TO LET

Industrial Workshop / Warehouse with Offices & Dedicated Yard



7 BORTHWICK VIEW, PENTLAND INDUSTRIAL ESTATE LOANHEAD

- 482.74 SQ M (5,196 SQ FT)
- Well established industrial location
- Suitable for a variety of uses
- Secure yard with parking
- Easy access to City Bypass



SAT NAV: EH20 9QH

Industrial Workshop / Warehouse with Offices & Dedicated Yard

7 BORTHWICK VIEW, PENTLAND INDUSTRIAL ESTATE

LOCATION

The subjects are situated within Pentland Industrial Estate, Loanhead approximately 5 miles south of Edinburgh City Centre. Pentland Industrial Estate is a well established and popular business location to the west of Loanhead and lies within close proximity to Straiton Retail Park and Bilston Glen Industrial Estate. Borthwick View is a cul-de-sac located in the eastern sector of the Estate. Nearby occupiers include IKEA, Costco, Asda and Lothian & Borders Police.

The property benefits from an excellent transport network, with the Edinburgh City Bypass (A720) located less than 1 mile away to the North which leads to the A1, M8 and M9 motorways.

The subject property comprises a detached single storey industrial warehouse with offices to the front. The building is of a steel frame construction with a mixture of brick walls and double-skinned profiled metal sheet cladding under a pitched roof and benefits from a concrete floor. Internally, the property is arranged to provide an open plan warehouse, 5 private offices, store and toilet facilities.

Vehicular access to the warehouse is via an electric roller door with separate pedestrian access. Lighting is provided through a mix of fluorescent and pendant fitments.

The warehouse also benefits from 3-phase power, internal eaves height of 3.83m and a secure yard with parking.

The offices are situated to the front of the building and are fitted to a good standard throughout. Heating is by way of panelled radiators.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate (EPC) for the subjects is available on request.

RATES

The Scottish Assessors Association Portal shows the subjects entered in the Valuation Roll as follows:

Description - Store

- £27,600

ACCOMMODATION

The accommodation has been measured in accordance with the RICS Code of Measuring Practice (6th edition) and the Gross Internal floor Area has been calculated as approximately:-

Warehouse 307.99 sq m (3,315 sq ft) (1,881 sq ft) Offices 174.75 sq m Total 482.74 sq m (5,196 sq ft)

Lying on a site area of 0.41 acres or thereby.

LEASE TERMS/RENT

The premises are available to let on flexible terms. For further information on quoting rent and lease terms, please contact the sole agents.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

ENTRY

Entry will be on conclusion of legal missives.

FURTHER INFORMATION

For further information or to arrange a viewing, please contact:



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