



TO LET

24

**SOUTH GYLE
CRESCENT**

**SOUTH GYLE INDUSTRIAL ESTATE
EDINBURGH | EH12 9EB**

**OPEN PLAN
WAREHOUSE/
MANUFACTURING
PREMISES**

45,361 SQ FT / (4,214 SQ M)

Large secure yard (1.5 acres)

Due to be refurbished

Adjoining office facilities

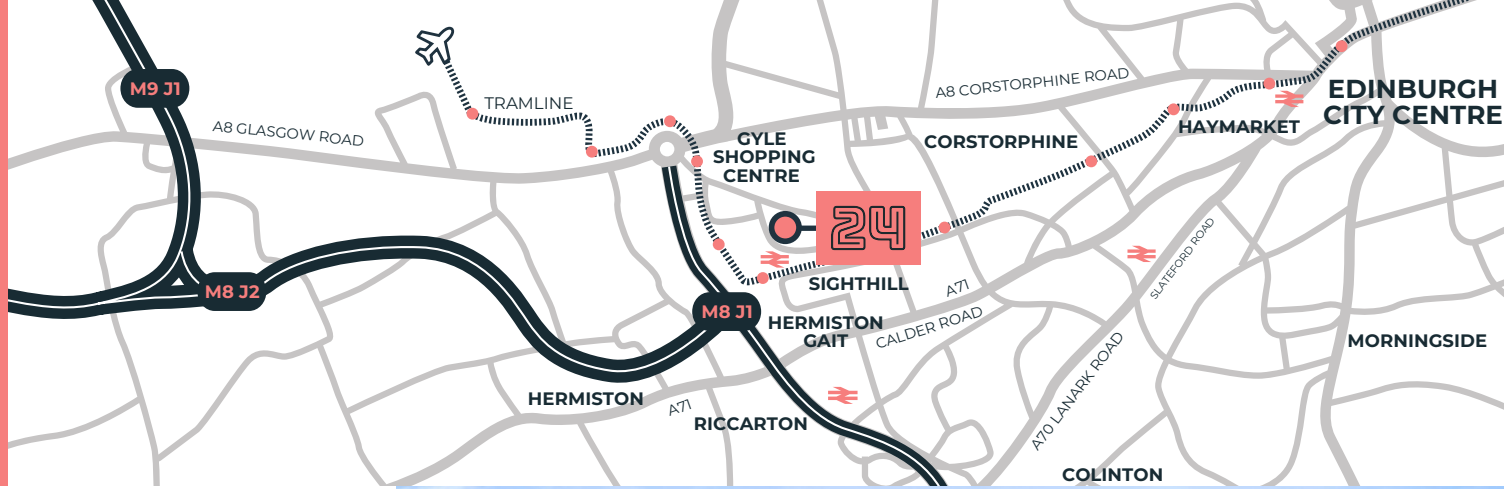
Close proximity to Scotland's
major road network

PRELIMINARY DETAILS

PREMISES DUE TO BE REFURBISHED



Excellent access
to Scotland's
major road
networks



LOCATION

The location of the South Gyle Industrial Estate and subject premises, offers direct access to Scotland's Capital City, Edinburgh, which has a population of approximately 525,000 people. The industrial estate lies just 6.6 miles (20 minute drive) west of the City Centre and further benefits from having a direct tram route and stop within a 8 minute walk from the subject premises.

South Gyle is recognised as one of Edinburgh's prime Business Estates with its location benefitting from excellent access to Scotland's major road networks. The Edinburgh City Bypass (A720) allows for connections to the M8 and in turn the M9, with both motorways linking the east to the west. The M90 is also nearby, offering transport routes to the north of Scotland. Edinburgh Airport lies less than a 10 minute drive away.

The subject property lies within the centre of the Business Estate, between the main roads of South Gyle Broadway and The Edinburgh City Bypass. The estate consists of a mixture of industrial, office and hybrid premises with notable nearby occupiers including, UPS, Thistle Timber, Network Rail, and Royal Mail. The premises is accessed via South Gyle Crescent.

The property is located within close proximity to some of Edinburgh's most notable locations such as Sighthill Industrial Estate, Hermiston Gait Retail Park and The Gyle Shopping Centre.





The subject property consists of a stand-alone industrial premises, adjoining office facilities and a large secure yard



Ample car parking at the front of the premises

ACCOMMODATION

The premise has been measure in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

Premises	Size (sq ft)	Size (sq m)
Warehouse	41,895	3,892
Office	3,466	322
Total	45,361	4,214

The premises lie on a total site area of 3.5 acres.



DESCRIPTION

The property comprises of steel portal frame construction with blockwork to dado level and profile metal cladding under a pitched insulated roof, over a concrete floor.

Internally, the premises provides an open plan warehouse space with additional interconnecting storage facility on the rear elevation. The premises provides a minimum eaves height of 7.05m and a maximum of 8.76m and benefits from a 3-phase power supply.

On the front elevation, the premises benefits from adjoining office accommodation made up of stud partition walls to offer a mixture of open plan and cellular offices. These are fitted with electric heating, LED lighting, a kitchen area and WC facilities. Access to the premises for pedestrians is through the office facilities. There are six commercial access points, with two up and over doors on both the East and West elevations, as well as a further two roller shutter doors on the South elevation.

The property provides ample car parking at the front of the premises and has a generous yard consisting of predominantly concrete at the rear. The yard is made secure by a combination of palisade fencing and metal post, mesh-wire fencing.



LEASE TERMS

The property is available on a Full Repairing and Insuring lease for a term to be agreed. For further information, please contact one of the joint letting agents.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The Energy Performance Certificate is available on request.

BUSINESS RATES

We are advised by the local Assessor that the property currently has a Rateable Value of £321,500 which results in rates payable (2023/24) of approximately £168,466 per annum.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction. In the normal manner, the ingoing tenant will be liable for any LBTT, registration dues and VAT thereon. All prices quoted are exclusive of VAT.

VAT

All prices are quoted exclusive of VAT.

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. February 2024.

Designed by thefifthhouse.co.uk

REFURBISHMENT WORKS

The premises are due to undergo extensive refurbishment. Works can be tailored to suit an ingoing occupier. For further details, please contact the joint letting agents.

Photos used for illustrative purposes only.

VIEWING & FURTHER INFORMATION

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