



The Rural Centre, West Mains, Newbridge, EH28 8NZ

1st Floor Office to Let in Ingliston

- Up to 331.57 sq m (3,696 sq ft)
- 5 Internal meeting rooms
- Free parking onsite
- Landscaped communal courtyard
- 1st floor office
- Excellent connectivity
- Modern, open plan accommodation

Summary

| | |
|----------------|---------------------|
| Available Size | 3,569 sq ft |
| Rent | Rent on application |
| Rates Payable | £5.82 per sq ft |
| Rateable Value | £41,700 |
| Service Charge | Upon Enquiry |
| EPC Rating | C |

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. The 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 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.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|--------------|--------------|---------------|--------------|
| 1st | 3,569 | 331.57 | Available |
| Total | 3,569 | 331.57 | |

Specification

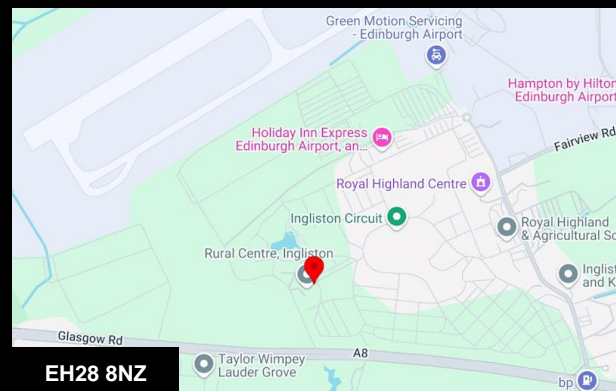
- 5 meeting rooms
- Shared board room
- WC facilities
- Tea prep
- Electric heating
- Double glazed windows
- Free onsite parking
- EV Chargers
- Landscaped communal gardens
- EPC 'C'

Viewings

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

Terms

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



Viewing & Further Information



Ailsa Lamont
07780281169
ailsa.lamont@avisonyoung.com



Craig Dodds
01312 558 000 | 07770 887 937
craig.dodds@avisonyoung.com

SUBJECT TO CONTRACT. Avison Young UK copyright. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. Generated on 08/01/2026







Indicative layout only

