

UNITS 2B & 2C
PENTLAND INDUSTRIAL ESTATE

STRAITON RETAIL PARK

MARKS &
SPENCER

SAINSBURY'S

ASDA

IKEA

COSTCO
WHOLESALE

IKEA

UNITS 2B & 2C PENTLAND INDUSTRIAL ESTATE

LOANHEAD
MIDLOTHIAN
EH20 9QH

33,100 SQ FT
(3,075 SQ M)

WELL-ESTABLISHED BUSINESS LOCATION

IMMEDIATE ENTRY AVAILABLE

FLEXIBLE LEASE TERMS

SECURE YARDAGE

EXCELLENT ACCESS TO EDINBURGH CITY BY-PASS

360 VIDEO

LOCATION

The Subjects are located within Pentland Industrial Estate, Loanhead in close proximity to the Edinburgh City By-Pass. Loanhead is located within Midlothian and is approximately 5 miles south of Edinburgh City Centre in close proximity to the Straiton Junction off the Edinburgh City By-Pass (A702) which connects with the A1, M9 and M8 motorways.

Pentland Industrial Estate is a long-established and popular business location in close proximity to Straiton Retail Park and Bilston Glen Industrial Estate.

Local occupiers including IKEA, Costco, Asda, Travis Perkins and James McSween.

DESCRIPTION

The Subjects consist of a self contained industrial unit of concrete frame construction under a pitched roof. Internally the premises provide industrial/warehouse/manufacturing space with an eaves height of 3.5 metres. The unit benefits from 3-phase power. A secure yard / car parking is to the front of the premises. The building benefits from two ground and one dock level roller shutter doors (electric), additional accommodation includes small office / canteen and welfare facilities.

ACCOMMODATION

The Subjects have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and extends to approximately 33,100 sq ft (3,075 sq m).

The site area is 1.09 acres (0.44 ha) approx.

LEASE TERMS

The subjects are held on a lease until June 2024.

Consideration will be given to a sublease, assignation or possibly a new lease subject to agreeing terms with the Landlord.

Further information on lease terms and rent are available via the joint agents.

RATEABLE VALUE

The Subjects are entered in the Valuation Roll as a Workshop with a rateable value as of 1 April 2017 of £144,250.

ENERGY PERFORMANCE CERTIFICATE

A copy of the Energy Performance Certificate is available on request (B18).

VAT

All prices, premiums etc are quoted exclusive of VAT.

ENTRY

Entry with vacant possession can be given immediately on conclusion of Missives.

VIEWING AND FURTHER INFORMATION

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