



To Let

£8
PER SQ. FT.

Ratho Park One

88 Glasgow Road, Newbridge, EH28 8PP

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

Prominent, accessible, affordable | 2,252 - 12,041 sq ft (209 - 1,118 sq m)
Accommodation benefits from highly reusable existing fit-out | Ready for occupation



GF2

Location

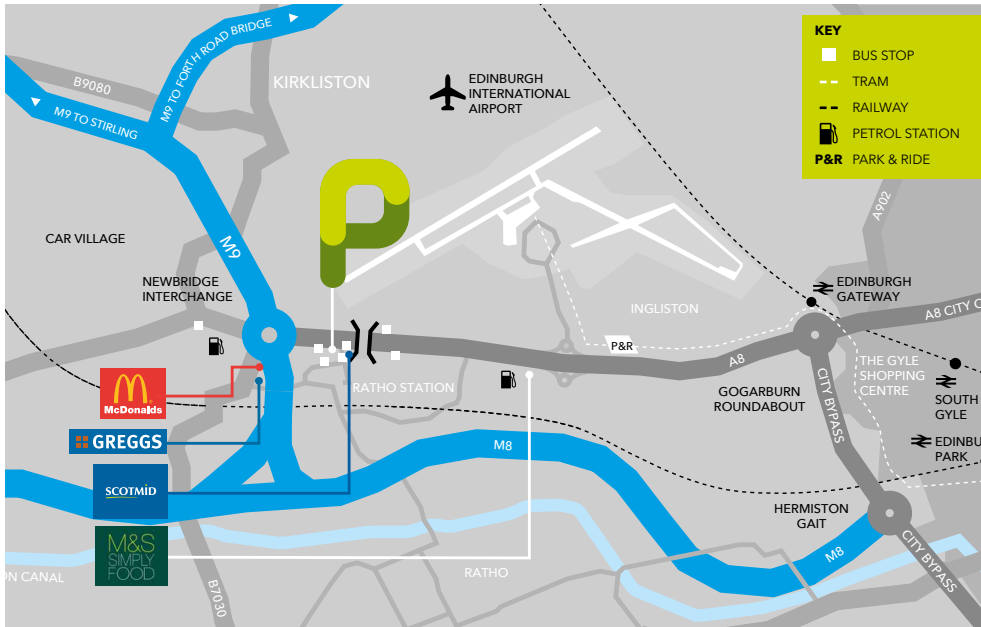
Ratho Park is an established business park, strategically situated on the west side of Edinburgh, approximately 1 mile from Edinburgh International Airport. Less than 1/2 mile from Newbridge Interchange, Ratho Park provides direct access to the national motorway network.

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 Park 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.



Description

Ratho Park One provides high quality, open plan office space which benefits from the following outline specification:

- Full raised 150mm access floors
- VDU compatible lighting throughout
- Displacement ventilation system (comfort cooling can be retro-fitted)
- Male, female and disabled WC's
- Shower facilities
- Lift access
- DDA compliant
- Car parking ratio of 1:450 sq ft
- Bike parking
- On site Travelodge with cafe, bar and restaurant facilities
- High quality existing fit-out
- 450 Kw backup generator

Accommodation

Presently, there are three available office suites:

Demise	Size (sq. ft.)	Rateable Value
GF2	5,461	£47,000
1F1	4,328	£34,900
1F2	2,252	£20,900

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

Any ingoing tenant will be responsible for their own legal costs together with LBTT, 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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