

TO LET

EDGEFIELD TRADE PARK

EDGEFIELD ROAD
LOANHEAD
EH20 9DX

www.edgefield-tradepark.co.uk



- MODERN INDUSTRIAL/BUSINESS UNITS
- 2,005 - 4,367 SQ FT
- STRATEGIC LOCATION
- GOOD PARKING
- FLEXIBLE TERMS AVAILABLE

Ryden.co.uk
0131 225 6612

ftlinden
.com
0131 226 6287

LOCATION

The subject premises are located within Edgefield Trade Park at the end of Edgefield Road, to the north of Loanhead. Loanhead is a town located in the County of Midlothian, approximately 5 miles south of Edinburgh City Centre and benefits from excellent transportation links, with the Edinburgh City Bypass located less than 1 mile to the north which in turn connects to the A1, M8 and M9 motorways.

The park hosts a wide variety of business uses, with nearby occupiers including the following: - Ikea, Costco, Asda, Edmundson Electrical, and Travis Perkins.



DESCRIPTION

The development comprises 10 modern business/industrial units of concrete portal frame construction, with a new fully insulated profile metal sheeting to the external walls and roof. Each unit benefits from vehicular access as well as separate pedestrian access.

Each unit is arranged to provide warehouse/industrial space with offices with a general specification to include:

- LED lighting
- Commercial door
- Concrete floor
- Kitchen/tea prep facilities
- Gas supply
- WC facilities
- Three phase power
- Translucent roof panels

ACCOMMODATION

The subjects have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and extends to approximately:

| Unit | SQ FT | SQ M | RENT (£PA) | RENT (£PCM) | AVAILABILITY |
|------|-------|------|------------|-------------|--------------|
| 1 | 4,367 | 406 | 39,303 | 3,275 | AVAILABLE |
| 2 | 4,538 | 422 | 40,842 | 3,404 | AVAILABLE |
| 3 | 2,003 | 186 | | | LET |
| 4 | 2,005 | 186 | | | LET |
| 5 | 2,005 | 186 | 18,045 | 1,504 | AVAILABLE |
| 6 | 2,103 | 195 | | | LET |
| 7 | 2,492 | 231 | 22,428 | 1,868 | AVAILABLE |
| 8 | 2,560 | 238 | | | LET |
| 9 | 3,090 | 287 | 27,810 | 2,318 | AVAILABLE |
| 10 | 2,067 | 192 | | | LET |

LEASE TERMS

Further information on lease terms are available from the joint agents.

SERVICE CHARGE

There is a small service charge for the common maintenance of the estate. Further details available on request.

RATEABLE VALUE

The subjects will require assessment on occupation. It is expected that tenants (subject to status) may benefit from Small Business Rates Relief.

LEGAL COSTS

Each party shall be responsible for their own reasonable incurred costs; however the ingoing party shall be responsible for any registration dues, land and buildings transaction tax and any other expenses.

VAT

All prices premiums etc are quoted exclusive of VAT.

ENTRY

Entry with vacant possession can be given immediately on signing of the licence to occupy.



VIEWING & FURTHER INFORMATION

By contacting the joint agents:

Cameron Whyte

Tel: 0131 225 6612

Email: cameron.whyte@ryden.co.uk

Angus Thomson

Tel: 0131 226 6287

Email: angus.thomson@ftlinden.com

Finlay Miller

Tel: 0131 225 6612

Email: finlay.miller@ryden.co.uk

John Morton

Tel: 0131 226 6287

Email: john.morton@ftlinden.com

A DEVELOPMENT BY



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