

Ryden

TO LET

INDUSTRIAL UNIT
767 SQ M (8,254 SQ FT)



**4/3 BORTHWICK VIEW
PENTLAND
INDUSTRIAL ESTATE
LOANHEAD
EH20 9QH**

**CLOSE PROXIMITY TO
EDINBURGH AND THE CITY
OF EDINBURGH BYPASS**

**WELL ESTABLISHED INDUSTRIAL
/ TRADE LOCATION**

**SUITABLE FOR A
VARIETY OF USES**

**POTENTIAL TO SPLIT INTO
2X 4,000 SQ FT UNITS**

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LOCATION

The property is situated within Pentland Industrial Estate, Loanhead approximately 5 miles south of Edinburgh City Centre. Pentland Industrial Estate is a well established and popular business location to the west of Loanhead and lies within close proximity to both Straiton Retail Park and Bilston Glen Industrial Estate.

Borthwick View is located just off the estates main thoroughfare. Nearby occupiers include IKEA, Costco, Asda, Screwfix, CCF, Thornbridge Timber, Lothian & Borders Police and Greggs.

DESCRIPTION

The premises comprise a mid-terraced industrial unit of steel portal frame construction which benefits from the following specification:

- Minimum eaves height of 5.5m rising to 6m.
- Translucent roof panels
- Sodium light fittings
- Vehicular access via an industrial roller shutter door
- 3 phase electricity supply

Externally there is a yard / parking area.

ACCOMMODATION

We have measured the property in accordance with the Code of Measuring Practise (6th Edition) to provide a Gross Internal Area of approximately 767 sq m (8,254 sq ft)

The building has potential

to be subdivided into 2 units of circa 4,000 sq ft.

BUSINESS RATES

We are advised by the local Assessor the property currently has a total Rateable Value of £43,700 resulting in Rates Payable (2025/2026) of approximately £21,750 per annum. Interested parties are advised to make their own enquiries with the Assessor.

TERMS

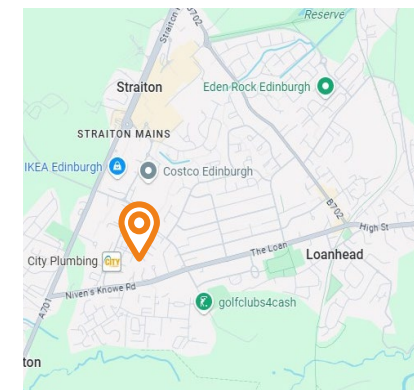
The premises are available on a new full repairing and insuring lease at a rent and period to be agreed. Further information available from the letting agents.

VAT

All prices are quoted exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE

Available on request.





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GET IN TOUCH

Please get in touch with our letting agent for more details.

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