

- Industrial/storage site extending approximately 2.0 acres
- Located within the Edinburgh City Bypass
- Excellent road links
- Flexible lease terms available

**TO LET**  
**INDUSTRIAL/  
STORAGE SITE**

**The Wisp**  
Danderhall,  
Edinburgh

[galbraithgroup.com](http://galbraithgroup.com)

## LOCATION

THE SITE IS LOCATED TO THE SOUTH WEST OF EDINBURGH CITY CENTRE, ON THE SOUTH SIDE OF THE MAIN THOROUGHFARE KNOWN AS THE WISP.



CLICK FOR GOOGLE MAP

The site is easily accessible to Edinburgh City and the wider motorway networks, with the Edinburgh City Bypass situated 2 miles south of the subjects.

**WHAT3WORDS** To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: half.globe.issue



## DESCRIPTION

The subjects comprise an industrial/storage site, surrounded by bunds and in part, wire fencing. The site is accessed via secure metal gates with shrubs and trees providing additional screening from the surrounding roads.

The site is suitable for a variety of uses and has previously been used for the storage of containers, vehicles and plant.

The site will be cleared prior to letting and has a combination of surfaces with areas of both hardcore and rough ground.

There is currently no electricity, gas or water serving the site.

## SITE AREA

The net usable area of the site extends to approximately 2 acres.

## TERMS AND RENT

The site is available to let on flexible lease terms.

For additional information on rent, please contact the letting agents.

## RATEABLE VALUE

The tenant will be responsible for any rates charged by the local authority.

## VAT

VAT will be applicable.

## LEGAL COSTS

In the normal manner, each party will be responsible for their own legal costs incurred. The tenant will be responsible for stamp duty/LBTT, registration dues.

## ENTRY

Available immediately on the completion of legal documentation.



For identification purposes only.

# FURTHER INFORMATION

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Interested parties are advised to note interest with the sole letting agents. Viewings are by appointment only. For additional information please contact:

**David Stevenson**

07917 424 363

[david.stevenson@galbraithgroup.com](mailto:david.stevenson@galbraithgroup.com)

**Lucy Yates**

07824 848 097

[lucy.yates@galbraithgroup.com](mailto:lucy.yates@galbraithgroup.com)

4th Floor  
18 George Street  
Edinburgh  
EH2 2PF

T: 0131 240 6960

[galbraithgroup.com](https://galbraithgroup.com)



# Galbraith

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