

AVISON YOUNG

The Rural Centre, West Mains, Newbridge, EH28 8NZ

Office To Let | Rent on application | 1,421 to 3,569 sq ft

1st Floor Office to Let in Ingliston





Key Points

- 1st floor office (with potential to split)
- 5 Internal meeting rooms
- Excellent connectivity
- Free parking onsite with onsite EV chargers
- Modern, open plan accommodation
- Landscaped communal courtyard

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.
Potential to divide the office into smaller suites available, plans attached with current floorplan.

Location

The Rural Centre is located to the West of Edinburgh, within the Royal Highland Show Ground and 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 including on site EV charging. The Tram stop at Edinburgh Airport and Ingliston Showground Bus stop are both within walking distance to The Rural Centre.

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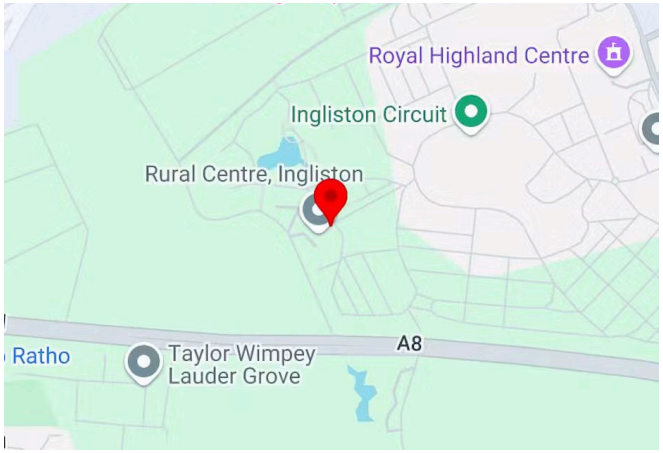

Summary

- Rent: Rent on application
- Business rates: £5.82 per sq ft
- EPC: C
- Lease: New Lease

Further information

- View details on our website
- View Microsite

Contact & Viewings



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Accommodation

Name	sq ft	sq m	Availability
1st	3,569	331.57	Available
Total	**3,569**	**331.57**	

Specifications

- 5 meeting rooms
- Shared board room
- WC facilities
- Tea prep
- Electric heating
- Double glazed windows
- Free onsite parking
- EV Chargers
- Landscaped communal gardens
- EPC 'C'
- Potential sub-division of office space into two smaller suites available:

Suite 1: 1,421sq ft
Suite 2: 1,572 sq ft

Viewings

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

Terms

The vacant suite is available To Let on new FRI lease terms for a period to be agreed.

Availability

Available Immediately

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NFU Mutual
Toilets
THE
RURAL
CENTRE
WEST MAINS INGLISTON







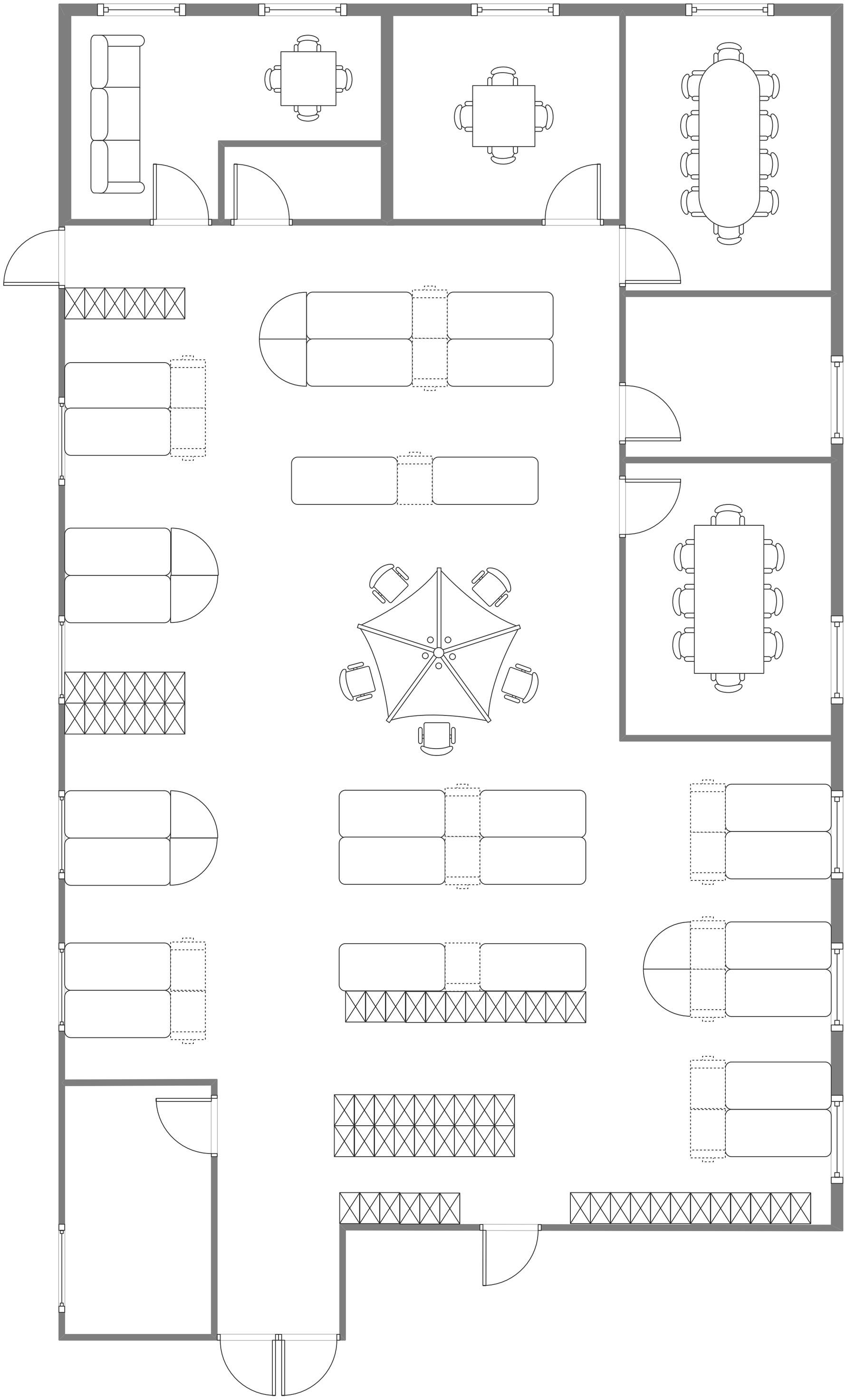


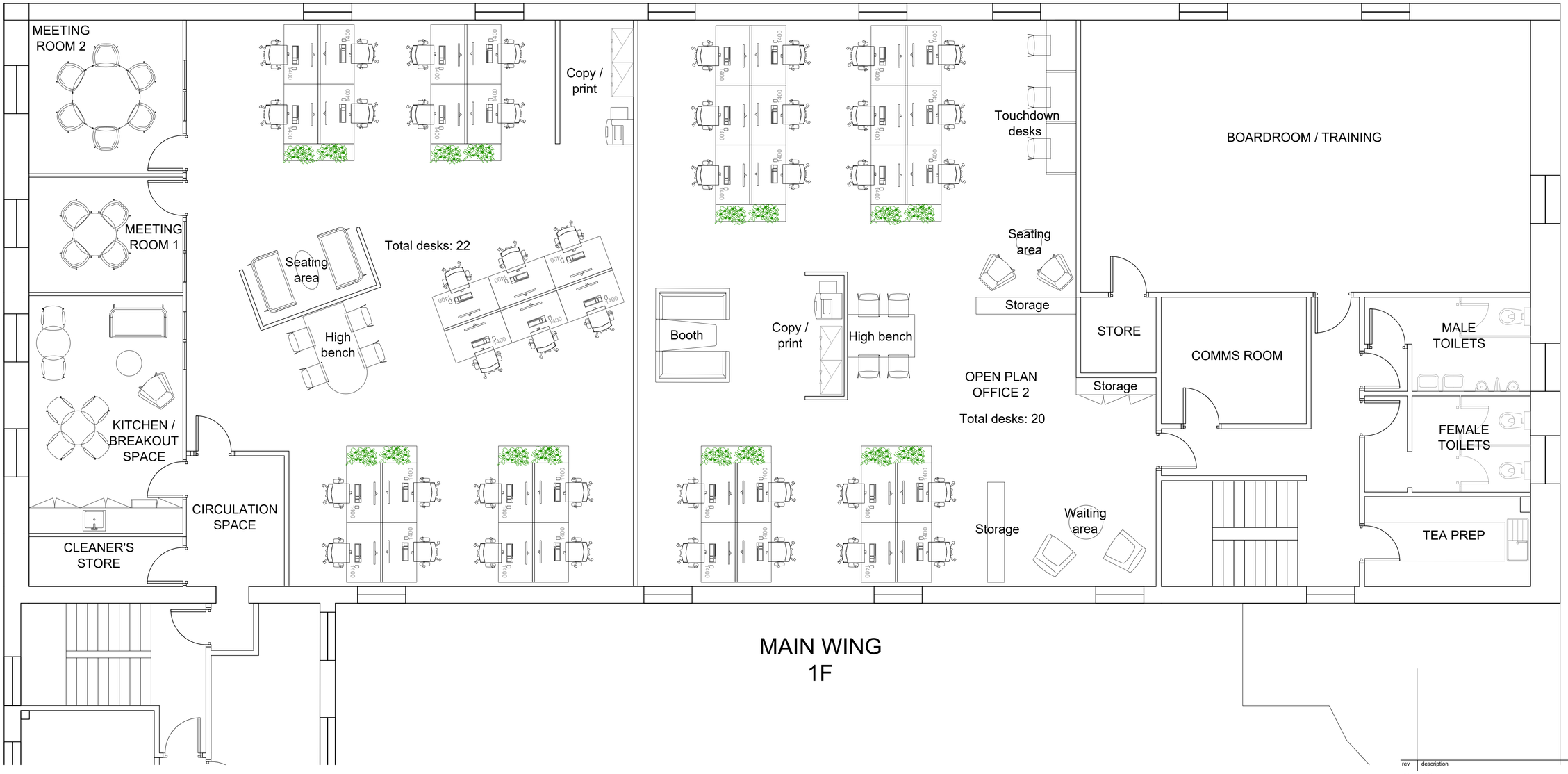







THE
RURAL CENTRE
OPENED
2nd OCTOBER 1992
By the Rt. Hon. Ian Lang MP
Secretary of State for Scotland





Scale in metres - 1:50 scale bar

0 1 2 5

rev	description	date	by	checked

DO NOT SCALE. Use figured dimensions only. All dimensions, spot levels and drainage positions to be checked on site by Contractor prior to construction. Any discrepancies to be reported back to Space Solutions. Drawings to be read & fully understood before work commences. **IF IN DOUBT ASK.**

2 Lochrin Square, 96 Fountainbridge,
Edinburgh, EH3 9QA
tel: +44(0)131 221 5210
www.spacesolutions.co.uk

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SKETCH

client: **SARDC**

date: August 2026

address: The Rural Centre, Ingleston

drawn by: LL

checked: SG

title: Proposed office layout

scale: 1:50 @ A1
1:100 @ A3

SK01 August 2026 proposal

job number: **TBC**

dwg no: **SK01**

rev:

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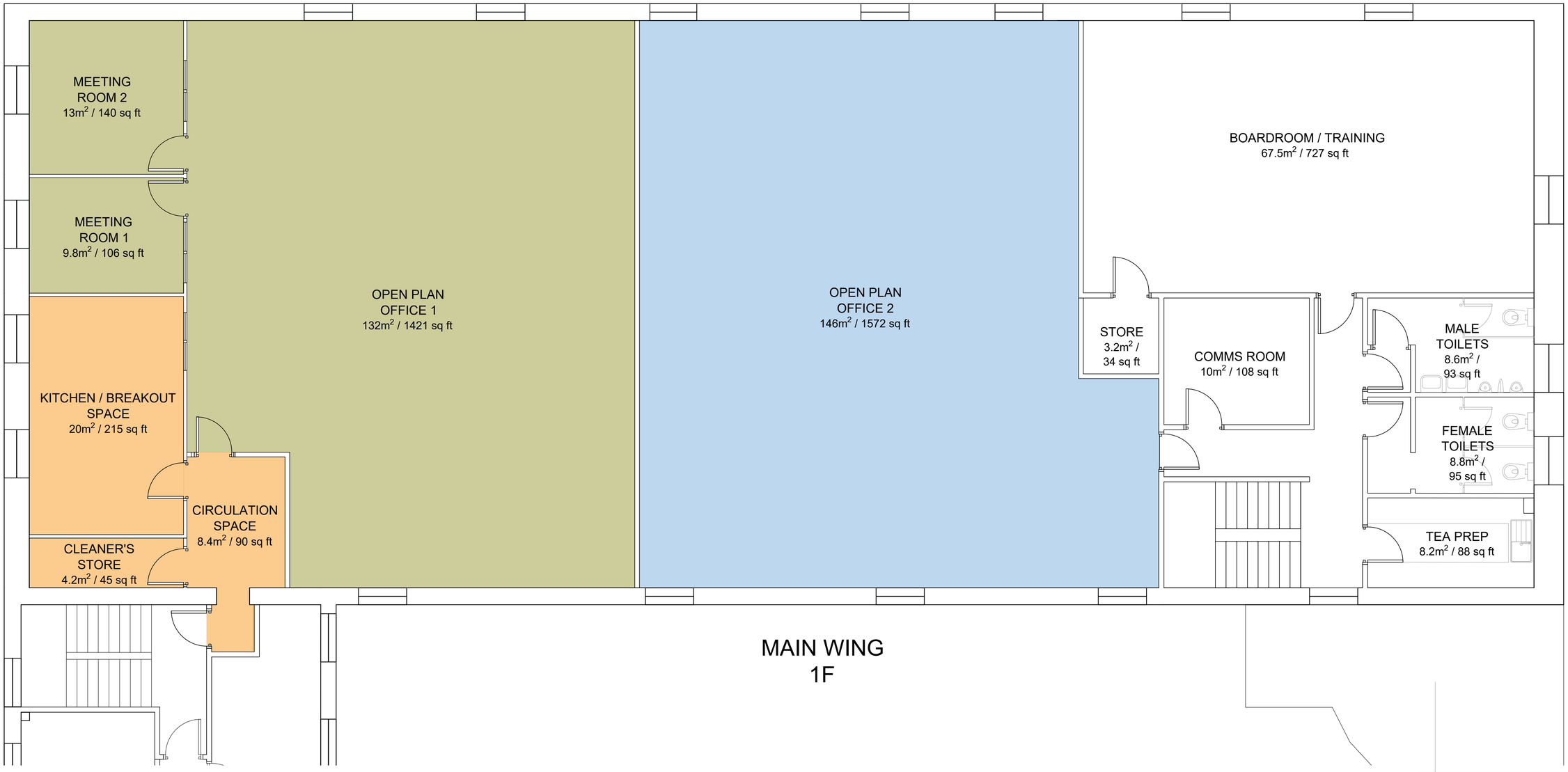

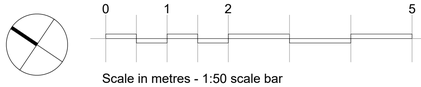

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SKETCH

client: **SARDC**	date: August 2026
address: The Rural Centre, Ingleston	drawn by: LL / checked: SG
title: Proposed zone plan	scale: 1:50 @ A1, 1:100 @ A3

SK01 August 2026 proposal

job number	dwg no	rev
TBC	**SK02**	

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