

TO LET

INDUSTRIAL/WAREHOUSE + YARDAGE

Unit 3 Borthwick View
Pentland Industrial Estate
Loanhead EH20 9QH

- Established business location
- Rent on application
- 528 sq.m. (5,689 sq.ft.)

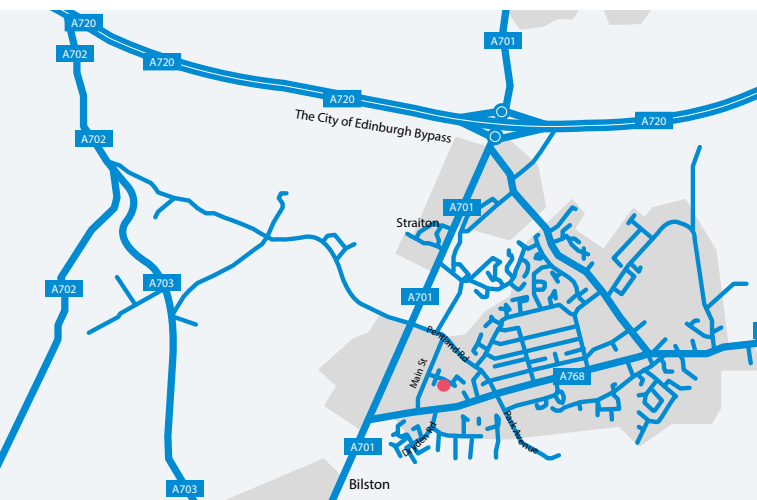
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0131 225 6612



LOCATION

The subject premises are located within Pentland Industrial Estate, Loanhead. Loanhead is located approximately 5 miles south of Edinburgh's city centre and benefits from excellent transport links via the City of Edinburgh Bypass which is located less than a mile north of the property.

The estate occupies a strategic location sandwiched between Straiton Retail Park and Bilston Glen Industrial Estate and is of general business and light industrial use, with neighbouring occupiers including the following: - Ikea, Costco, Asda, Lothian DAF, and Travis Perkins.



DESCRIPTION

The property comprises a modern stand-alone industrial facility of steel frame construction which benefits from a dedicated yard/parking facility.

Internally the premises provide workshop and ancillary office accommodation with the warehouse benefiting from a minimum eaves height of c.4m rising to c.5m under a pitched and clad steel roof with integrated translucent roof panels. The warehouse benefits from 2 vehicle access doors with separate pedestrian access, security alarm, fluorescent strip lighting and 3 phase electricity supply.

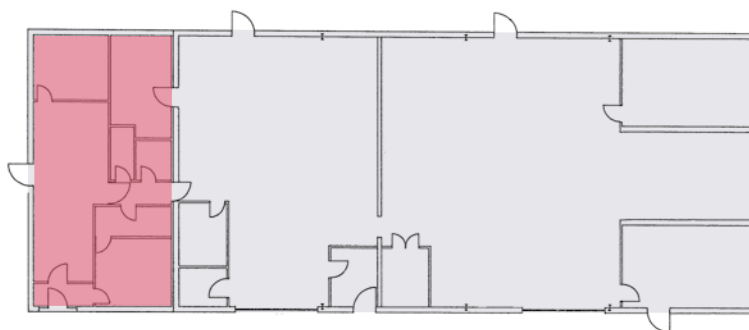
The office accommodation comprises an open plan area which also benefits from a separate meeting room, WC facilities and kitchen/tea prep. The office is carpeted throughout with lighting from sodium fittings which is complemented by natural daylight via double glazed windows from the side and rear elevations.

Externally the premises benefits from ample car parking as well as secure yardage, accessed via electric gates.

ACCOMMODATION

The property has been measured on a gross internal basis (GIA) to be 528 sq.m. (5,689 sq.ft.) with yard estimated to be 0.31 acres.

- OFFICE
- INDUSTRIAL / WAREHOUSE



TERMS

The premises is available to rent for a term to be agreed on a new Full Repairing and Insuring lease. Further information on lease terms is available via the sole letting agents.

BUSINESS RATES

We have been advised by the local Assessors department the property currently has a Rateable Value of £35,200 with rates payable (2017 / 2018) of circa £16,403 per annum.

VAT

All prices are quoted exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction. In the normal manner the tenant will be responsible for the costs associated with the registration of any lease.

EPC

A copy of the Energy Performance Certificate (EPC) is available upon request.

VIEWING & FURTHER INFORMATION

Strictly by appointment with the sole agents.

Finlay Miller
finlay.miller@ryden.co.uk

Alan Herriot
alan.herriot@ryden.co.uk

Ryden.co.uk
0131 225 6612

Ryden
7 Exchange Crescent
Conference Square
Edinburgh EH3 8AN