

PRELIMINARY INFORMATION

A DEVELOPMENT BY DEANWAY DEVELOPMENT LTD

7A PENTLAND INDUSTRIAL ESTATE
LOANHEAD, MIDLOTHIAN EH20 9QR

INDUSTRIAL/WAREHOUSE PREMISES

WELL ESTABLISHED BUSINESS LOCATION

FOR SALE / MAY LET

AVAILABLE Q2 2015

PROPOSED LANDLORD'S WORKS

ROOF

New insulated steel ppc coated roof with rooflights

WALLS

Existing cladding to be overclad with new insulated steel ppc coated cladding

ACCESS

New road junction provided off Pentland Road with parking provided for 19 cars

UNIT FRONTAGE

New 4 metre x 4 metre roller shutter door, new pedestrian doorway and new window

SERVICES

Water and gas – supply tails left inside unit for future occupiers to connect into.
Power – tail, temporary landlord's meter and basic light fittings provided within unit

SEPARATION/SECURITY

Provision of internal separation wall, fencing and gate at new junction



**TO BE
REFURBISHED**
Industrial / warehouse
1,635m² / 17,601sq ft

LOCATION

The premises are located within Pentland Industrial Estate, Loanhead which is located in Midlothian, approximately 5 miles south of Edinburgh City Centre. Loanhead benefits from an excellent transport network, with the Edinburgh City Bypass located less than 1 mile to the north which in turn leads to the A1, M8 and M9 motorways.

More precisely the premises are located on Main Street within Pentland Industrial Estate which is a long established and popular business location situated to the west end of Loanhead and lies within close proximity to Straiton Retail Park and Bilston Glen Industrial Estate.

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

ACCOMMODATION

The premises will required to be measured in accordance with the RICS Code of Measuring Practice (6th Edition). For guide purposes we estimate the gross internal area after sub-divisional works will be 1,635 sq m (17,601 sq ft). In addition the property benefits from ample yard and parking facilities.

VIEWING AND FURTHER INFORMATION

For more information or to arrange a viewing please contact the sole sales agent.



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