

To Let

The Rural Centre
West Mains of Ingliston
Newbridge
Edinburgh
EH28 8NZ

- Various suite sizes available
- Short term leases available
- Competitive rents
- Excellent transport links
- Free onsite parking



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.

Neighbouring occupiers include NFU Scotland, NFU Mutual, Hook 2 Sisters and Royal Highland & Agricultural Society of Scotland.

Description

The Rural Centre was built in the 1970's and offers office accommodation over ground and first floors.

The accommodation is largely cellular, comprising office suites for a variety of occupiers. The suspended tiled ceiling incorporates light fitments, with painted plasterboard walls, and wall mounted electric heaters. The flooring is carpeted. Natural light is via double glazed timber framed windows.

The accommodation is spread over the Rural Centre and annex, with 2 common meeting rooms, tea preps and WC facilities, one incorporating a shower.

Free onsite parking is available to the north of the centre.

Accommodation

The premises have been measured on a Net Internal basis, in accordance with the RICS Code of Measuring Practice, with the following suites available:

Room	SQ M	SQ FT
1	18.91	204
2	10.04	108
3	16.39	176
4	38.00	409
5	21.53	232
6	14.54	157
7	14.30	154
8	19.45	209
9	45.92	494

Lease Terms

The subject suites are available on IRI leases, with terms to meet desired requirements.

Rent upon application.

Rateable Value

Each suite has been independently assessed for their Rateable Value, with all suites well below the £15,000 threshold for the Small Business Bonus Scheme.

Further information available from the sole letting agent.

Service Charge

There is a service charge applicable to the suites. Further information is available from the sole agent.

VAT

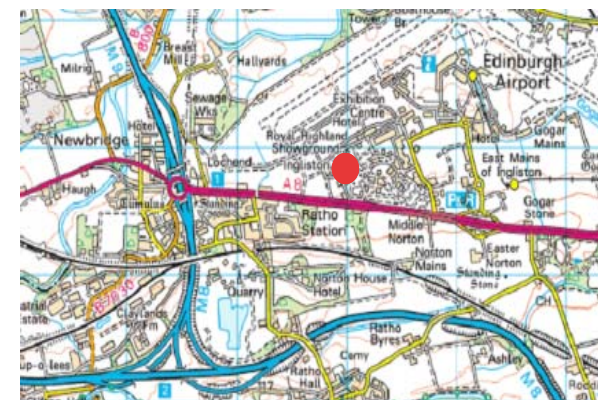
VAT is applicable.

EPC

The subjects have an EPC of C.

Viewing

All enquiries and viewings must go through the sole letting agent.



For further information or an appointment please contact:

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