

TO LET
UNIT 44/03

Warehouse Unit
4,214 sq ft (391 sq m)

HARDENGREEN
BUSINESS PARK 1

DALHOUSIE ROAD,
DALKEITH, EH22 3NU



- / Extensive warehouse with ancillary office space
- / Trade counter potential
- / Within popular commercial area

- / Front and rear access
- / Prominent position with direct access to main road
- / Close to The City of Edinburgh Bypass

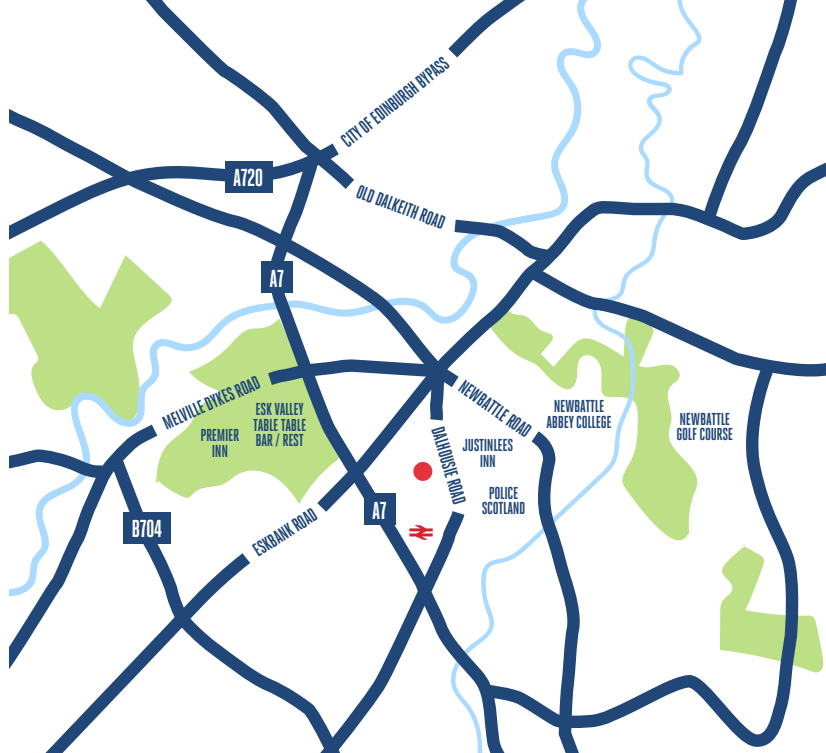
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HARDENGREEN BUSINESS PARK 1

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The property is located within the popular commercial area, Hardengreen Business Park, approximately 8 miles south-east of Edinburgh City Centre. The estate benefits from a close proximity to The City of Edinburgh Bypass to the north and Eskbank Train Station is within a 5 minute walking distance. Numerous bus services run adjacent to the estate. The surrounding area is characterised by a number of industrial and office occupiers, as well as residential property.



DESCRIPTION

The property extends to 4,214 sq ft (391 sq m) and benefits from the following:

- Open plan warehouse
- General office space with private meeting rooms
- Personnel and roller shutter access
- Dedicated toilet facilities
- Shared yard area
- Onsite car parking



TERMS

Please call our Asset Managers to discuss terms and conditions. We are flexible landlords and will tailor a specific package to suit your business needs. Hansteen Holdings PLC is a FTSE 250 property company who are one of the largest owners of commercial property in the UK. Hansteen Asset Managers will be involved throughout the entire leasing process, from undertaking the initial viewing through to agreeing terms and conditions.

FURTHER INFORMATION

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