



To Let

51,949 sq ft / 4,826.1 sq m

Calton House

5 Redheughs Rigg
Edinburgh
EH12 9HH

- Impressive double height atrium
- Shower and cycle hub facilities
- 152 onsite car parking spaces



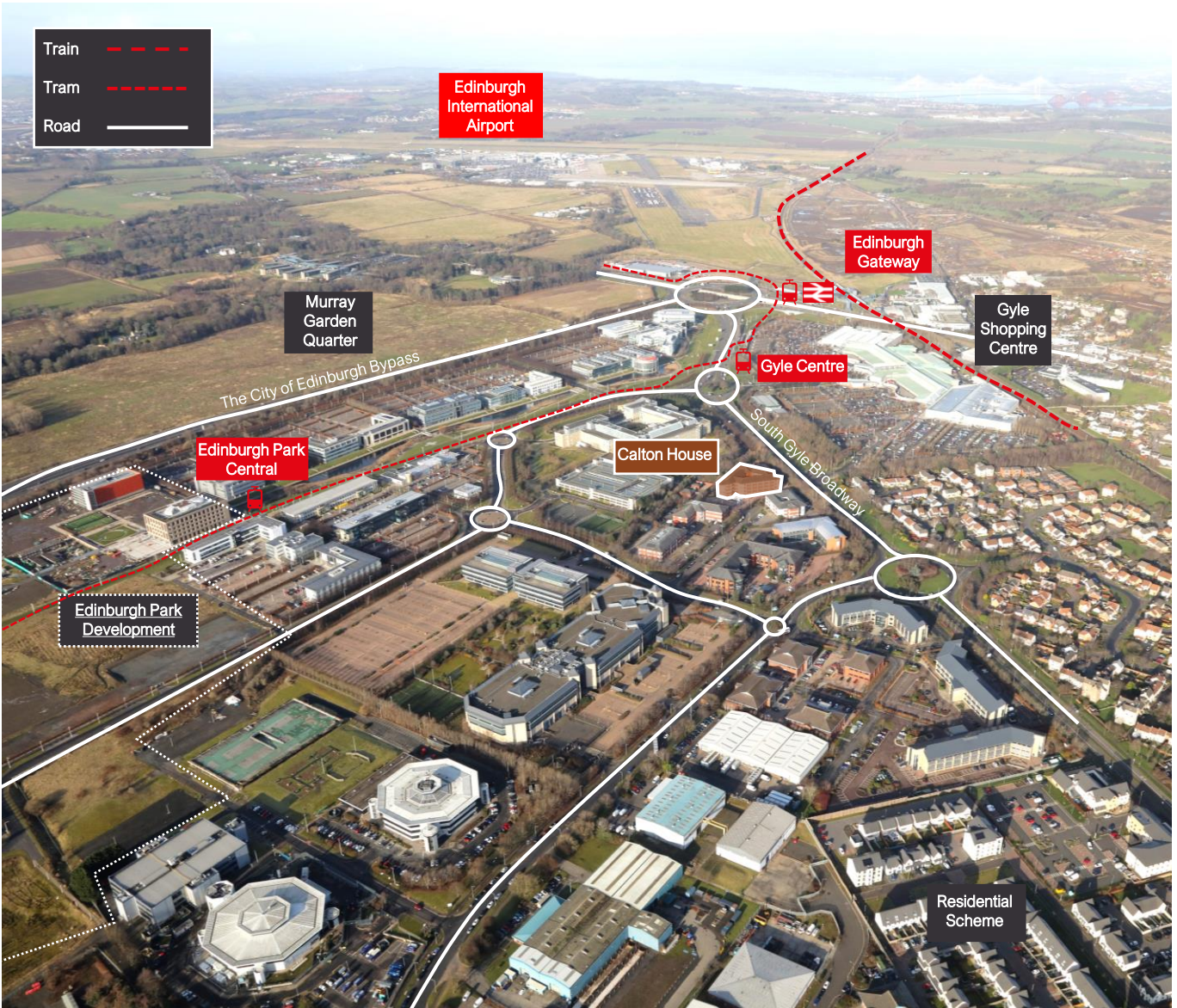
0131 202 6781 / 0131 222 9616

LOCATION

West Edinburgh is home to an array of renowned UK and international organisations attracted by the green environment and the excellent amenity and public transport on offer.

Connectivity is exceptional with the park served by three train stations, multiple bus services and three tram stops that provide easy access to the city centre and nearby Edinburgh Airport. The City bypass (A720) runs adjacent to the park which in turn connects with the M8, M9, M90 and the national motorway network. Those choosing to cycle to work are well catered for with National Cycle Routes 8, 75 and 754 in close proximity, along with secure cycle racks and a repair station available on arrival.

MAP



SITUATION

The nearby Gyle Shopping Centre features numerous well-known brands, as does Hermiston Gait Retail Park which is located close by. Other amenities include Busy Bees Nursery, Energize Fitness and Health Club and a choice of three hotels, namely Ibis, Premier Inn and Novotel.

Parabola's new mixed-use community is currently under construction on the park. Once completed the development will provide a civic square featuring bars, restaurants and shops, a lido swimming pool, a gym and an exhibition venue, in addition to new homes and offices.

DESCRIPTION

Calton House is a modern, four storey office building extending to approximately 51,949 sq ft.

The property offers a variety of open plan and partly fitted out accommodation, providing flexibility for incoming occupiers. Arranged over ground, first, second and third floors, there is also an impressive and airy central atrium.

The building is of steel frame construction with walls of concrete block work, faced externally in red brick. Internally, the building benefits from excellent natural daylight and the following specification:

- Impressive double height atrium
- Fully accessible raised floors
- Suspended ceilings with recessed light fittings
- Gas fired central heating
- Male and female toilet facilities on each level
- Shower facilities
- Passenger lifts servicing all floors
- Attractive landscaped environment
- Cycle parking
- The property benefits from 152 on site car parking spaces (1:340 sq ft)

ACCOMMODATION

The property has a net internal area of 51,949 sq ft / 4,826.1 sq m.

Floor	Area (Sq Ft)	Area (Sq M)
Ground	12,082	1,122.4
First	12,183	1,131.8
Second	12,418	1,153.7
Third	12,451	1,156.7
Atrium	2,815	261.5
Total	51,949	4,826.1



Landscaped Environment



Shower Facilities



Good Levels of Natural Daylight



Cycle hub



Gas Fired Central Heating



Passenger Lifts

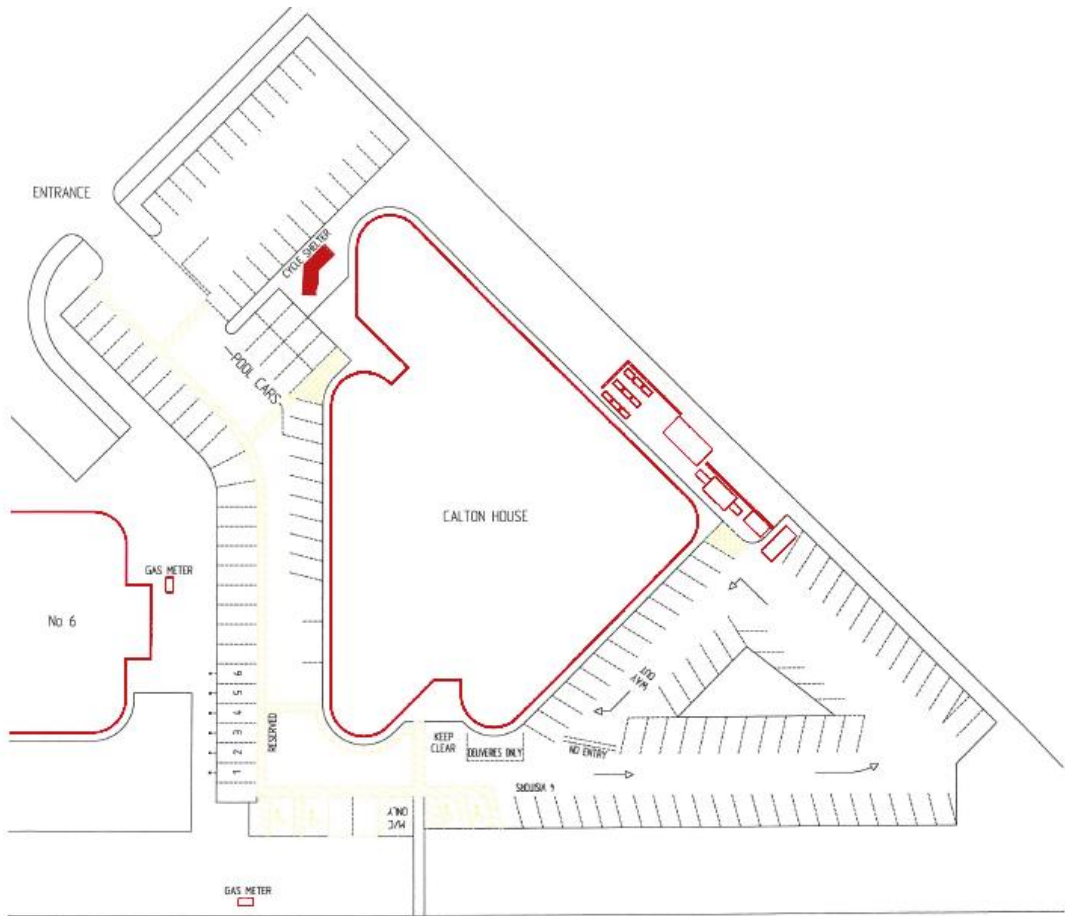


Dedicated car parking

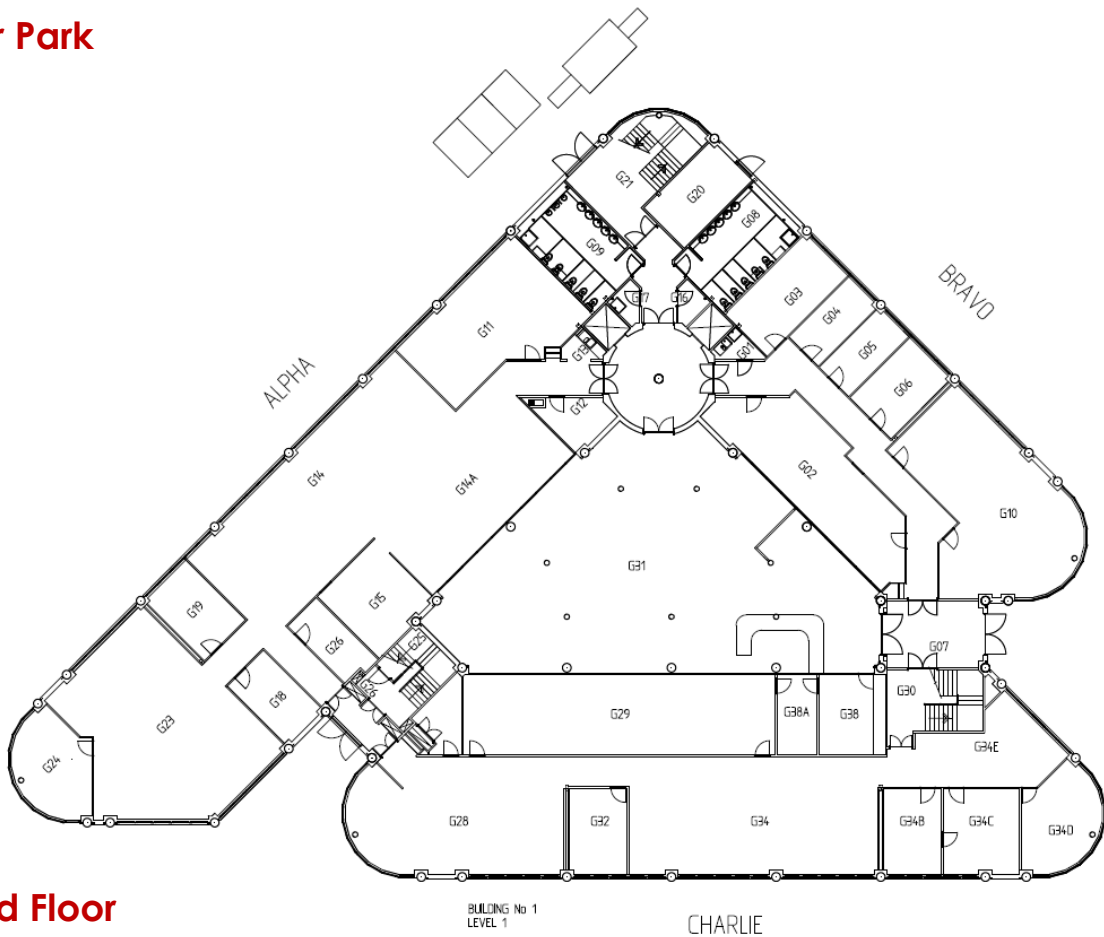


Flexible Accommodation

FLOORPLANS

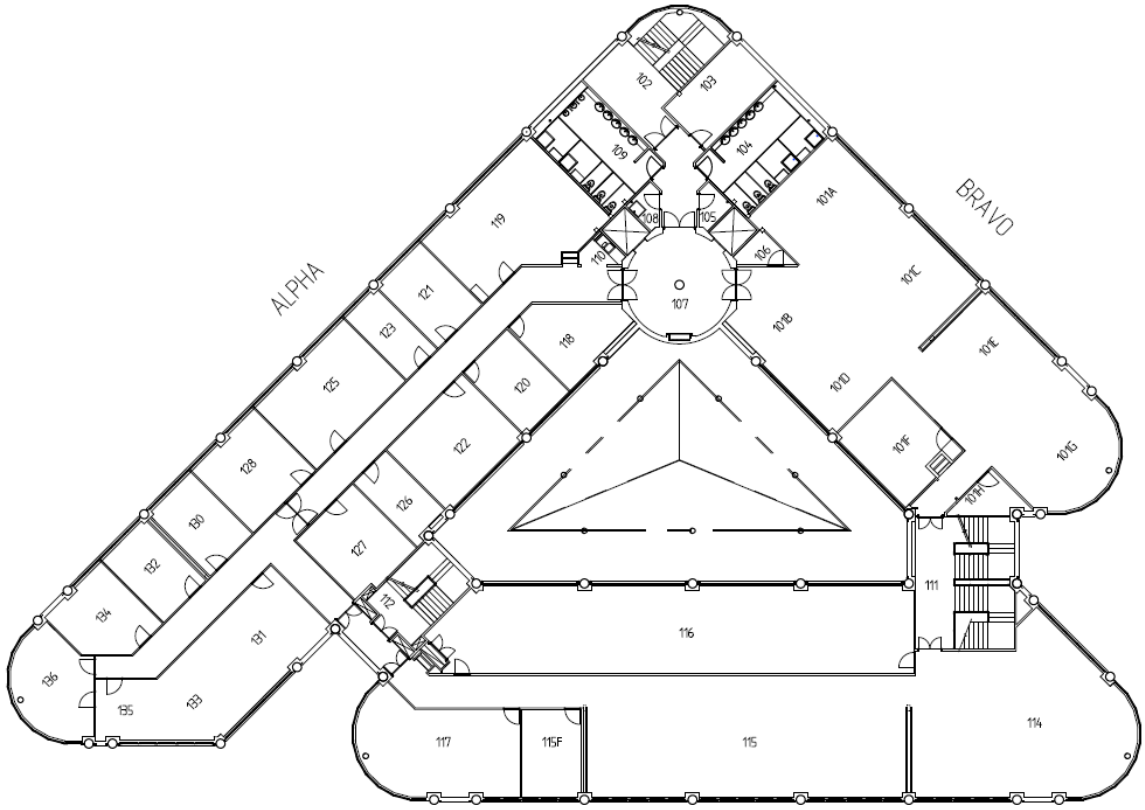


Car Park



Ground Floor

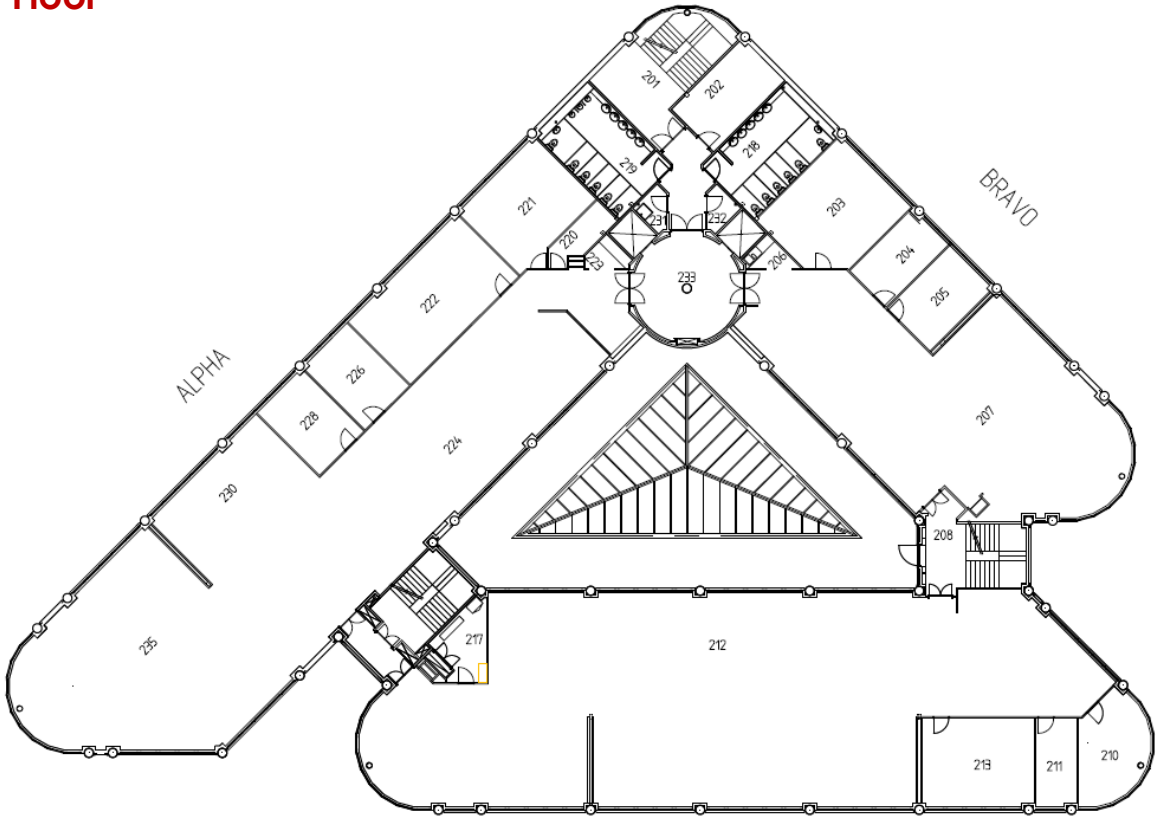
FLOORPLANS



BUILDING No 1
LEVEL 2

CHARLIE

First Floor

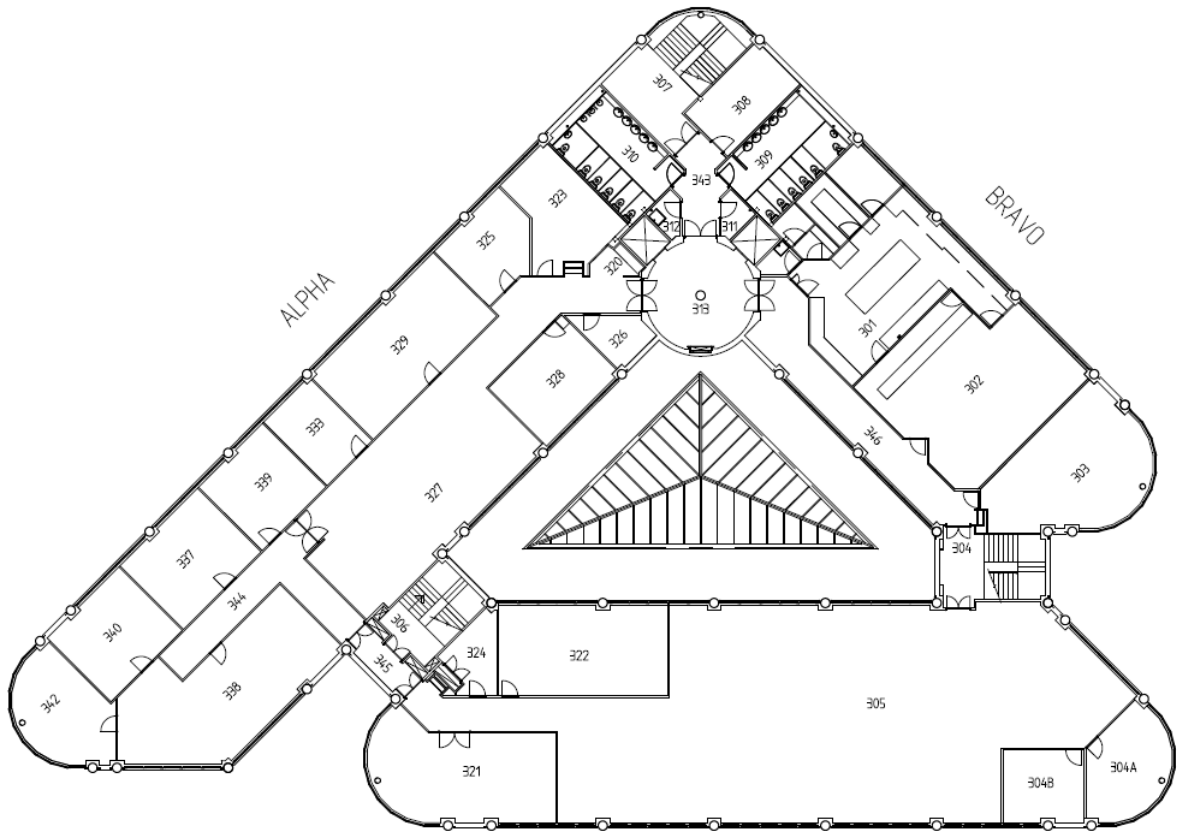


BUILDING No 1
LEVEL 3

CHARLIE

Second Floor

FLOORPLANS



BUILDING No 1
LEVEL 4

CHARLIE





LEASE TERMS

The property is available to let as a whole or on a floor-by-floor basis on a Full Repairing and Insuring basis on lease terms to be agreed.

SERVICE CHARGE

A service charge is applicable and details are available on request.

VAT

VAT is payable on all outgoings related to the occupation of the building.

LEGAL COSTS

Each party will be responsible for their own legal costs, with the incoming tenant responsible for the payment of registration dues and any LBTT payable.

ENTRY

The property is available for immediate entry

RATES

The incoming occupier will be responsible for the payment of Local Authority Rates. We understand the premises has a rateable value of £674,000.

It is recommended that interested parties contact Lothian Valuation Joint Board directly for rating information.

EPC

The property currently has an EPC rating of C40.

VIEWING & FURTHER INFORMATION



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