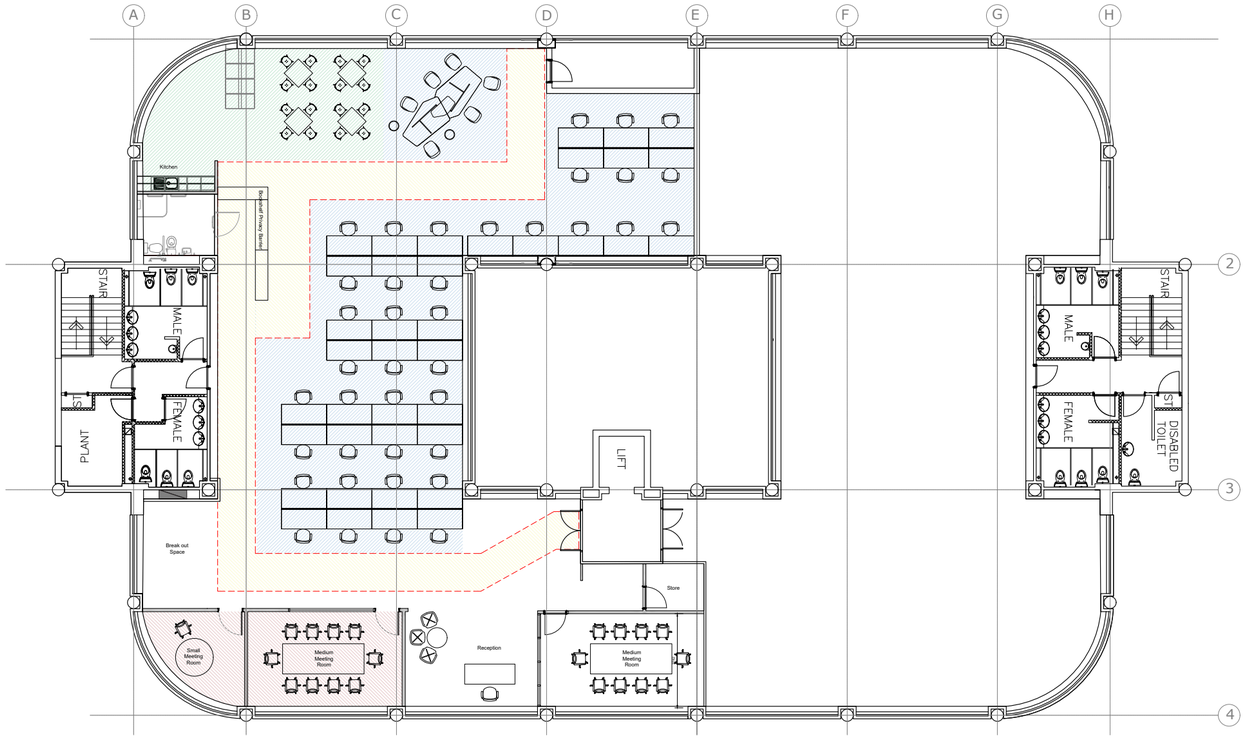












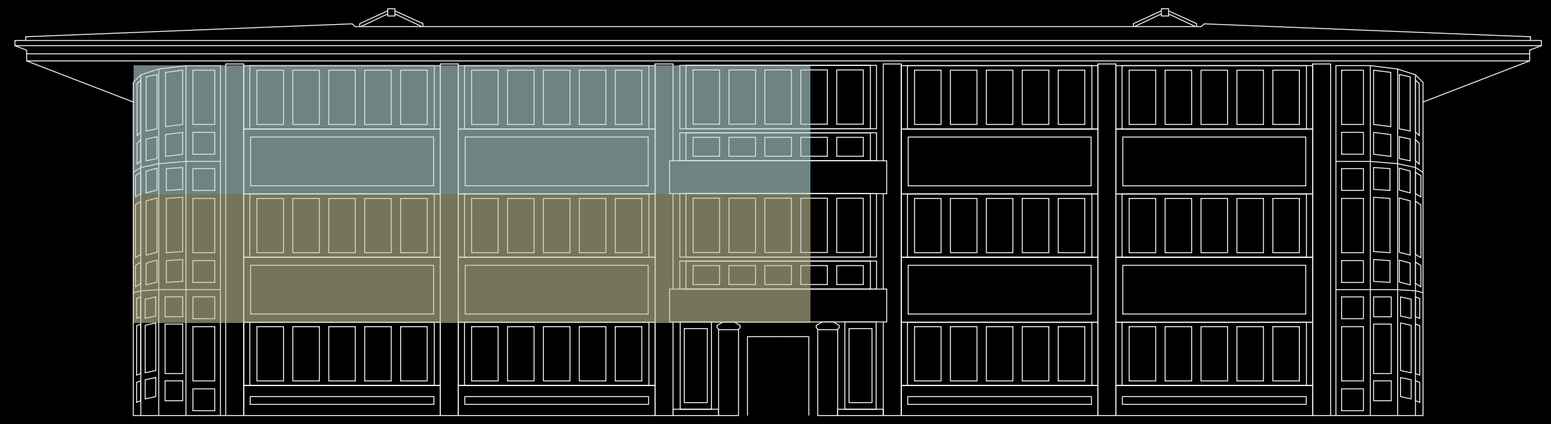




INDICATIVE SPACE PLANS & CGI'S



SECOND FLOOR PLAN



ACCOMMODATION

The available accommodation has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and extends to the following Net Internal 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 1:305 sq ft.



FIRST FLOOR PLAN

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LEASING 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:

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Amy Matteo
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CUSHMAN & WAKEFIELD

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07887 795 503

The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. Date of publication: Nov 2026. Design by Ninetwo