

Largest Grade A office building now ready for a new tenant at the Gyle

The largest Grade 'A' office building currently available in Edinburgh has now been released by RBS for occupation.

The Younger Building at Redheughs Avenue in South Gyle lies adjacent to Edinburgh Park and is 89,863 square ft (8,348.5 sq m) of office space with 295 car parking spaces and room for about 1,100 employees.

With a stone and glass façade there is a three-storey entrance atrium, and two wings offering flexible space, with each having its own central atrium.

The building needs renovation but there is a fully costed package which would allow the new tenant to make it their own. The refurbishment will includemshower, changing and locker facilities to encourage those who want to exercise during the day or commute to work on a bike.

Within a short walk of Edinburgh Park's tram stop, three mainline railway stations and close to the airport, The Younger Building is well located for staff and visitors. It is also close to the Gyle Shopping Centre and a range of other amenities, providing options for shopping and leisure.

The office space is available to lease at £21.00 per sq ft per annum. It is not currently subject to VAT, offering significant savings to companies unable to reclaim it and contributing to substantial occupation cost savings compared with Edinburgh city centre.

James Thomson of joint letting agents Cushman & Wakefield said: "With the city centre bereft of new space and little development underway, the availability of The Younger Building is an exciting opportunity for one or more progressive companies to occupy a very efficient and flexible building which can be tailored to match their work practices."

Ben Reed of joint letting agents JLL said: "The ability to occupy a building which is so well connected to Edinburgh city centre, the airport, and the wider central belt is a rarity in the city at present, and to do so at a substantial discount to city centre occupation costs makes a compelling case for businesses to consider The Younger Building as an option."



The Younger Building is now available to a new tenant