



1A CLERK STREET

LOANHEAD
MIDLOTHIAN
EH20 9DP

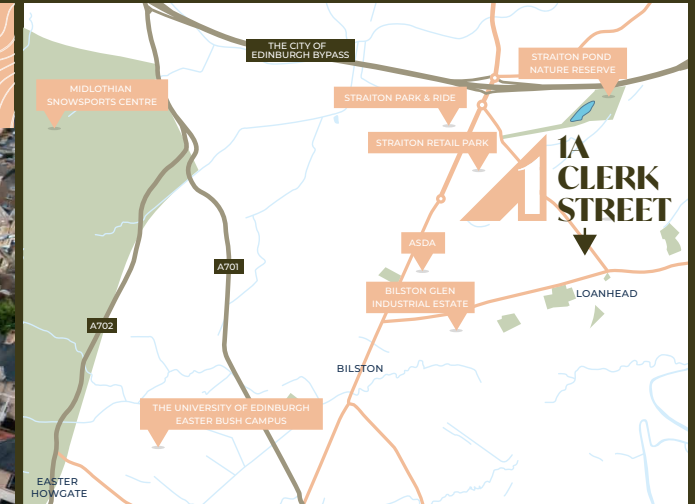
TO LET/MAY SELL

MODERN OFFICE PAVILION,
SEPARATE WORKSHOP &
DEDICATED SECURE YARD.

OFFICE 187.92 SQ M (2,023 SQ FT)

WORKSHOP 190.16 SQ M (2,050 SQ FT)

SITE AREA 0.67 ACRES



LOCATION






Loanhead is situated approximately 6 miles South of Edinburgh City Centre in close proximity to the A720 City Bypass which is accessed to the North via Straiton Park Junction. The A720 in turn connects onto the A1, M8 and M9 Motorways.

The subjects are located on Clerk Street close to the town centre in a mixed residential and commercial area. Pentland and Bilston Glen Industrial Estates are within 5 minutes drive.

DESCRIPTION

The subjects comprise a stand-alone two storey office pavilion and separate warehouse/workshop facility all contained within a secure gated site extending to 0.67 acres.

The office pavilion is two storey with a mix of brick and block walls under a pitched slate roof. Internally, the premises provide predominately open plan accommodation that has been partitioned to create a dedicated trade counter area with separate office on the ground floor and cellular offices alongside a large open plan office on the first floor. The offices benefit from a specification including:

-  Suspended ceiling with integrated fluorescent lighting.
-  Power & telecommunications via wall mounted sockets.
-  Heating via wall mounted electric storage radiators.
-  Double glazed windows.
-  Dedicated tea-prep and WC's.

The workshop is a stand-alone unit with elevations and roof clad in corrugated metal sheeting and benefits from roof lights and sliding door.

The secure yard which is accessed via a double gate provides a dedicated car parking area separate from the main yard.

ACCOMMODATION

The premises extend to the following internal areas:

AREA	SQ M	SQ FT
Office Pavilion (Net Internal Area)	187.92	2,023
Warehouse (Gross Internal Area)	190.16	2,050

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate (EPC) for the premises is available on request.

VAT

VAT is applicable to all associated costs at the prevailing rate.

RENT/LEASE TERMS

The whole premises are available by way of a new lease for a term to be agreed. Alternatively, our clients may consider a sale of the heritable interest. For further information please contact the sole agents.

RATEABLE VALUE

The Scottish Assessors Association Portal shows the subjects having a rateable value of £39,000.

ENTRY

Entry will be upon conclusion of formal legal missives.

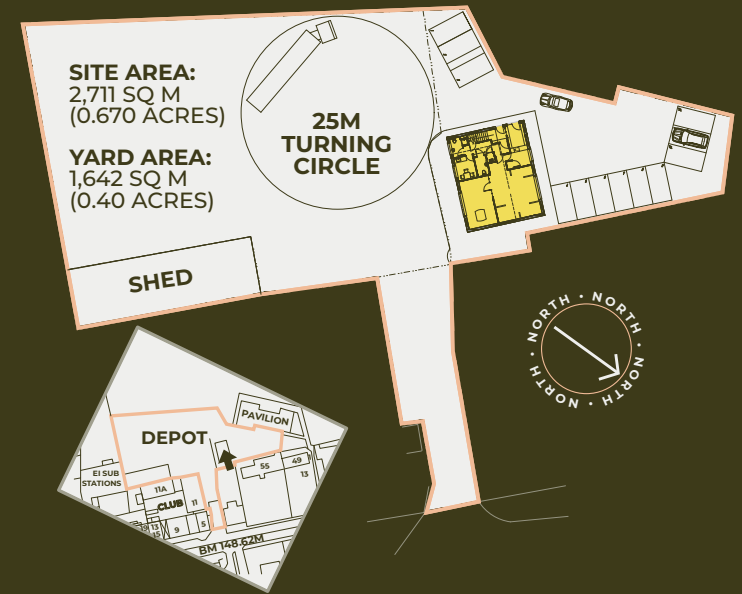
VIEWING AND FURTHER INFORMATION

To arrange a viewing or for further information please contact:

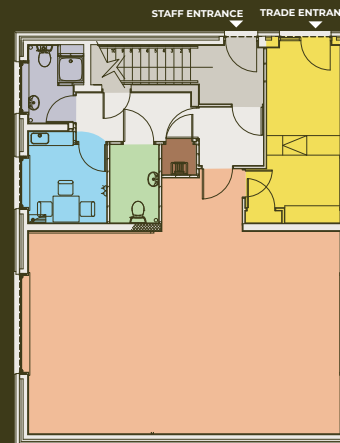
Niall Burns
D/L 0131 315 0029
E-mail niall@burnsandshaw.co.uk



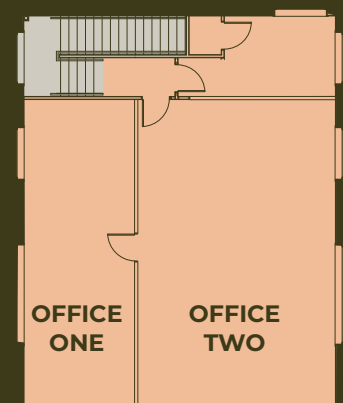
The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. **March 2023.** Designed by thefifthhouse.co.uk










GROUND FLOOR



UPPER FLOOR



KEY

-  Office
-  Trade Counter
-  Tea Prep
-  Toilet
-  Disabled Toilet
-  Cleaner
-  Stairs

