

# TO LET

## MODERN WAREHOUSE WITHIN SECURE YARD



## 10A BORTHWICK VIEW PENTLAND INDUSTRIAL ESTATE, LOANHEAD

313 SQ M (3,368 SQ FT)

- Easy Access to the City of Edinburgh Bypass (A720)
- Flexible Lease Terms Available
- 11 Dedicated Car Parking Spaces.
- Secure Yard.

**B&S**  
Burns & Shaw  
Property Consultants  
**0131 315 0029**

**SAT NAV:**  
EH20 9QH

# MODERN WAREHOUSE WITHIN SECURE YARD

## 10A BORTHWICK VIEW

### PENTLAND INDUSTRIAL ESTATE

#### LOCATION

The subjects are located within Pentland Industrial Estate, Loanhead approximately 5 miles South of Edinburgh City Centre. Pentland Industrial Estate is in close proximity to both Straiton Retail Park and Bilston Glen Industrial Estate. Borthwick View is accessed directly from Main Street the principal arterial route through the Estate.

#### DESCRIPTION

The subjects comprise part of a terrace of two workshops/warehouses of steel portal frame construction with the roof and elevations clad in profile metal cladding with blockwork dividing the units. The subjects benefit from an enclosed yard that is shared with the adjoining premises and come with 11 allocated car parking spaces.

The subjects are currently fitted out as offices but a building warrant application has been submitted to return to workshop/warehouse space including installation of a roller shutter door. Further information on specification and timescales for completion can be obtained from the sole letting agents.

#### ACCOMMODATION

The premises provide the following gross internal areas 313 sq m (3,368 sq ft).

#### 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 premises are available by way of a new lease for a term to be agreed. For further information on rent and terms please contact the sole agents.

#### RATEABLE VALUE

The Scottish Assessors Association Portal shows the subjects entered in the Valuation Roll as follows: -

<b>Description</b>	Office
<b>Rateable Value</b>	£27,600

#### ENTRY

Entry will be upon conclusion of formal legal missives.

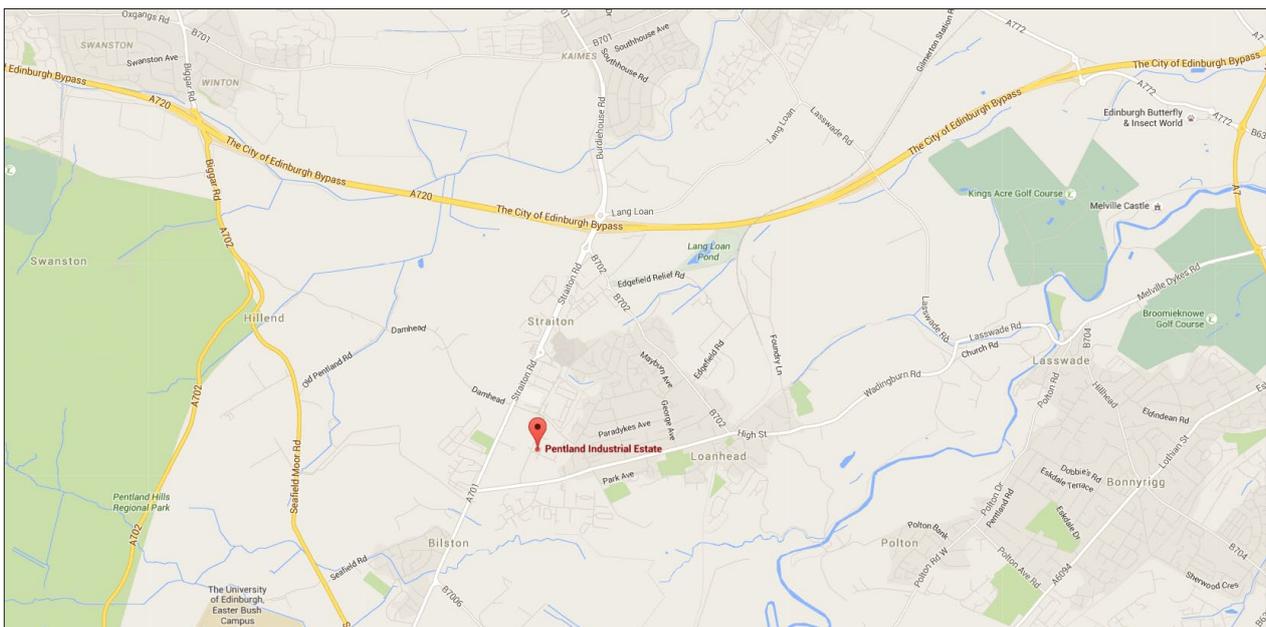
#### VIEWING AND FURTHER INFORMATION

To arrange a viewing or for further information please contact: -

Niall Burns:

D/L: 0131 315 0029

E-mail: [niall@burnsandshaw.co.uk](mailto:niall@burnsandshaw.co.uk)



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