

TO LET Preliminary Details

INDUSTRIAL UNIT WITH SECURE YARD

8 SOUTH GYLE CRESCENT
LANE, EDINBURGH, EH12 9EB

- High bay Industrial Unit
- Secure Yard
- Quality Office provision
- Excellent location for Edinburgh,
A720 City Bypass and M8/M9
- Close to Edinburgh International Airport



Location

The property is located in South Gyle Industrial Estate in west Edinburgh. Ideally suited for serving the Edinburgh & Lothian's areas and beyond via the nearby A720 City Bypass, M8 and M9 motorways. The Forth Road Bridge is approximately 8 miles north of the subjects with Edinburgh International Airport within 3 miles. Local staff amenities and public transport links are excellent.

From the Gogar Roundabout turn on to South Gyle Broadway, turn right at the second roundabout on to South Gyle Crescent and continue until South Gyle Crescent Lane.

Approximate Drive Times:

City	Distance (miles)	Time
Aberdeen	130	3 hrs
Dundee	60	1 hr 20 mins
Glasgow	45	1 hr
Edinburgh City Centre	5	15 mins



The Agents for themselves and for the vendors and lessors of this property whose agents they are, give notice that: (1) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of a contract. Intending purchasers or tenants must satisfy themselves independently as to the accuracy of all matters on which they intend to rely, (2) No person in the employment of The Agents has any authority to make or give any representation or warranty whatsoever in relation to this property, (3) The images, floorplans, dimensions and floor areas in the brochure are indicative only. March 2020.

Description

A detached, fully fitted high bay unit with high quality offices and ancillary accommodation at first floor with self-contained yard and dedicated car parking.

Specification includes:

- Steel portal frame
- Sheet profile and brick cladding
- Concrete screed flooring
- Minimum eaves height of 8.6 metres
- High quality office accommodation with raised access floor
- WCs & Shower and an internal training and break out rooms
- 37 associated car parking spaces to the front of the property
- Mains services including gas, water and electricity
- No 2 Electric roller shutter door (2.9m x 2.9m and 2.9m x 4.5m)
- Double height glazed entrance/reception area

Accommodation

The premises have been measured in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice (6th Edition) and the gross internal area extends to approximately; 977 SQ M (10 517 SQ FT)

The building and associated car parking is within a secure yard.

Terms

The accommodation is available on a new full repairing and insuring lease with flexible terms considered.

Further details regarding occupational costs are available on application.

Entry

By mutual agreement from April 2020.

Energy Performance Certificate

The premises benefit from the following Energy Performance rating: E.

Rateable Value

Based on information provided by The Scottish Assessors Association, we understand that the premises currently have a Rateable Value of £80,000.

Legal Costs

Each party will be responsible for their own legal costs incurred in any transaction with the ingoing tenant responsible for any Land and Buildings Transaction Tax, Registration Dues and any VAT thereon.

VAT

All rent and rates are quoted exclusive of VAT.

Viewing & Further Information

Viewing is strictly by appointment through the joint letting agents:

Knight Frank

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