

TO LET

13/6 SOUTH GYLE CRESCENT EDINBURGH EH12 9EB with secure enclosed yard to frontage



FLOORSPACE: 6,425 sq ft (597 sq m)
YARD: 4360 sq ft (405 sq m)

www.southgyletradepark.com

PLANNING CONSENT: Trade Park Storage & Distribution, allowing retail up to 20% of floorspace for:

Building materials & supplies

Joinery/timber products

Drainage/pipes

Tool hire

Industrial & agricultural machinery

Kitchen units & associated supplies

Electrical components & products

Bathroom units & associated supplies

Paints & wallpaper

Central heating, including ventilation

Air conditioning & refrigeration

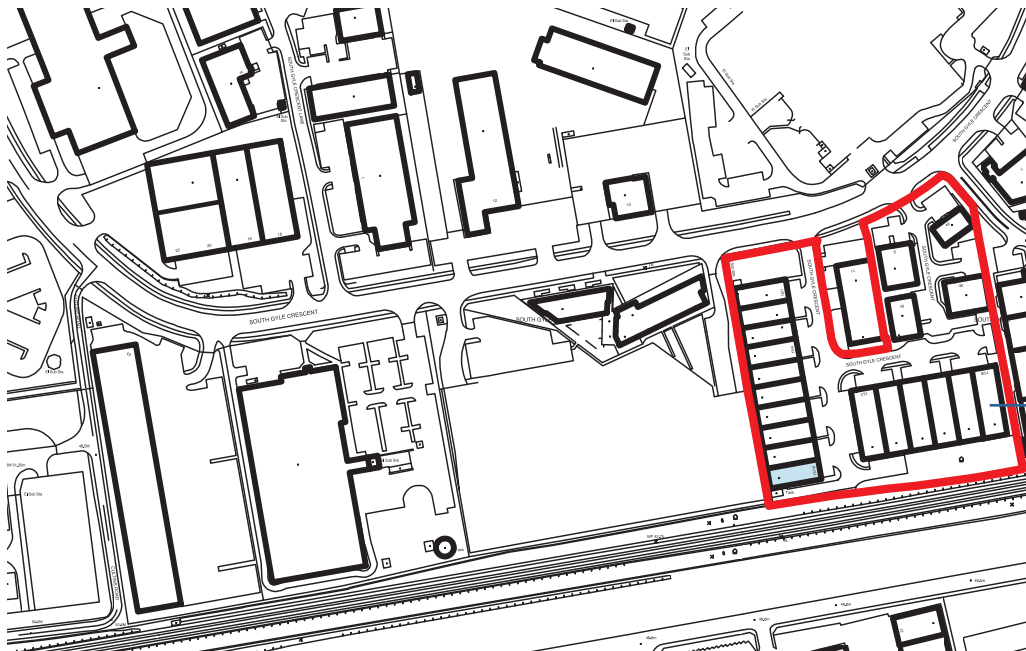
Tiles

Flooring

Motor vehicle parts & components

Conservatories/window frames & glazing





UNIT 13/6



SPECIFICATION:

- Excellent eaves height

- Steel frame with painted concrete floor

- Extensive roof lights

- Exclusive parking adjacent to unit

- 3 phase power supply

- Lighting to all areas

- Reception/office

- EPC Rating C



TERMS:

Rent on application.

ALL ENQUIRIES:



LEWIS PENTLAND
 lewis.pentland@colliers.com
 0131 240 7523

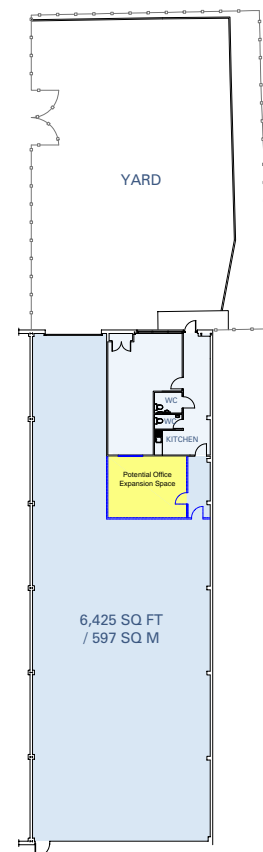


0800 169 4780

STUART BUCHANAN
 sbuchanan@cardrossam.co.uk
 0131 332 6827

PROPERTY MISREPRESENTATION ACT

Colliers International for themselves, for any joint agents and for the 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 intending purchasers or lessors and do not constitute, in whole or in part, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Colliers International or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT. January 2021.



Floorplan