TO LET

MODERN OFFICE SUITES

PENTLAND HOUSE

PENTLAND INDUSTRIAL ESTATE, LOANHEAD, MIDLOTHIAN, EH20 9QH

FROM 10.96 SQ M (118 SQ FT)
TO 95.60 SQ M (1,029 SQ FT)

- Easy Access to the City of Edinburgh Bypass (A720).
- Flexible lease terms available.
- Secure Car Park

B&S
Burns & Shaw
Property Consultants
0131 315 0029

TO LET

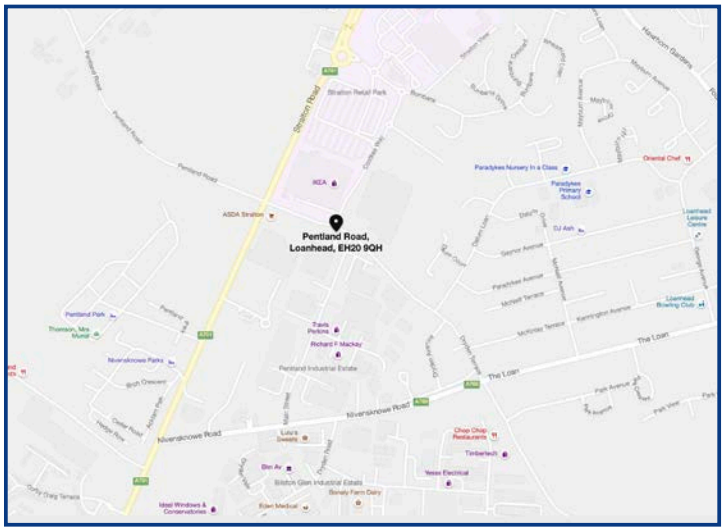
MODERN OFFICE SUITES

LOCATION

Edinburgh with a resident population of approximately 490,000 is both the Capital City and Scotland's administrative and judicial centre.

The subjects are located within Pentland Industrial Estate, Loanhead approximately 6 miles South of Edinburgh City Centre. Pentland Industrial Estate is situated in close proximity to both Straiton Retail Park and Bilston Glen Industrial Estate.

The estate benefits from excellent transportation links with the Edinburgh City Bypass which is accessed to the North via Straiton Park junction. The A720 in turn connects onto the A1, M8 & M9 motorways.



DESCRIPTION

The premises comprise a mix of cellular and open plan office suites within a two storey building containing communal WC and kitchen facilities. Externally car parking is provided within a secure gated yard.

ACCOMMODATION/RENT

OFFICE	SIZE (SQ.FT)	MONTHLY RENTAL
GF - Office 1	1029	£1250
GF - Office 2	140	£265
GF - Office 3	118	£225
GF - Office 4	118	£225
GF - Office 5	118	£225
FF - Office 6	129	£245
FF - Office 7	129	£245
FF - Office 8	118	£225
FF - Office 9	140	£265
FF - Office 11	118	£225
FF - Office 14	1000	£1250

LEASE TERMS

The office suites are available to let on flexible terms on new leases.

DATE OF ENTRY

The date of entry will be on conclusion of legal missives.

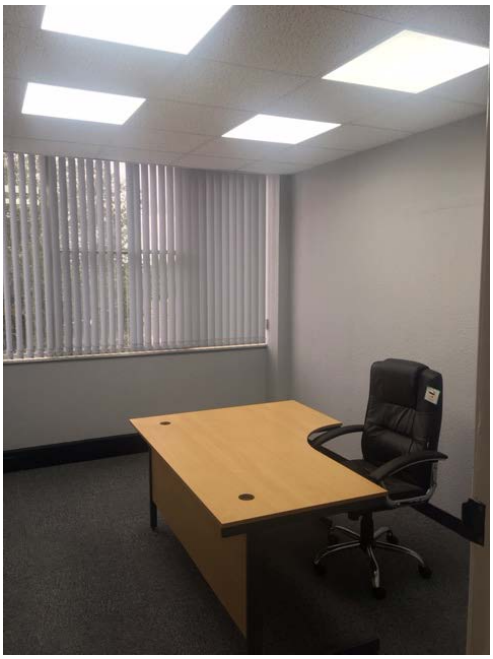
VIEWING AND FURTHER INFORMATION

To arrange a viewing or for further information please contact -

B&S Burns & Shaw Property Consultants

Niall Burns: D/L: 0131 315 0029
E-mail: niall@burnsandshaw.co.uk

Adam Shaw: D/L: 0131 315 0382
E-mail: adam@burnsandshaw.co.uk



The agents for themselves 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 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 intended purchasers or tenants should not rely on them as statement or representation 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 the joint agents has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control. (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.

August 2019

Produced and Printed by DTP 0131 657 1001