

Ryden

TO LET

1ST FLOOR OFFICE TO LET IN INGLISTON
146 - 329 SQ M (1,572 - 3,544 SQ FT)



**THE RURAL CENTRE
WEST MAINS
NEWBRIDGE
EH28 8NZ**

**5 INTERNAL MEETING
ROOMS**

FREE PARKING ONSITE

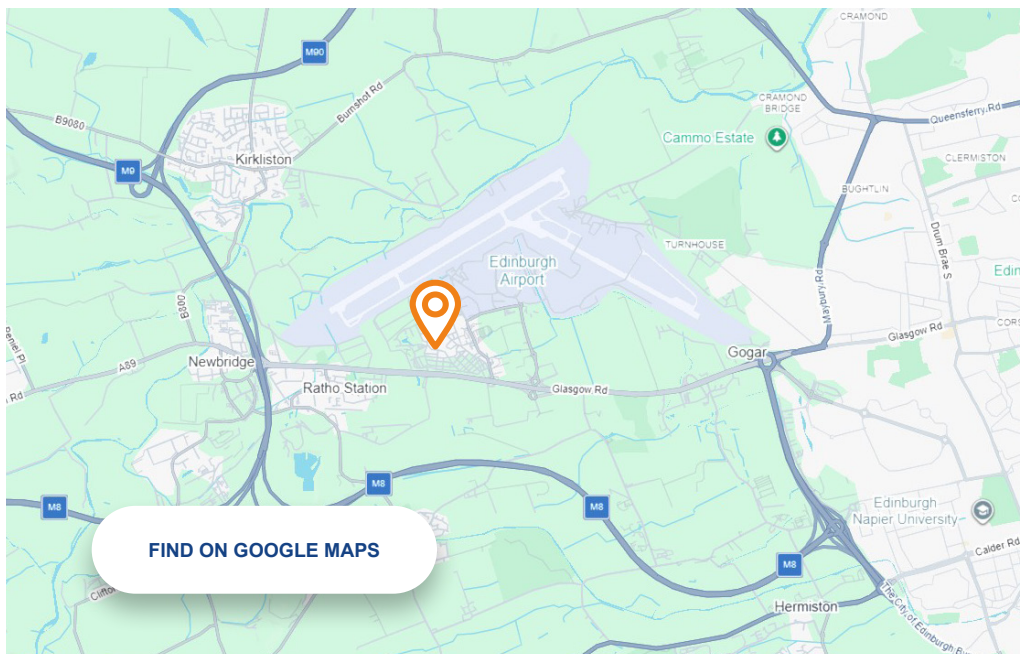
**LANDSCAPED COMMUNAL
COURTYARD**

EXCELLENT CONNECTIVITY

**MODERN, OPEN PLAN
ACCOMMODATION**

EV CHARGERS

FIND OUT MORE AT [RYDEN.CO.UK](https://www.ryden.co.uk)



LOCATION

The Rural Centre is located to the West of Edinburgh, within the Royal Highland Show Ground and within close proximity to Edinburgh Airport. Access is taken directly from the A8, allowing for excellent connectivity to the M8 and M9 motorway networks.

Access to the Rural Centre is taken along Hallyards Road with dedicated staff car parking. The Tram stop at Edinburgh Airport and Ingliston Showground Bus stop are both within walking distance to The Rural Centre.

DESCRIPTION

The Rural Centre offers office accommodation over ground and first floor. The vacant suite is on the first floor and can be subdivided as per the plans and sizes below.

The current accommodation is open plan with breakout space and meeting rooms situated around the north perimeter of the suite. The suspended ceiling incorporates LED lighting, with painted plasterboard walls, perimeter trunking throughout, and wall mounted electric heaters. The flooring is carpeted and natural light is via double glazed timber framed windows.

The current accommodation benefits from 5 dedicated meeting rooms within the demise and has access to a shared board room, as well as common kitchen and toilet facilities.

RATEABLE VALUE

According to www.saa.gov.uk the rateable value is £48,100 p/a as at 01/04/2026. The rates payable equates to 49.8 pence in the pound reflecting £23,953.80 p/a.

Interested parties are to make their enquiries with the assessor.

If the suite is subdivided, the units will be reassessed on occupation.

ACCOMMODATION

The suite is available as to a single occupier or we can subdivide as per the below areas and plans:

DESCRIPTION	SQ M	SQ FT
SUITE 1	183	1,972
SUITE 2	146	1,572
TOTAL	329	3,544

SPECIFICATION

- 5 meeting rooms
- Shared board room
- WC facilities
- Tea prep
- Electric heating
- Double glazed windows
- Free onsite parking
- EV Chargers
- Landscaped communal gardens

EPC

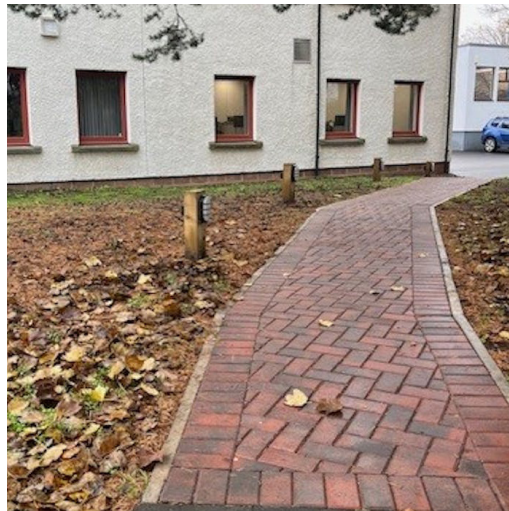
The property has an EPC of C

TERMS

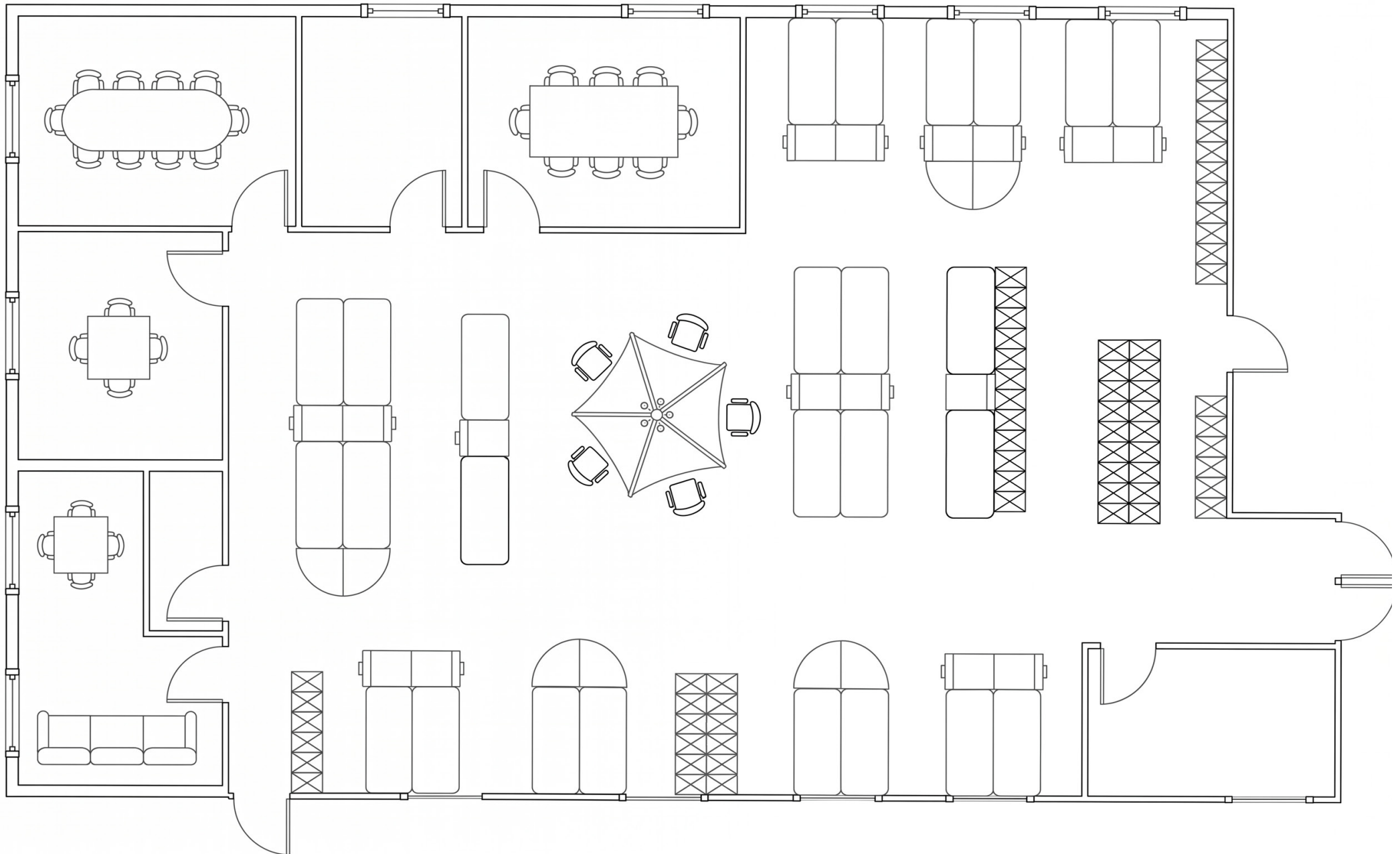
The vacant suite is available To Let on new FRI lease terms for a period to be agreed.

VIEWINGS

Please contact the joint letting agent for further information or to arrange a viewing.



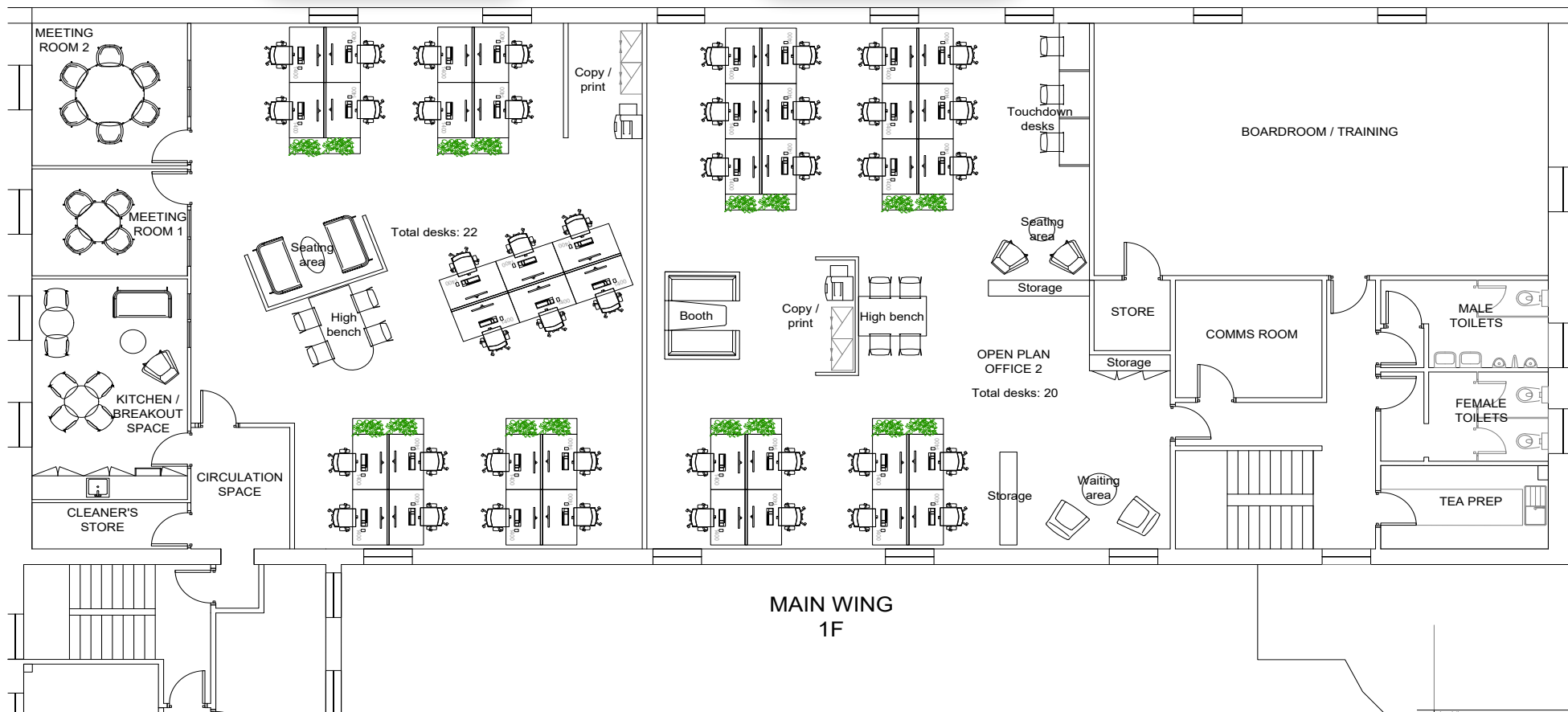
CURRENT FLOORPLAN



SUBDIVISION OPTION

SUITE ONE

SUITE TWO



MAIN WING
1F

rev description date by checked
DO NOT SCALE. Use figured dimensions only. All dimensions, spot levels and drainage positions to be checked on site by Contractor prior to construction. Any discrepancies to be reported back to Space Solutions. Drawings to be read & fully understood before work commences. IF IN DOUBT ASK.

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www.spacesolutions.co.uk

SKETCH

SARDC	August 2026	
drawn by	LL	checked SG
scale	1:50 @ A1 1:100 @ A3	
Proposed office layout		

rev number 0001 August 2026 proposed

TBC SK01

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Scale in metres - 1:50 scale bar

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GET IN TOUCH

Please get in touch with the joint letting agents for more details.

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