

# Ryden.co.uk

## 0131 225 6612

7 Exchange Crescent, Conference Square, Edinburgh EH3 8AN

## To Let

### Industrial / Trade Counter



### 15/6 South Gyle Trade Park, South Gyle Industrial Estate, Edinburgh EH12 9EB

- 433 sq m (4,664 sq ft)
- Well established business location
- Modern premises
- Additional mezzanine floor space if required

Viewing strictly by appointment with the sole letting agents.

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## LOCATION

The subject premises are located in South Gyle Industrial Estate, approximately 4.5 miles west of Edinburgh city centre and 1 mile east of the Edinburgh City Bypass (A720).

More specifically the premises are located within South Gyle Trade Park which is accessed from South Gyle Crescent, one of the principal arterial routes through South Gyle and Sighthill.

The surrounding area is predominately industrial warehousing and trade counter units with nearby occupiers including Wolseley, Halfords, Martin Planthire, Auto Windscreens and the Breadwinner Bakery.

## DESCRIPTION

The premises comprise a mid-terraced industrial unit within a terrace of 10 units which benefit from communal yard/parking area to the front elevations.

Internally the unit provides open workshop/industrial accommodation with a minimum eaves height of 5.85m rising to 6.6m under a pitched and clad roof. The warehouse benefits from an electric roller shutter door, fluorescent strip lighting, translucent roof panels, gas supply and 3-phase power supply.

At the front elevation the property benefits from an office and staff welfare block which is arranged over two storeys. This provides male and female WCs along with a kitchen and separate pedestrian access.

## ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

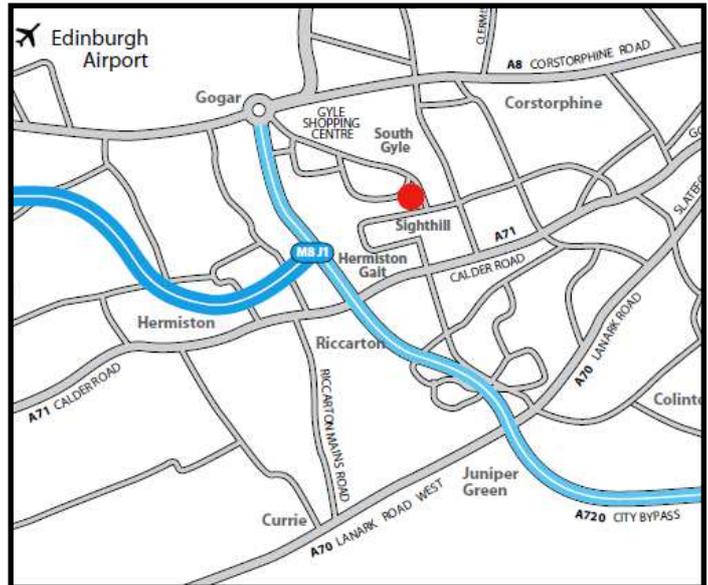
	SQ M	SQ FT
Warehouse	295	3,188
GF Office	69	738
1F Office	69	738
<b>TOTAL</b>	<b>433</b>	<b>4,664</b>

## MEZZANINE FLOOR

There is currently a mezzanine floor which provides approximately 102 sq m (1,099 sq ft) of additional space. This can be removed if not required.

## TERMS

The property is available on a leasehold basis until the 29th June 2020 at a rental of £27,580 per annum plus VAT. A longer lease term may also be available subject to Landlord consent.



## BUSINESS RATES

We are advised by the local Assessor that the property currently has a Rateable Value of £28,600 with rates payable (2017/2018) of approximately £13,330 per annum.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Available on request.

## VAT

All figures are exclusive of VAT.

## VIEWING & FURTHER INFORMATION

Please contact the sole letting agents:

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