



**To Let**

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# Ratho Park **Two**

88 Glasgow Road, Newbridge, EH22 8QQ

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On the A8 - Near the Airport and M8/9 Interchange

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Prominent, accessible, affordable | 3,057 - 14,295 sq ft (284 - 1,328 sq m)  
Accommodation benefits from highly reusable existing fit-out | Ready for occupation



## Location

Ratho Park is an established business park, strategically situated on the west side of Edinburgh, approximately 1 mile from Edinburgh International Airport. Less than 1/2 mile from Newbridge Interchange, Ratho Park provides direct access to the national motorway network.

The building occupies a highly visible location situated on the A8 dual carriageway. This position provides excellent road access to the capital and towards Glasgow and the North. Ingliston Park and Ride is also within close proximity to the building which is served by 14 bus routes.

The building also provides excellent branding opportunities, with approximately 47,000 vehicles passing the building daily.

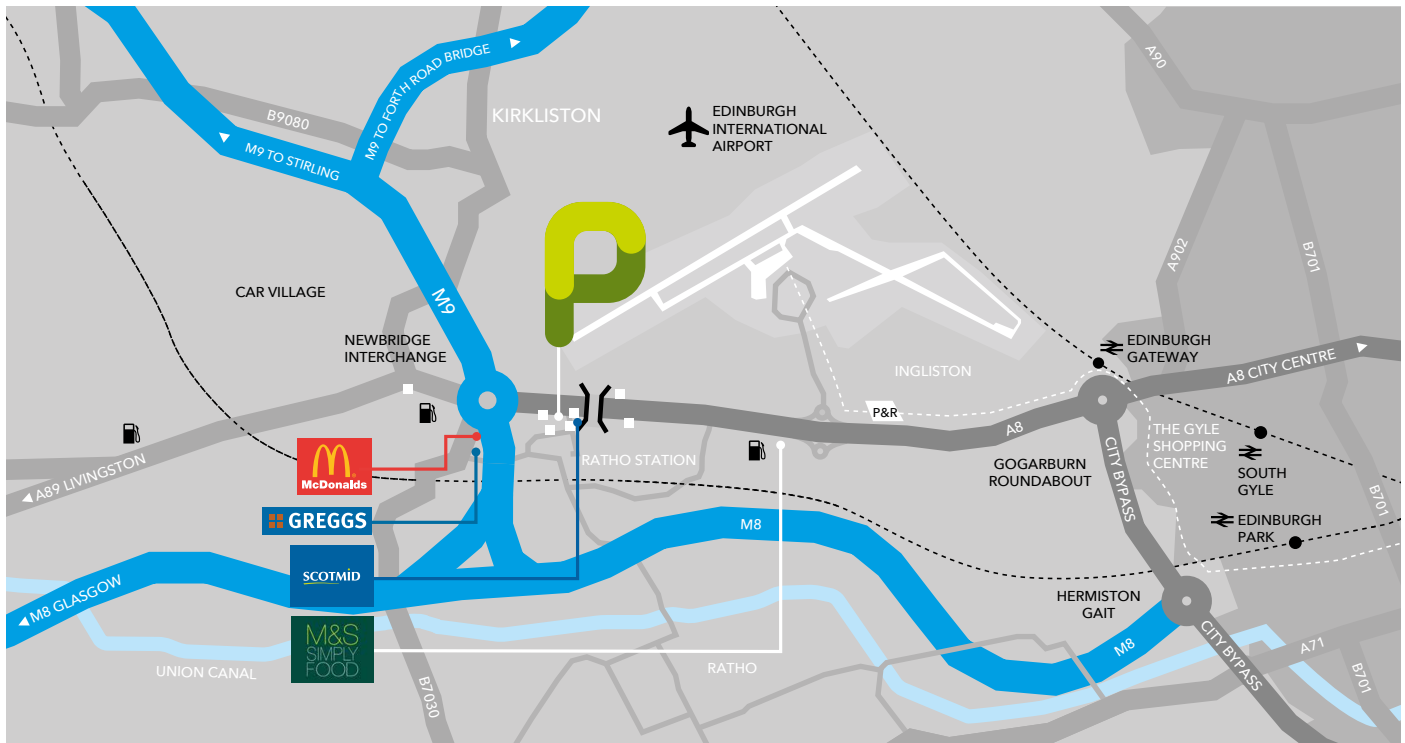
Ratho is close to the retail and leisure facilities of the Gyle Shopping Centre and Edinburgh Park with convenience shopping available in the immediate vicinity.

Office occupiers within the Park include; Robertson Group, RPS Group, Recruitment Zone and Multiple Sclerosis Society Scotland. A 97 bed Travelodge with cafe, bar and restaurant facilities is also located on site.

## Transport Links

Ratho park is highly connected by road, rail and air.

Car		Train		Air	
Location	Time	Location	Time	Location	Time
City Centre	25 mins	City Centre	10 mins	London	1hr 15 mins
Queensferry Crossing	15 mins	Glasgow	58 mins	Manchester	1hr
Glasgow	46 mins	Aberdeen	2hr 46 mins	Dublin	40 mins





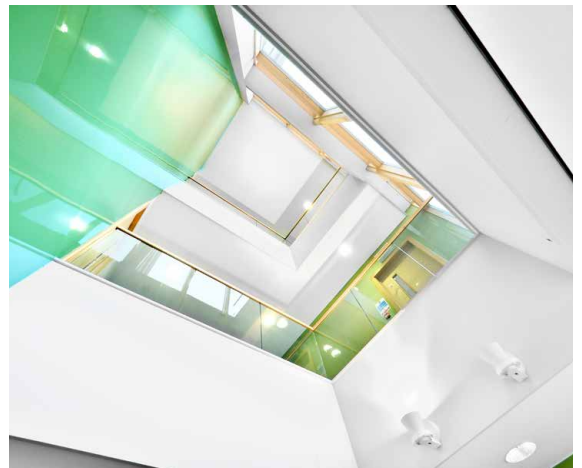
## Description

Ratho 2 is a highly flexible, eco-friendly office building arranged over ground and two upper floors. Ratho Park's BREEAM rating of 'excellent' confirms its green credentials and is one of only a handful of buildings across the country to achieve this status. The buildings eco-friendly and simple design helps to minimise occupational costs.

Internally the property benefits from an impressive three storey atrium. Each floor is finished to a high quality standard providing efficient mostly column free open plan suites allowing maximum layout versatility. WC facilities are provided on each floor, with contemporary shower and changing facilities on both the ground and first floors.

## Specification

- Natural ventilation with ability to retro-fit air-conditioning if required
- Central building management system
- Stunning welcoming reception area with impressive three storey atrium
- Full raised access flooring with 400mm voids
- 2.94m floor to ceiling height
- Efficient LG7 automatic lighting which adjust to natural light levels
- DDA compliant
- Secure bike storage
- Car parking ratio of 1:450 sq ft
- Highly usable existing fit out
- 450 Kw backup generator

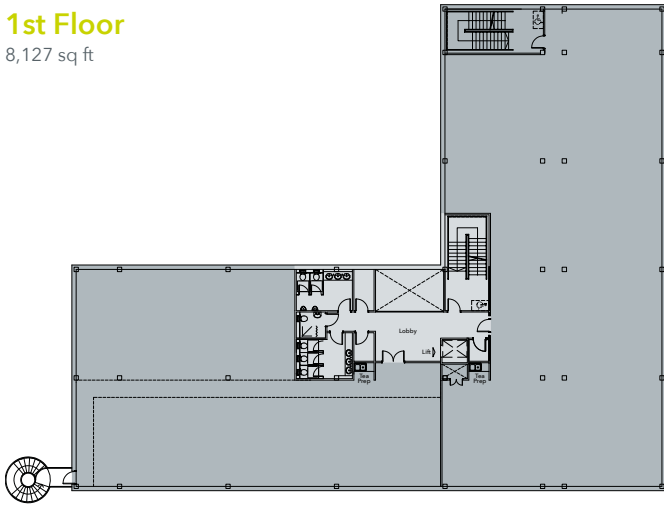


## Accommodation

The available accommodation is located on the 1st and 2nd floors of the property. It is possible to subdivide the office suites on both the 1st and 2nd floors. Requirements ranging from 3,057 - 14,295 sq ft can therefore be accommodated.

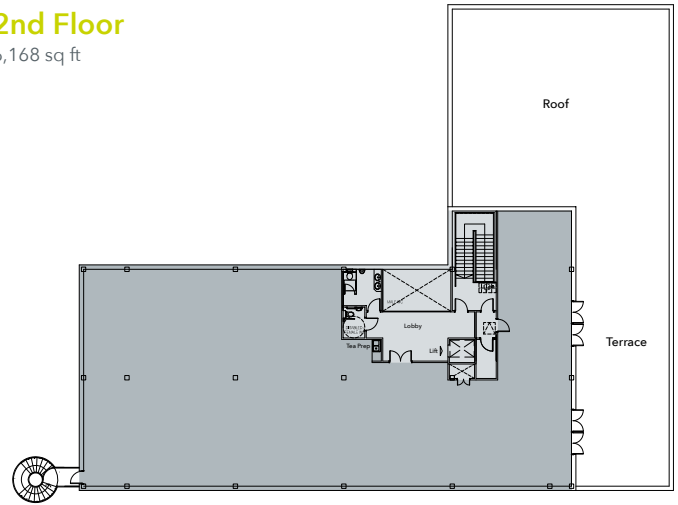
### 1st Floor

8,127 sq ft



### 2nd Floor

6,168 sq ft



## Terms

The offices are available on flexible lease terms.

Further information on quoting rents are available from the joint letting agents.

## Date of Entry

Immediate entry is available.

## Legal Costs

The ingoing tenant will be responsible for their own legal costs together with stamp duty, VAT and registration dues.

## VAT

All figures quoted are exclusive of VAT.

## EPC

The building is rated as E+.

## Viewing

Strictly by appointment with the joint letting agents.

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