

TO LET
INDUSTRIAL UNIT IN CLOSE PROXIMITY TO EDINBURGH CITY BYPASS



**Unit C, Edgefield Road,
Loanhead, EH20 9TB**

- Industrial / workshop space extending to 492 sq m (5,300 sq ft)
- Suitable for a variety of business uses under Class 4,5 & 6 (motortrade will not be considered)
- Excellent location in close proximity to Straiton and The City of Edinburgh Bypass
- Shared yard and ample parking available
- Quoting rent: £53,000 per annum (Exclusive of VAT)

LOCATION

The property is located within Loanhead which lies approximately 5 miles to the South East of Edinburgh City Centre and close to Straiton Junction off the Edinburgh Bypass (A720), which provides direct access to the A1 (South) and M8 (Glasgow). Loanhead is a rapidly expanding area and has seen significant commercial development in recent years, most notably Straiton Retail Park.



DESCRIPTION

Unit 8C, Edgefield Road comprises an open plan industrial building of a brick and steel portal frame nature. It was formerly used as a workshop and office, but offers flexible accommodation which is suitable for a variety of business uses within Class 4, 5 and 6.

The property is accessed via a roller shutter door, as well as x2 pedestrian doors.

The property benefits from a shared yard with ample parking.

ACCOMMODATION

According to our calculations from measurements taken onsite we estimate the subjects extend to the following approximate gross internal areas: 492 sq m (5,300 sq ft).

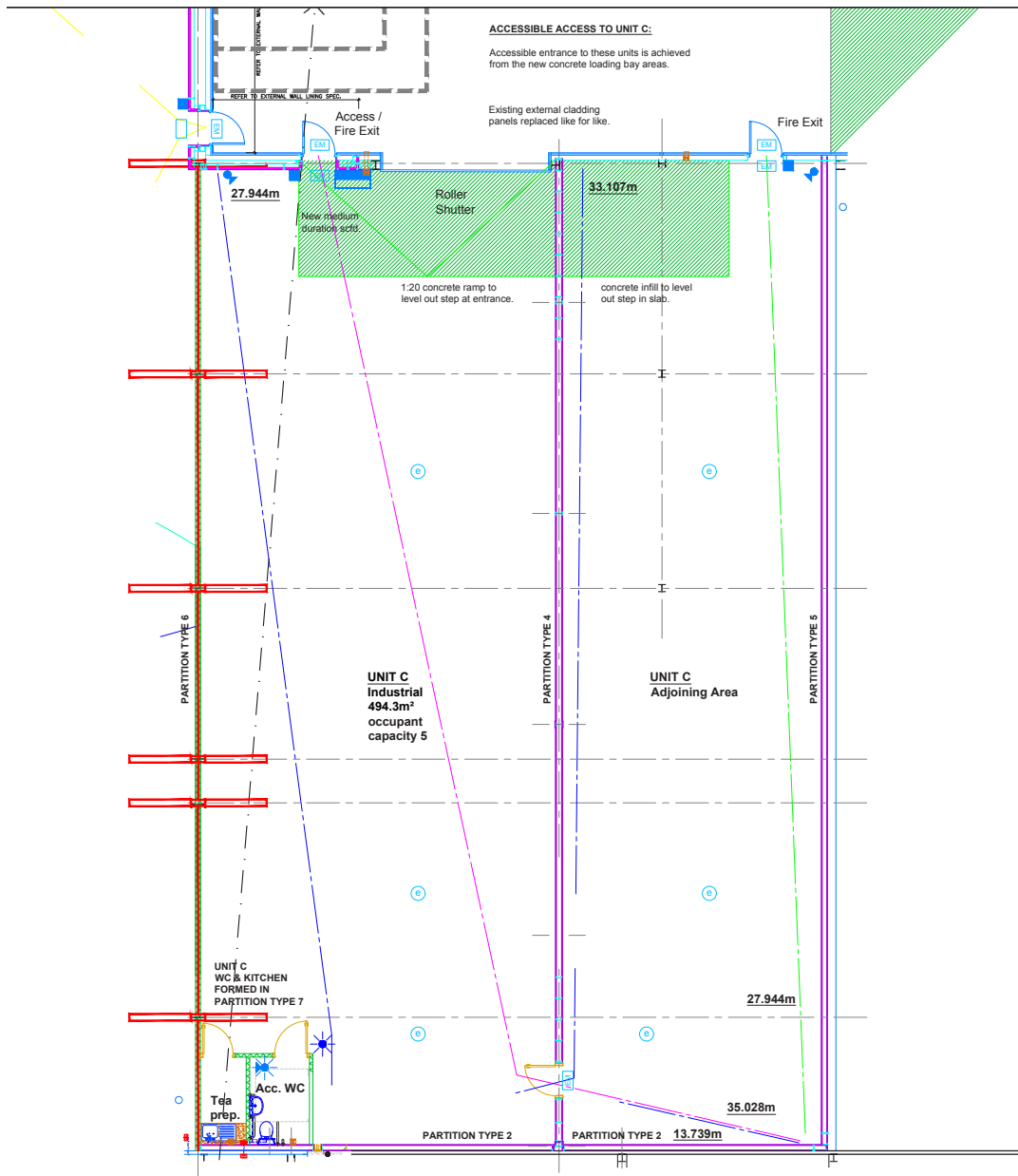
Minimum eaves: 4.4 meters

Apex: 6.5 meters

Roller shutter door dimensions: W- 4.79 meters, H-3.99 meters

RENT

The landlord is seeking a standard FRI lease at a rent of £53,000 per annum (Exclusive of VAT)



SERVICE CHARGE & INSURANCE

There is a service charge of £0.55 per sq ft which includes insurance.

RATEABLE VALUE

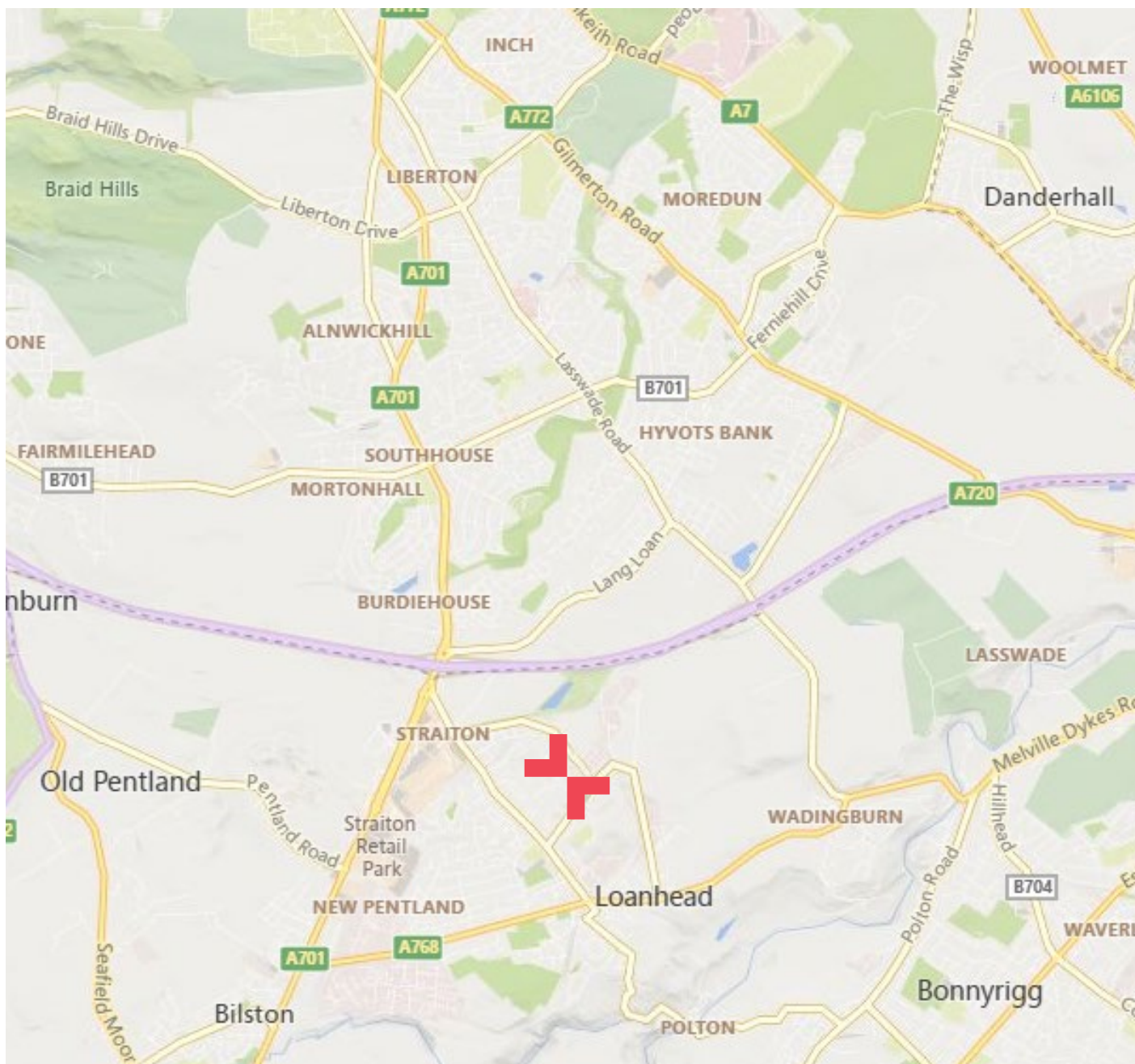
According to the Scottish Assessors Association, we have been advised that the subjects have a rateable value of £31,200.

LEGAL COSTS / VAT

Each party will be responsible for their own legal costs incurred in any transaction with the ingoing Tenant being responsible for Land & Buildings, Transactions Tax and registration dues incurred in this transaction. Unless stated otherwise VAT will be payable on the rent, insurance and service charge.

EPC

Available upon request.



To arrange a viewing please contact:



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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: November 2025

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.