

- MODERN INDUSTRIAL/BUSINESS UNITS
- 1,990 4,800 SQ FT
- STRATEGIC LOCATION
- GOOD PARKING
- FLEXIBLE TERMS AVAILABLE





## **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)	AVAILABILITY
1	4,367	406	30,000	AVAILABLE
2	4,538	422	34,000	AVAILABLE
3	2,003	186	15,500	AVAILABLE
4	2,005	186	15,500	AVAILABLE
5	2,005	186	15,500	AVAILABLE
6	2,103	195	19,500	AVAILABLE
7	2,492	231	18,000	AVAILABLE
8	2,560	238	15,000	AVAILABLE
9	3,090	287	18,500	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**

otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. April 2017

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:

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The Agents for themselves and for their client whose agent they are give notice that: (1) These particulars are set out as a generally outline only for the guidance of intended purchasers or tenants and do not constitute any or part of an offer or contract.

(2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of the Agents has any authority to make or give representation or warranty whatever in relation to this property. (4) Unless