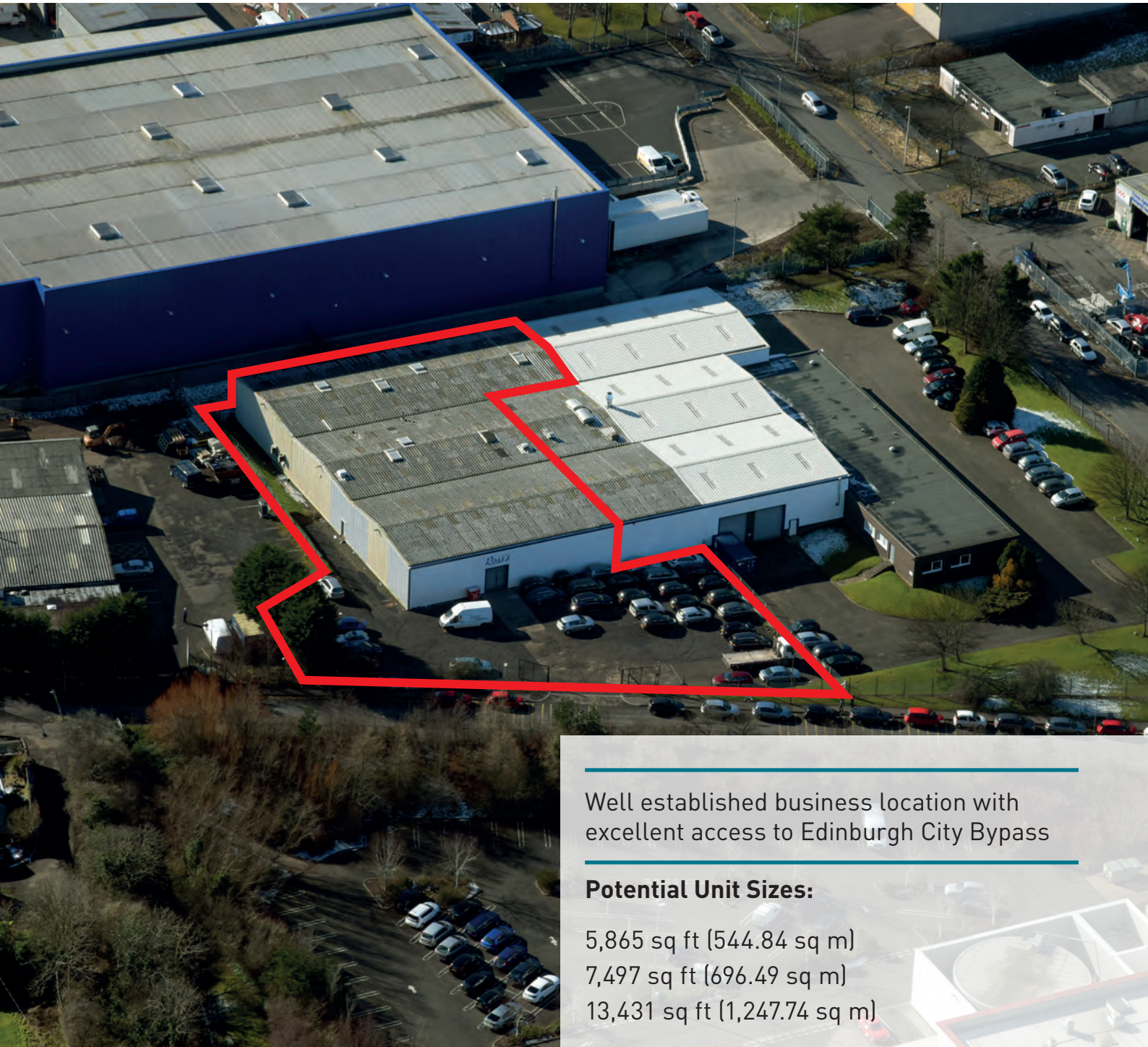


FOR SALE / MAY LET

Industrial / Warehouse Premises

7C PENTLAND INDUSTRIAL ESTATE LOANHEAD, MIDLOTHIAN, EH20 9QR



Well established business location with excellent access to Edinburgh City Bypass

Potential Unit Sizes:

5,865 sq ft (544.84 sq m)

7,497 sq ft (696.49 sq m)

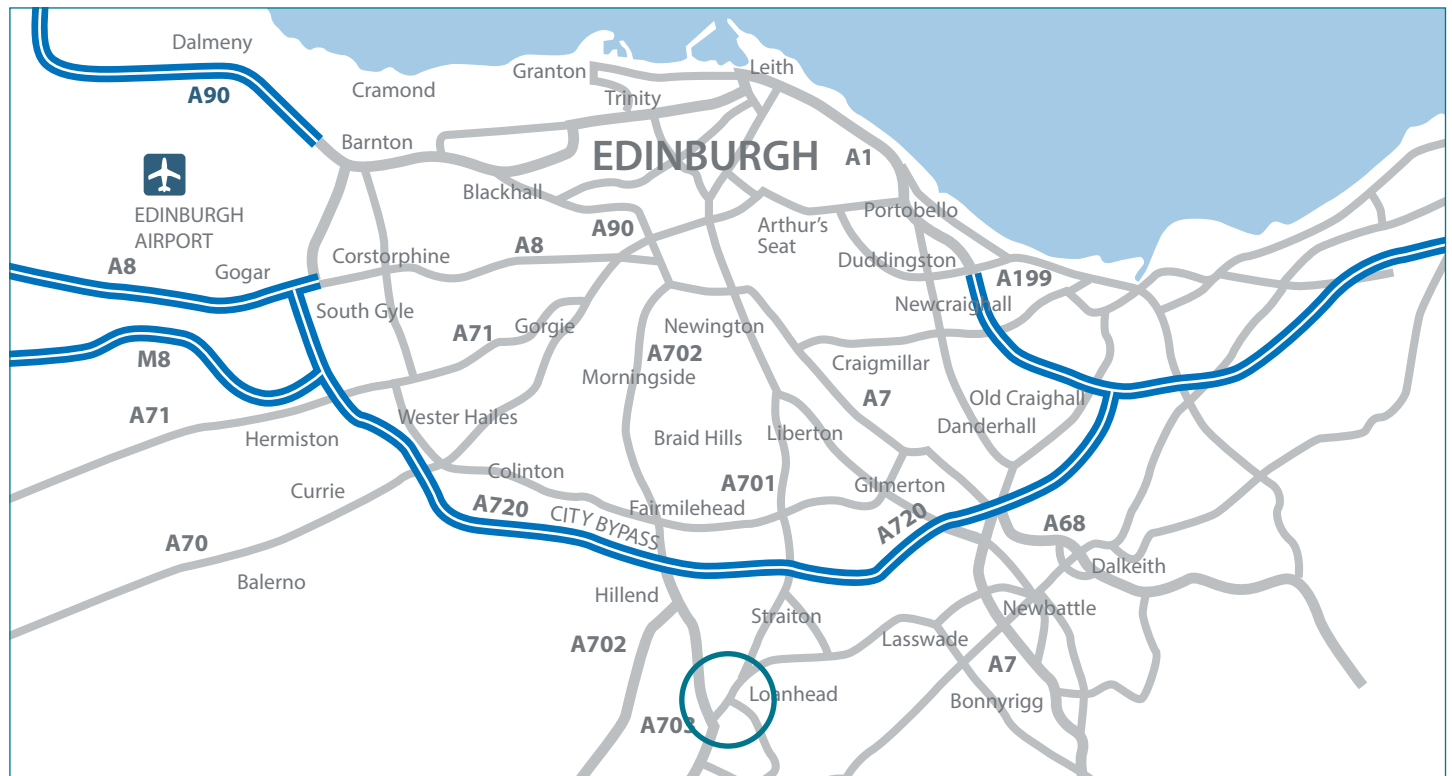
13,431 sq ft (1,247.74 sq m)

LOCATION

The premises are located within Pentland Industrial Estate, Loanhead which is located within Midlothian approximately 5 miles south of Edinburgh city centre.

Loanhead itself benefits from excellent transportation links with the Edinburgh City Bypass located less than 1 mile to the north which in turn connects the A1, M8 and M9 motorways. More precisely the premises are located just off Main Street on Pentland Road within Pentland Industrial Estate which is an established and popular business location, situated to the west end of Loanhead and lying in close proximity to the Straiton Retail Park and Bilston Glen Industrial Estates.

Neighbouring occupiers within the immediate vicinity include Ikea, Costco, Asda, M&S, Edmundson Electrical and Travis Perkins.



DESCRIPTION

The premises comprise a semi-detached industrial/warehouse premises of steel portal frame construction with insulated profile cladding walls under a pitched insulated roof. Internally the premises are predominantly arranged to provide an open plan industrial/warehouse space. The property benefits from a concrete floor, 3 phase power supply, gas and water services. Commercial access to the premises is provided via a roller shutter door. Externally the premises benefit from a secure yard and ample car parking.



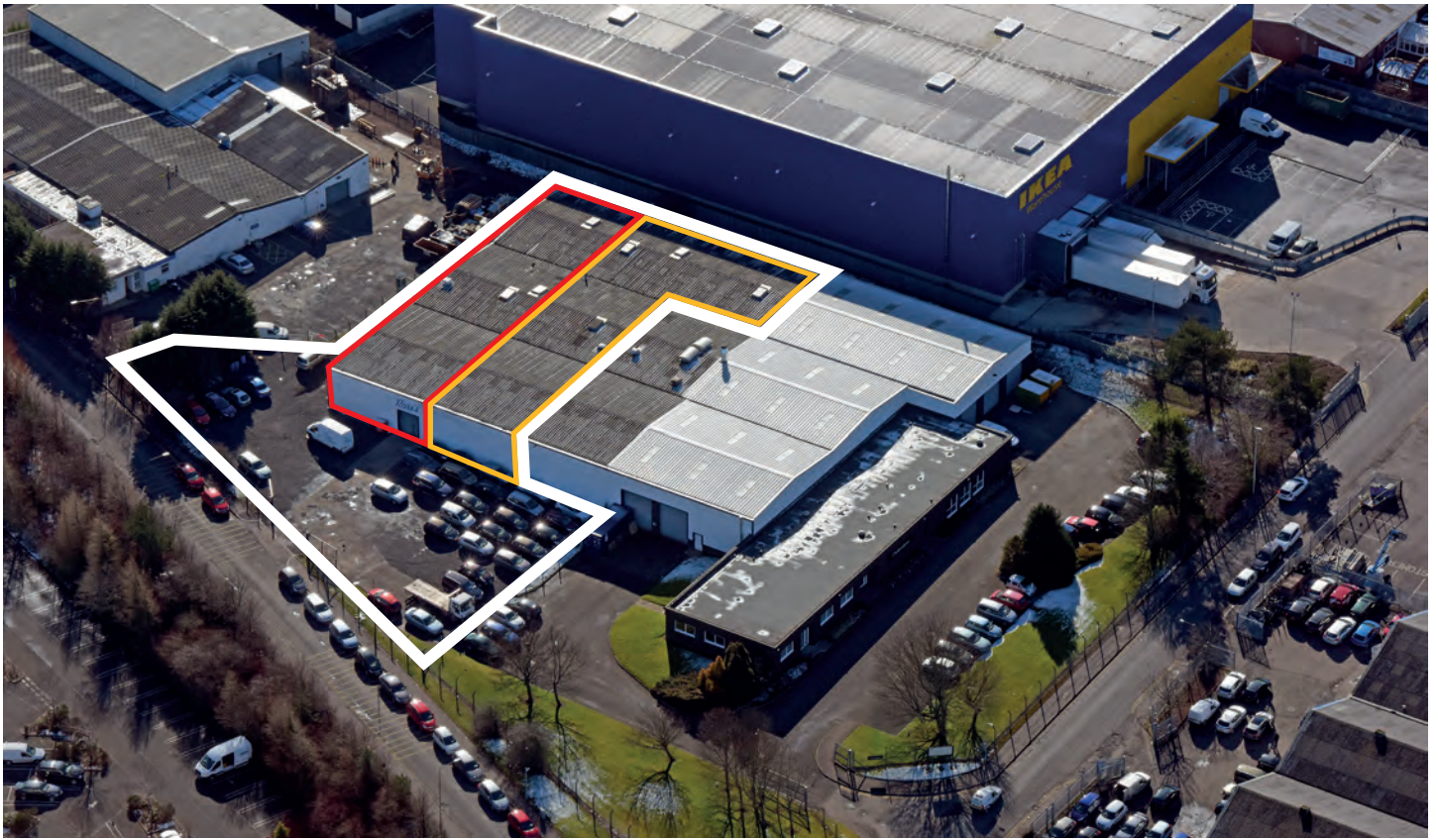
POTENTIAL SIZE OPTIONS

■ 5,865 sq ft (544.84 sq m)

■ 7,497 sq ft (696.49 sq m)

■ 13,431 sq ft (1,247.74 sq m)





TERMS

Please contact the joint agents for information on terms and pricing.

RATEABLE VALUE

The Rateable Value will require to be assessed upon occupation.

ENTRY

The premises are available for immediate occupation subject to the conclusion of all formal legal formalities and completion of any required sub-division works.

LANDLORD'S WORKS

The premises have recently undergone partial refurbishment and additional information on the works undertaken is available upon request.

LEGAL COSTS

Each party will be responsible for all legal costs associated with this transaction.

EPC

A copy of the energy performance certificate (EPC) is available upon request.

VIEWING AND FURTHER INFORMATION

For more information or to arrange a viewing please contact the joint agents.

Ryden.co.uk
0131 225 6612

Alan Herriot
0131 473 3382
alan.herriot@ryden.co.uk



0131 240 7500

Lewis Pentland
0131 240 7523
lewis.pentland@colliers.com

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