

Ryden

TO LET

INDUSTRIAL UNIT
767 SQ M (8,254 SQ FT)



4/3 BORTHWICK VIEW
PENTLAND
INDUSTRIAL ESTATE
LOANHEAD
EH20 9QH

CLOSE PROXIMITY TO
EDINBURGH AND THE CITY
OF EDINBURGH BYPASS

WELL ESTABLISHED
INDUSTRIAL / TRADE
LOCATION

SUITABLE FOR A
VARIETY OF USES

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



DESCRIPTION

The premises comprise a mid-terraced industrial unit of steel portal frame construction which benefits from the following specification:

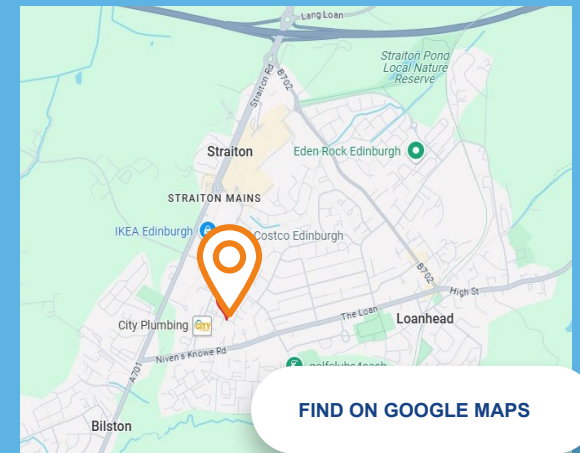
- Minimum eaves height of 5.5m rising to 6m.
- Translucent roof panels
- Sodium light fittings
- Vehicular access via an industrial roller shutter door
- 3 phase electricity supply

Externally there is a yard / parking area.

LOCATION

The property is situated within Pentland Industrial Estate, Loanhead approximately 5 miles south of Edinburgh City Centre. Pentland Industrial Estate is a well established and popular business location to the west of Loanhead and lies within close proximity to both Straiton Retail Park and Bilston Glen Industrial Estate.

Borthwick View is located just off the estates main thoroughfare. Nearby occupiers include IKEA, Costco, Asda, Screwfix, CCF, Thornbridge Timber, Lothian & Borders Police and Greggs.





ACCOMMODATION

We have measured the property in accordance with the Code of Measuring Practise (6th Edition) to provide a Gross Internal Area of approximately 767 sq m (8,254 sq ft)

BUSINESS RATES

We are advised by the local Assessor the property currently has a total Rateable Value of £43,700 resulting in Rates Payable (2025/2026) of approximately £21,750 per annum. Interested parties are advised to make their own enquiries with the Assessor.

TERMS

The premises are available on a new full repairing and insuring lease at a rent and period to be agreed. Further information available from the letting agents.

VAT

All prices are quoted exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE

Available on request.



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FURTHER INFORMATION AND VIEWING

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

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Ryden

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**

