

TO LET

REFURBISHED INDUSTRIAL PREMISES WITH SECURE YARD

677 SQ M (7,285 SQ FT)

- Currently undergoing an extensive refurbishment
- Stand alone premises with secure front and rear yards
- Close proximity to the City of Edinburgh Bypass (A720)
- Ideal location for servicing Edinburgh and the Lothians



Unit 1 Edgefield Road,
Edgefield Industrial
Estate, Loanhead,
EH20 9TB



Indicative photo post refurbishment



LOCATION

The subjects are located within Edgefield Industrial Estate in Loanhead, approximately 4 miles south of Edinburgh City Centre in the Midlothian district.

Loanhead is an ideal location for servicing Edinburgh and the Lothians. The premises are less than 1 mile from the City of Edinburgh Bypass (A720) which in turn connects to the A1, M8 and M9 motorways.

The estate is also within close proximity to Straiton Retail Park along with occupiers including Ikea, Costco, Asda, Edmundson Electrical, and Travis Perkins.



EDGEFIELD INDUSTRIAL ESTATE TENANTS:

- | | |
|----------------------|----------------|
| 01 JB Foods | 04 Sunamp |
| 02 Eden Rock | 05 Skyrora |
| 03 Icon Fabrications | 06 Uni Windows |

[View on Google Maps](#)



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Example of refurbishment our client has delivered on a different project

ACCOMMODATION

We have measured the property in accordance with the Code of Measuring Practise (6th Edition) to provide the following Gross Internal Area:

Warehouse	465 sq m	5,004 sq ft
Ground Floor Office	105 sq m	1,125 sq ft
1st Floor Office	107 sq m	1,156 sq ft
Total	677 sq m	7,285 sq ft

SPECIFICATION

The premises comprise a stand-alone industrial facility which benefits from secure yard space on two elevations.

The property is arranged over two bays along with a separate two storey office building. Following the refurbishment the property will benefit from the following specification:

New Roof

New cladding to the side and front elevations

Newly painted walls and floors

New LED lighting

New roller shutter vehicular access doors

3 phase electricity supply

Kitchen facilities



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BUSINESS RATES

We are advised by the local Assessor the property currently has a total Rateable Value of £34,400 resulting in Rates Payable (2024/2025) of approximately £16,000 per annum.

TERMS

The premises are available on a new lease for a period and rent to be agreed. Further information is available from the letting agents.

TIMINGS

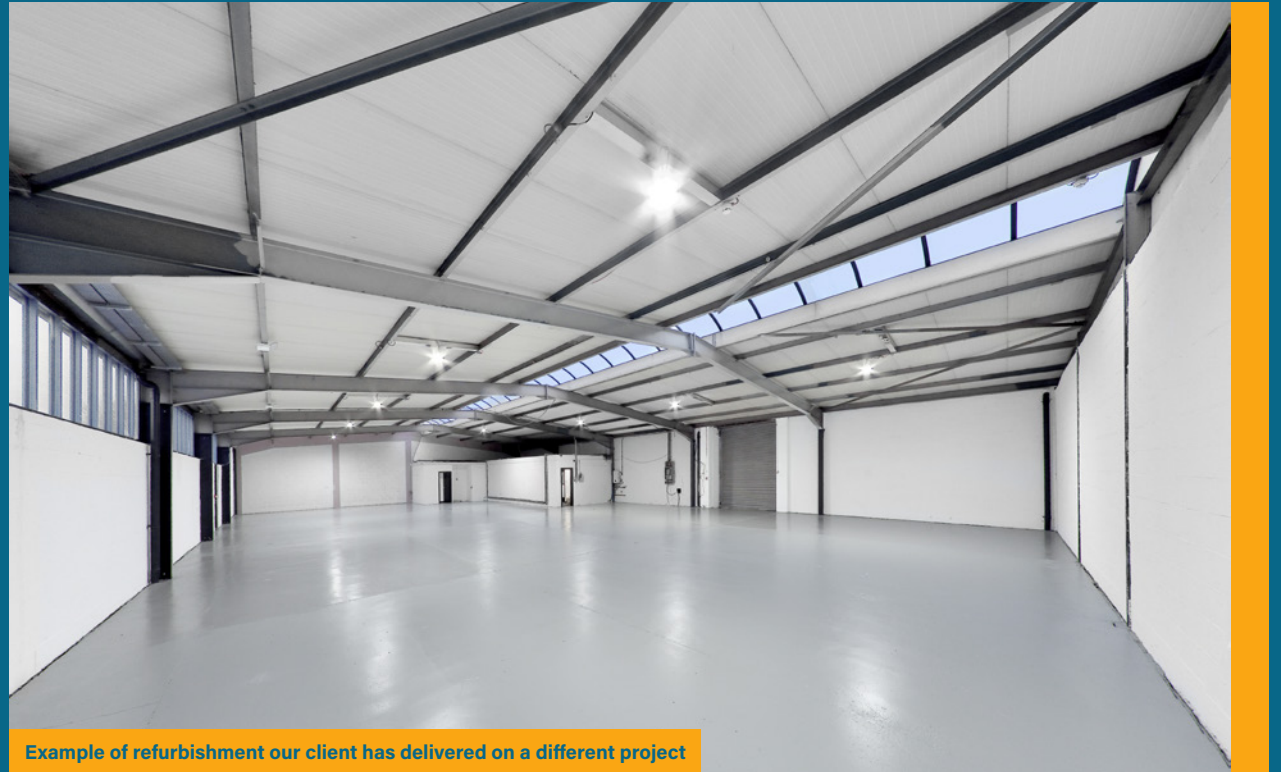
The property is currently undergoing an extensive refurbishment and the property will be ready for occupation in April 2025.

VAT

All prices are quoted exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE

Available on request.



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FURTHER INFORMATION AND VIEWING

Please contact the sole letting agents:

Ryden LLP

Cameron Whyte

07789 003 148

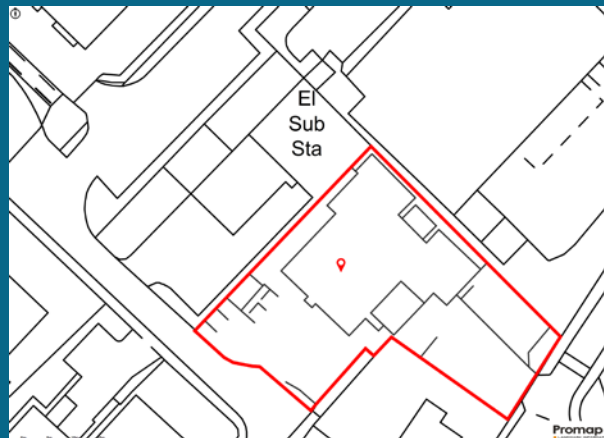
cameron.whyte@ryden.co.uk

Leo Masson

07425 320 611

leo.masson@ryden.co.uk

Ryden.co.uk
0131 225 6612



Messrs Ryden for themselves and for 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 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 Messrs Ryden has any authority to make or give any representation or warranty whatever in relation to this property. March 2025.

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