



# 24 SOUTH GYLE CRESCENT

**TO LET**

**OPEN PLAN WAREHOUSE /  
MANUFACTURING PREMISES  
45,361 SQ FT (4,214 SQ M)**

South Gyle Industrial Estate, Edinburgh • EH12 9EB

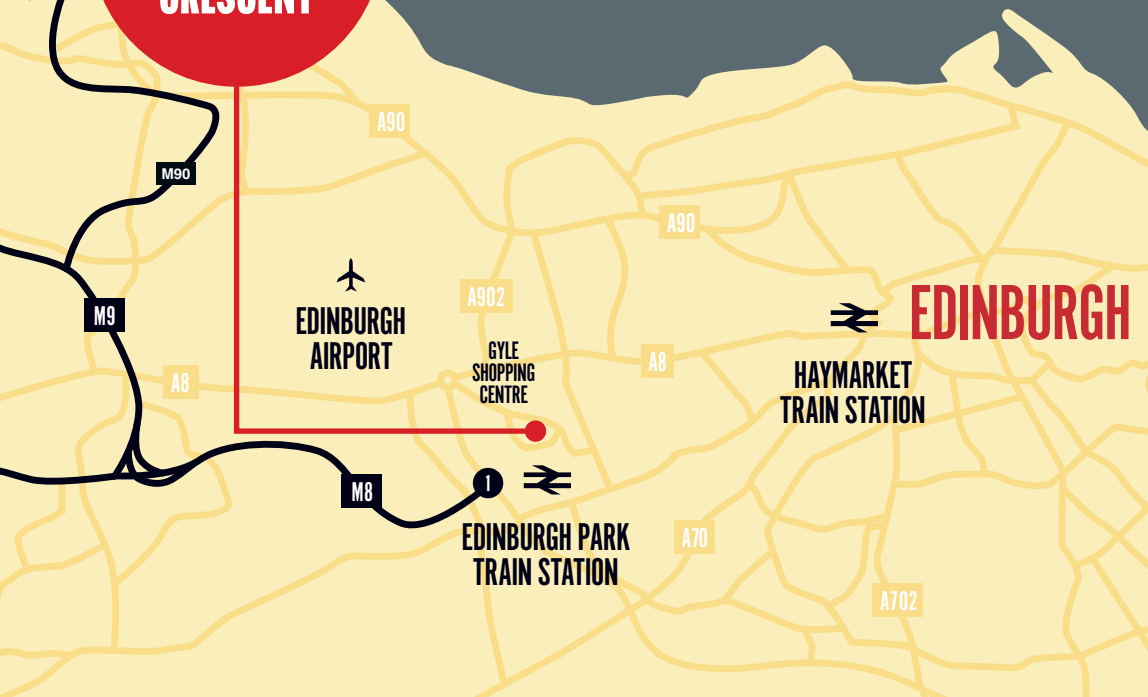


**NOW AVAILABLE FOLLOWING  
MAJOR REFURBISHMENT**

# LOCATION

South Gyle is recognised as one of Edinburgh's prime business estates with its location benefitting from excellent access to Scotland's major road networks. The Edinburgh City Bypass (A720) allows for connections to the M8 and in turn the M9, with both motorways linking the east to the west. The M90 is also nearby, offering transport routes to the north of Scotland. Edinburgh Airport lies less than a 10 minute drive away.

24  
SOUTH GYLE  
CRESCENT



The subject property lies within the centre of the business estate, between the main roads of South Gyle Broadway and the Edinburgh City Bypass. The estate consists of a mixture of industrial, office and hybrid premises with notable nearby occupiers including: UPS, Thistle Timber, Network Rail, and Royal Mail. The premises is accessed via South Gyle Crescent.

The property is located within close proximity to some of Edinburgh's most notable locations such as Edinburgh International Airport, Hermiston Gait Retail Park and The Gyle Shopping Centre.

# SPECIFICATION



1.5 acre fully secured yard



Brand new roof



Eaves height 7.05 - 8.76m



All electric building



Dedicated refurbished office facilities



Close proximity to Scotland's motorway network



EPC 'A' rated



Opportunity to add PV



217 kVA power



10 x loading doors



## ACCOMMODATION

AREA	SQ FT	SQ M
Warehouse	41,895	3,892
Office	3,466	322
Total	45,361	4,214

The premises lie on a total site area of 3.5 acres.

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### BUSINESS RATES

The Rateable Value of the property is £321,500. Any prospective occupiers should make their own enquiries to the Scottish Assessors Association.

### LEASE TERMS

The property is available on a Full Repairing and Insuring lease for a term to be agreed. For further information, please contact one of the joint letting agents.

### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction. In the normal manner, the incoming tenant will be liable for any LBTT, registration dues and VAT thereon. All prices quoted are exclusive of VAT.

### VAT

All prices are quoted exclusive of VAT.

### VIEWINGS

For further information or to arrange a viewing, please contact the letting agents:



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colliers.com/uk/industrial

**Lewis Pentland**  
07748 704 734  
lewis.pentland@colliers.com

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