

Ryden

TO LET

1ST FLOOR OFFICE TO LET IN INGLISTON
331.57 SQ M (3,696 SQ FT)



THE RURAL CENTRE
WEST MAINS
NEWBRIDGE
EH28 8NZ

5 INTERNAL MEETING
ROOMS

FREE PARKING ONSITE

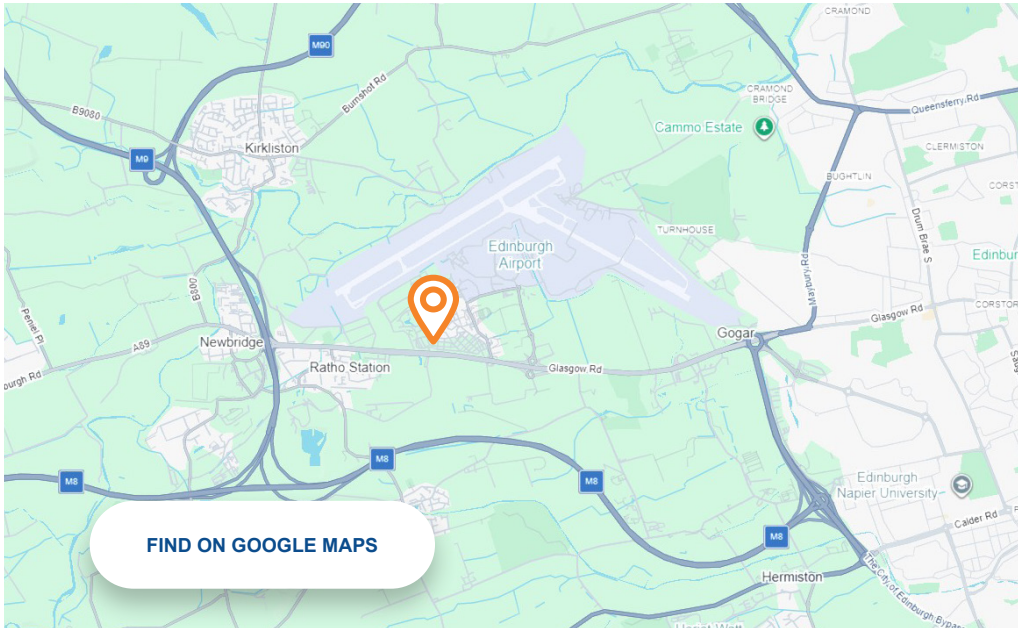
LANDSCAPED COMMUNAL
COURTYARD

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. 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 subjects have the following approximate areas:-

DESCRIPTION	SQ M	SQ FT
1ST FLOOR	331.57	3,569
TOTAL	331.57	3,569

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.

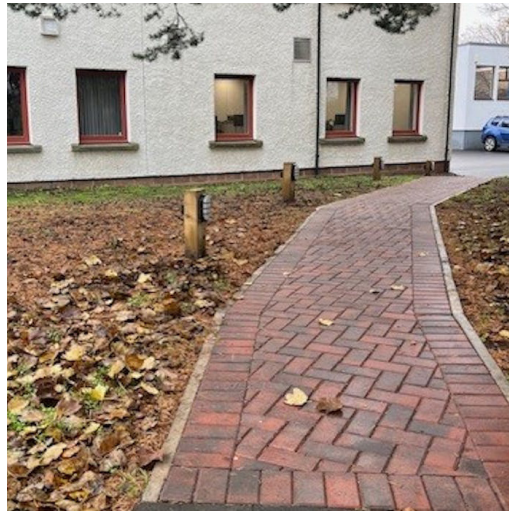
RATEABLE VALUE

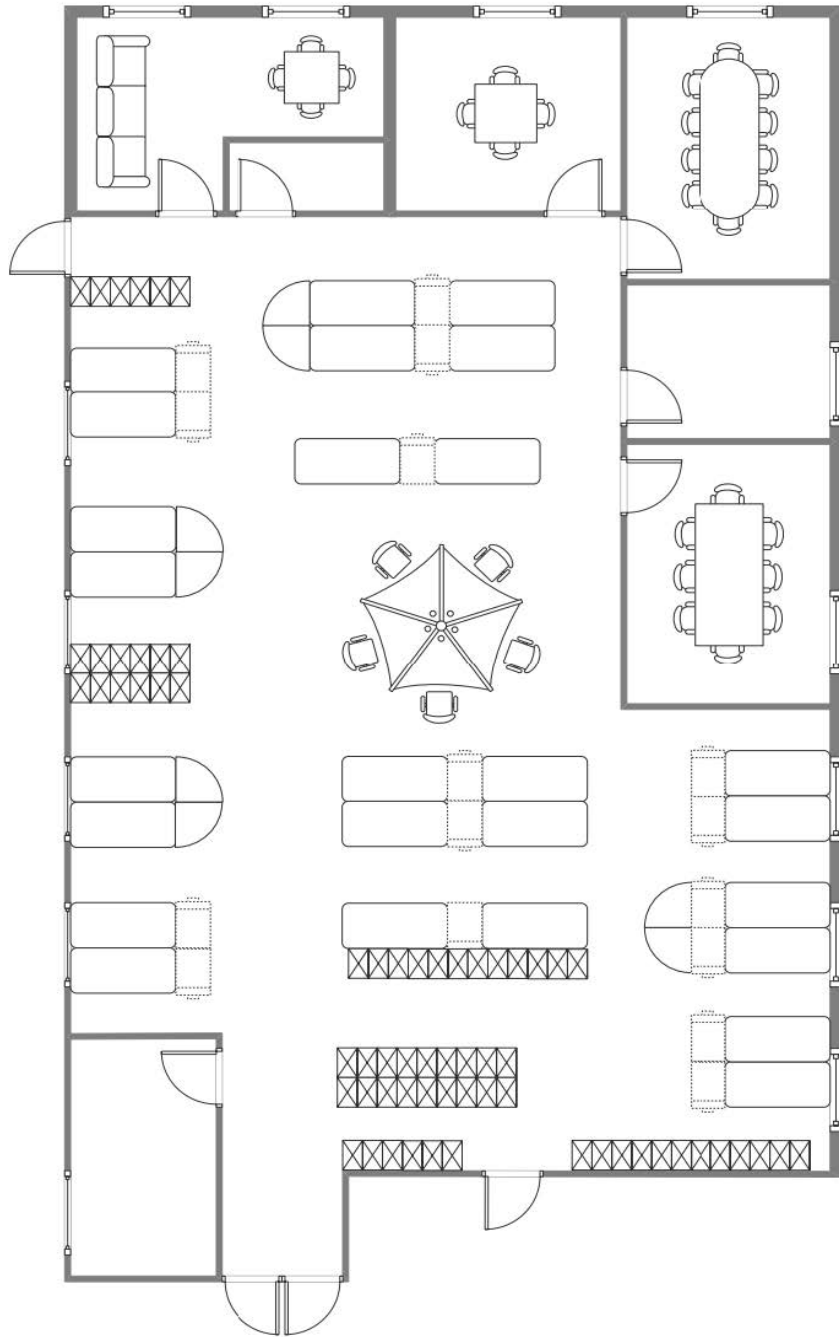
According to www.saa.gov.uk the rateable value is £48,100 p/a as at 01/04/2026. The rates payable equates to 49.8 pence in the pound reflecting £23,953.80 p/a. Interested parties are to make their enquiries with the assessor.

VIEWINGS

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







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GET IN TOUCH

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