

Ryden

TO LET

**WAREHOUSE AND BUSINESS
SPACE**
802 SQ M (8,631 SQ FT)



**62 GORGIE
ROAD
EDINBURGH
EH11 2NB**

**OPPORTUNITY TO SECURE
WAREHOUSE AND BUSINESS
SPACE TOGETHER**

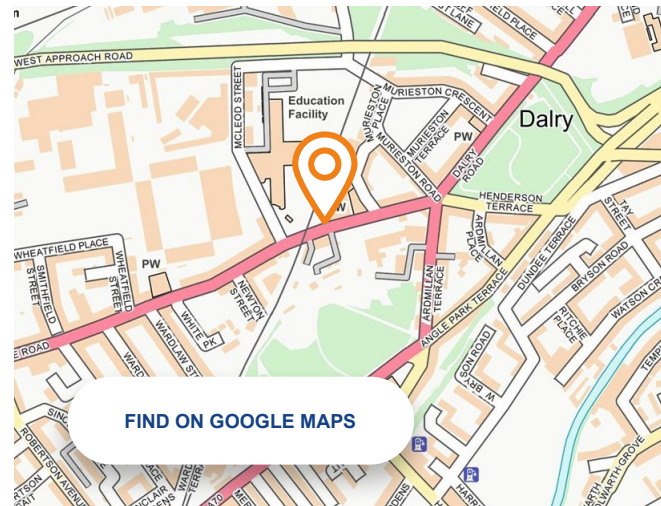
**PROMINENT POSITION ON
BUSY A71 THOROUGHFARE**

**EXTENSIVE DOUBLE
FRONTAGE**

**SUITABLE FOR ALTERNATIVE
USE, SUBJECT TO PLANNING**

IMMEDIATE ENTRY

[FIND OUT MORE AT RYDEN.CO.UK](https://www.ryden.co.uk)



DESCRIPTION

The premises comprises a combination of business and warehouse space. The available units are formed of two separate sections that taken together provide warehouse accommodation and ancillary business space / retail frontage.

BUSINESS SPACE

The business space subjects form the ground floor of part of a two-storey mixed use, terraced parade. The unit is highly prominent and benefits from a double frontage window display. The subjects are also equipped with a suspended ceiling, strip lighting, heating, and an alarm system. The premises is currently used as a pharmacy but other uses will be considered depending on planning consent.

Internally the subjects are arranged to provide an open plan sales area with staff, storage and WC accommodation to the rear.

WAREHOUSE

The warehouse has a concrete floor and is of steel frame construction with brick walls. The warehouse has a maximum eaves height of 5m.

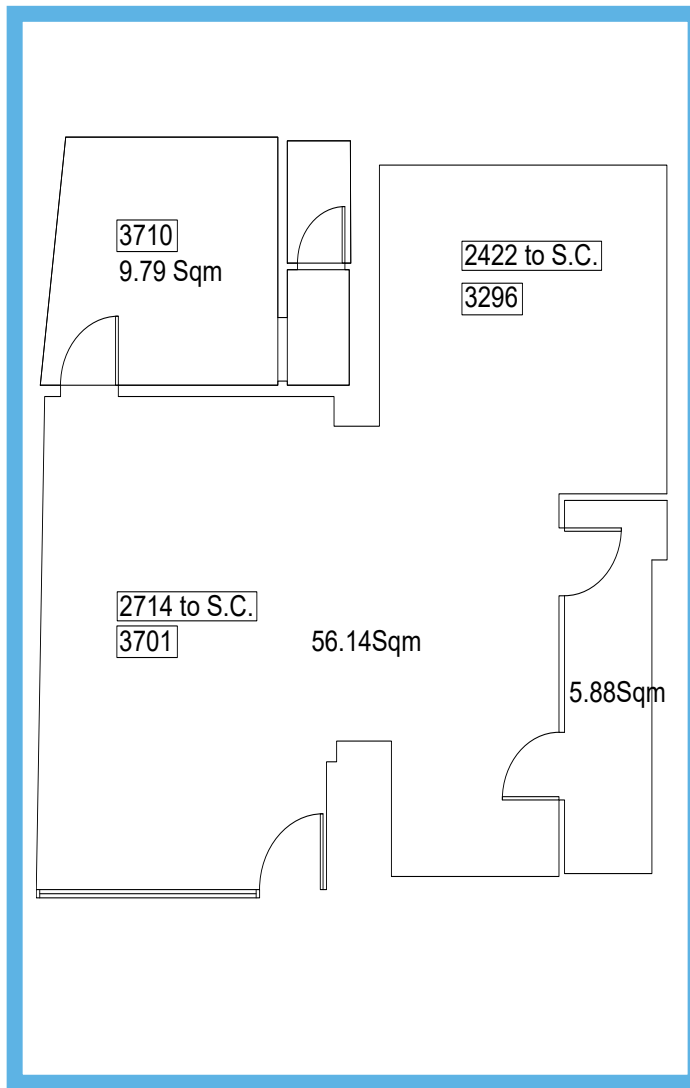
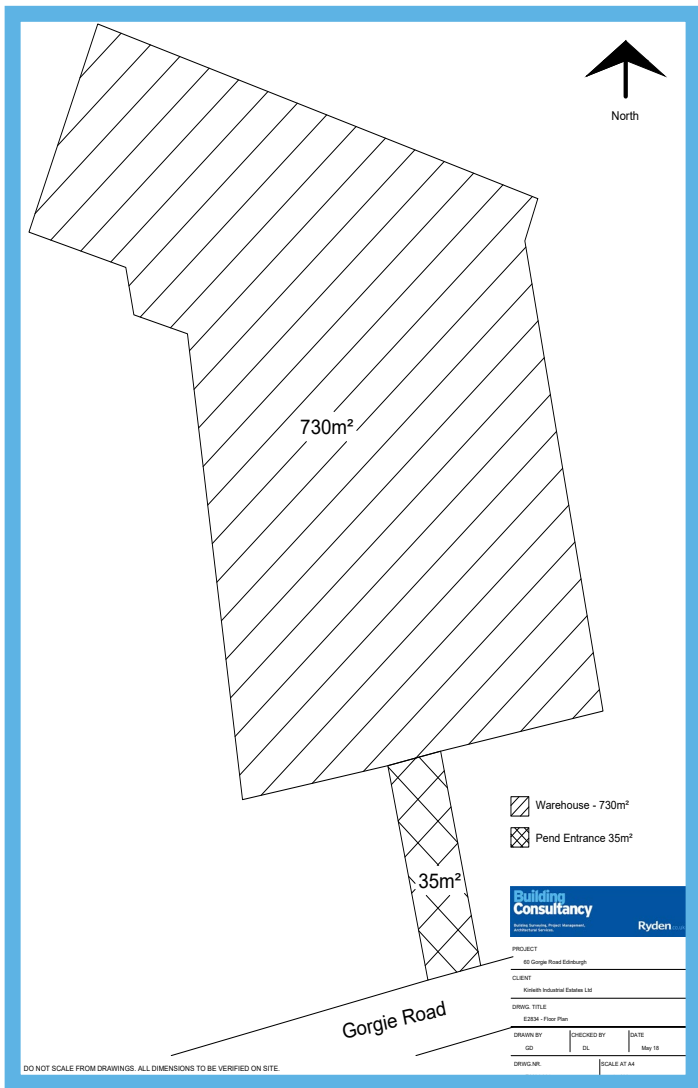
Internally, the subjects are arranged to provide an open plan workshop area with LED lights, storage and WC accommodation included.

LOCATION

Edinburgh is the capital city of Scotland and is a major administrative centre housing the Scottish Parliament, Scottish Executive and Judiciary System. The city is ranked as the UK's 2nd largest financial centre and the 6th largest in Europe. It has a resident population of approximately 450,000, of which 290,000 are of working age, and a catchment of 780,000.

The property is located on the north side of Gorgie Road (A71) close to its junction with Ardmillan Terrace and Dalry Road, approximately 1 mile west of the city centre.

Gorgie Road is a busy thoroughfare and forms part of the A71 which links the West End of Edinburgh's City Centre and Edinburgh City Bypass.



LEASE TERMS

The subjects are available on a new Full Repairing and Insuring basis for a term to be agreed.

RENT

Price on application

BUSINESS RATES

The subjects are currently entered in the Assessor's Valuation Roll as having an RV of £38,000.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Available upon request.

LEGAL COSTS

In the normal manner, each party will be responsible for their own costs incurred with the tenant being responsible for Land and Buildings Transactional Tax and registration dues.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

ACCOMMODATION

The premises have been measured in line with the RICS Code of Measuring Practice (6th Edition)

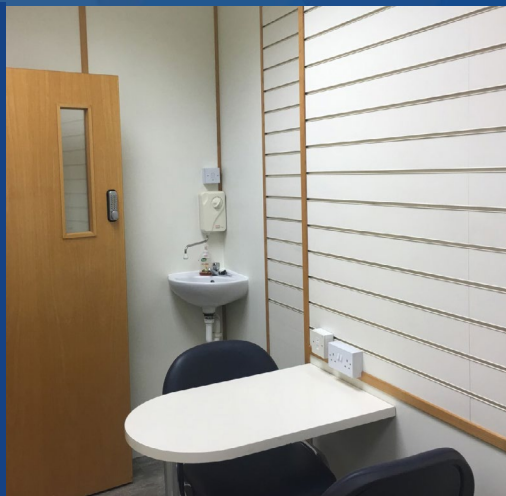
The subjects have the following approximate areas:

BUSINESS SPACE	72 Sq M	773 Sq Ft
WAREHOUSE	730 Sq M	7,858 Sq Ft

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GET IN TOUCH

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

Leo Masson

T 07425 320 611

E leo.masson@ryden.co.uk

Ben Dobson

T 07796 649 931

E ben.dobson@ryden.co.uk

Ryden

7 Exchange Crescent
Conference Square
Edinburgh
EH3 8AN

ryden.co.uk

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The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given 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 what ever in relation to this property. **April 2025**

