



Image shown is illustration of post refurbishment.

# FOR SALE / MAY LET

Industrial / Warehouse Premises

7B PENTLAND INDUSTRIAL ESTATE  
LOANHEAD, MIDLOTHIAN EH20 9QR

- Well established business location
- To be refurbished
- Immediate entry available
- Units from 5,500 sq ft to 17,601 sq ft

**A DEVELOPMENT BY  
DBJ DEVELOPMENTS**



## 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 to 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.

## ACCOMMODATION

We estimate the gross internal area of the accommodation to be approximately as follows: **1,635 sq m (17,601 sq ft)** which is available as a whole or in part.

## TERMS

Please contact the sole agent for information on terms and pricing.

## RATEABLE VALUE

The current rateable value for the premises as valued by the Local Assessor is £55,800. A new tenant would have the opportunity to appeal the aforementioned rating assessment.

## ENTRY

The premises are available for immediate occupation subject to the conclusion of all formal legal formalities.

## LANDLORDS' WORKS

The premises have recently undergone refurbishment and additional information on the works undertaken are 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 sole agent.

**Ryden.co.uk**  
**0131 225 6612**

7 Exchange Crescent, Edinburgh EH3 8AN

**Alan Herriot**

Mobile: 07880 722326

Email: alan.herriot@ryden.co.uk

