

CALTON HOUSE

5 REDHEUGHS RIGG | SOUTH GYLE
EDINBURGH | EH12 9HH

- > Heritable interest (Scottish equivalent of English freehold).
- > Offers over - £2,500,000 which equates to a low capital value of £48.00 per sq.ft.
- > Site area – 1.9 acres.

FOR SALE

51,949 SQ. FT

HIGHLY PROMINENT OFFICE SUITABLE FOR REFURBISHMENT OR OWNER-OCCUPATION, WITH DEVELOPMENT POTENTIAL FOR ALTERNATIVE USE, SUBJECT TO PLANNING



PLAY
VIDEO

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. National Cycle Routes 8, 75 and 754 are within close proximity to the property.





DESCRIPTION

Calton House is a modern, four storey office building extending to approximately 51,949 sq ft arranged over ground, first, second and third floors, there is also an impressive and fully sealed 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 and fully sealed double height atrium



Shower facilities



Fully accessible raised floors



Passenger lifts servicing all floors



Suspended ceilings with recessed light fittings



Attractive landscaped environment



Gas fired central heating



Cycle parking



Male and female toilet facilities on each level

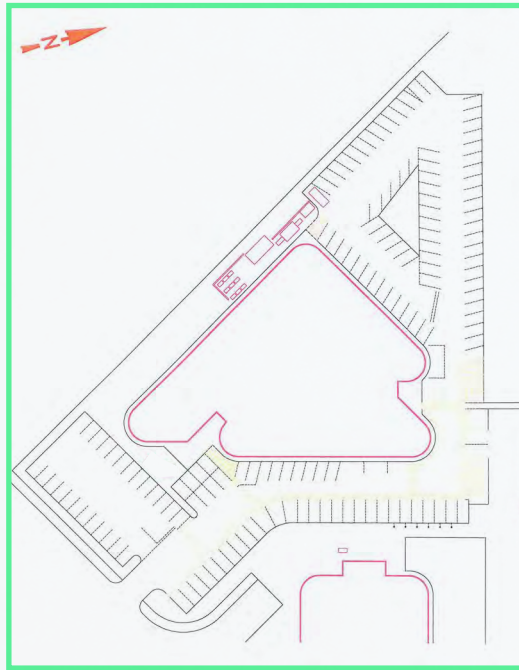


The property benefits from 152 on site car parking spaces (1:342 sq.ft)

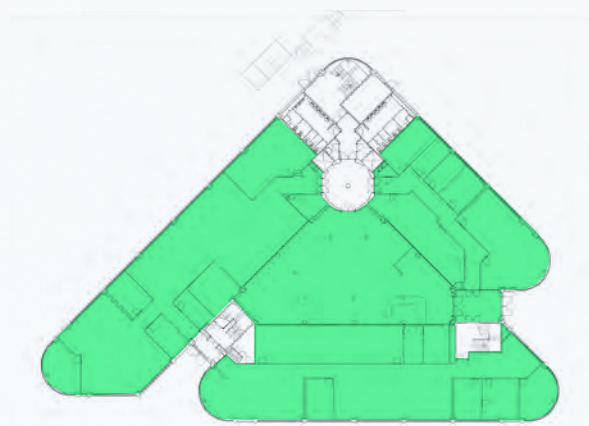
ACCOMMODATION

The property has been measured by Plowman Craven Associates; the net internal areas are as follows:

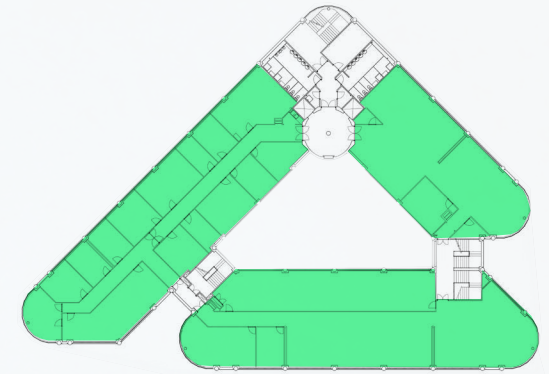
Floor	SQ FT	SQ M
Third	12,451	1,156.7
Second	12,418	1,153.7
First	12,183	1,131.8
Ground	12,082	1,122.4
Atrium	2,815	261.5
Total	51,949	4,826.1



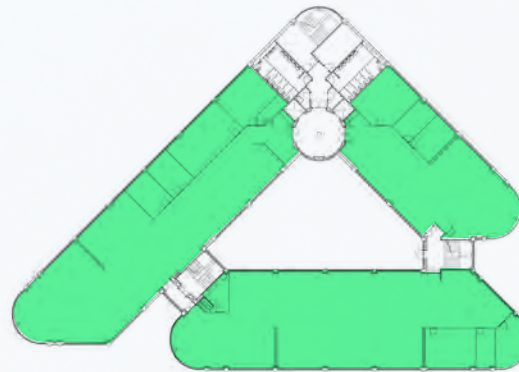
Carpark - 152 car spaces



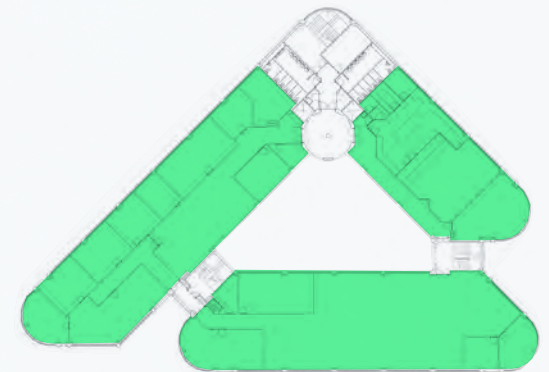
Ground floor



First floor



Second floor



Third floor

PLANNING

The site is located in "Place 19 Edinburgh Park/South Gyle" and "Area EP3" within the City Plan 2030. This policy aims to promote a better mix of uses in the area whilst still retaining its important role as a strategic business location.

In EP 3 and EP 4, commercial and mixed-use proposals will be supported. Where practicable, development should provide increased permeability, create a direct relationship with South Gyle Broadway and improve the pedestrian and cycling environment along South Gyle Crescent.

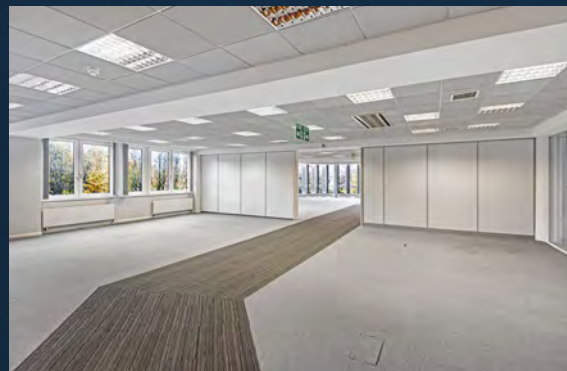
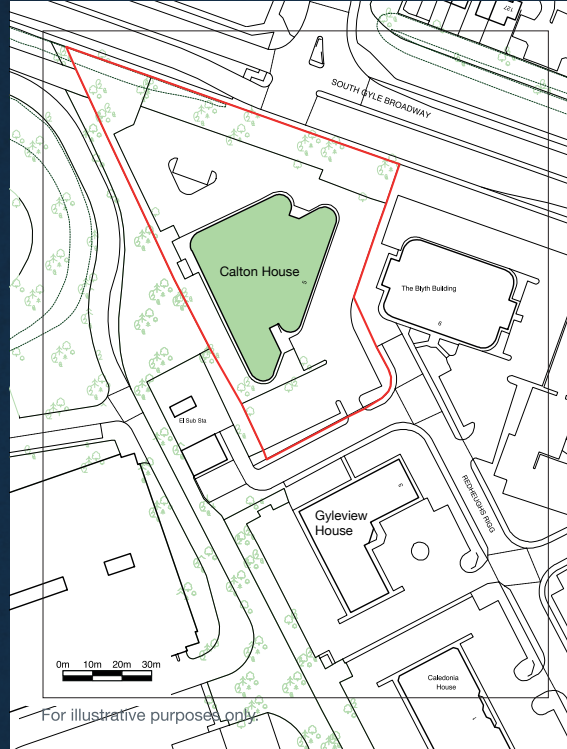
Other key considerations include:

- Embodied carbon and biodiversity.
- Incoming 35% affordable housing contribution for residential schemes over 12 units.
- Wider developer contributions are a key consideration in scheme viability.
- Policy econ2 requires proposals for commercial uses within the urban area on sites 0.25 ha or larger to provide at least 50% of the site for housing (where compatible and appropriate within the site context).
- Amenity of potential occupiers and neighbours.

Overall, there is support for the redevelopment of this site and wider area subject to compliance with relevant policies.

TENURE

The premises are being offered for sale with vacant possession, based on a Heritable Interest Sale, which is the Scottish equivalent of an English Freehold.



RATES

According to the Scottish Assessors the building has a Rateable Value of £674,000. A flexible lease to a charity occupier has been agreed for the whole building.

VAT

The property is registered for VAT.

INTERESTED PARTIES

Offers are invited for the Heritable Interest in the Property. Interested parties are advised to note their interest in writing. Conditional offers may be considered if supported by detailed information to assess viability. The purchaser will be responsible for their own legal costs and all taxes associated with this transaction.

EPC

Energy Performance Certificate (EPC) rating of B (23).



CALTON HOUSE



VIEWINGS & FURTHER INFORMATION

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Subject to Contract

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February 2025.

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