



## SHORT TERM LET

44 -46 LONGSTONE ROAD  
EDINBURGH  
EH14 2BH

- Workshop/storage with ancillary office space
- Prominent position with high levels of passing traffic
- Access to yard space
- GIA - 1,125 sq ft (104.53 sq m)
- Offers over £12,000 per annum



**LOCATION:**

Longstone is a district located in the southwest of Edinburgh, Scotland. Primarily a residential area with a mix of housing types, including traditional tenements, modern flats, and some detached houses. The area is known for its proximity to amenities such as shops, schools, and parks. Longstone is well-connected to the city centre by both bus and tram routes. More Specifically, the subjects lie on Longstone road which leads directly to Calder Road which thereafter, directly links to the M8 motorway connecting Edinburgh to Glasgow.

**DESCRIPTION:**

The subjects comprise a single-story building of brick construction with painted, rendered exterior, surmounted by a flat roof. Internally, the property incorporates a painted concrete floor workshop with newly fitted LED light fittings, ancillary office space, as well as a kitchenette and W.C. Externally, the property has access to shared yard stretching to approximately 0.04 Acres (outlined on location plan).

**ACCOMMODATION:**

The subjects have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the following Gross Internal Area has been calculated:

1,125 sq ft (104.53 sq m)

**LEASE TERMS:**

The premises is available on a short-term basis at offers over £12,000 per annum.

**VAT:**

All figures in these particulars are quoted exclusive of VAT.

**RATEABLE VALUE:**

The subjects have a rateable value of £11,700. Further information on rates payments can be found at [www.saa.gov.uk](http://www.saa.gov.uk)

**ENTRY:**

By agreement upon completion of legal formalities

**LEGAL COSTS:**

Each party will be responsible for the payment of their own legal costs involved in any transaction.

**ENERGY PERFORMANCE:**

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

**FURTHER INFORMATION:**

Strictly by contacting the sole letting agents:

D M Hall  
17 Corstorphine Road  
Edinburgh  
EH12 6DD  
Tel 0131 624 6130

Harry Pattullo  
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**VIEWING:**

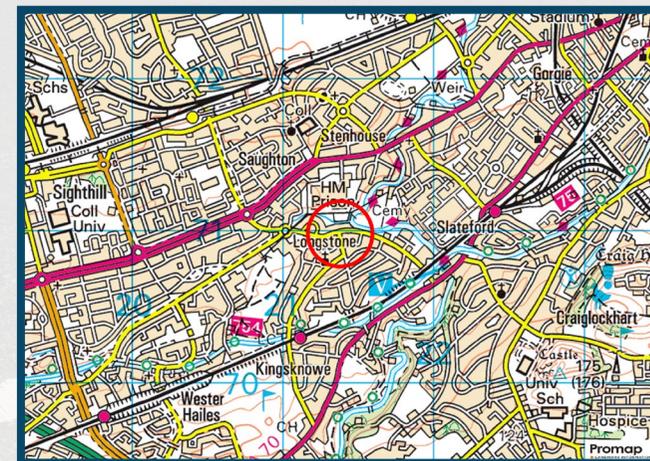
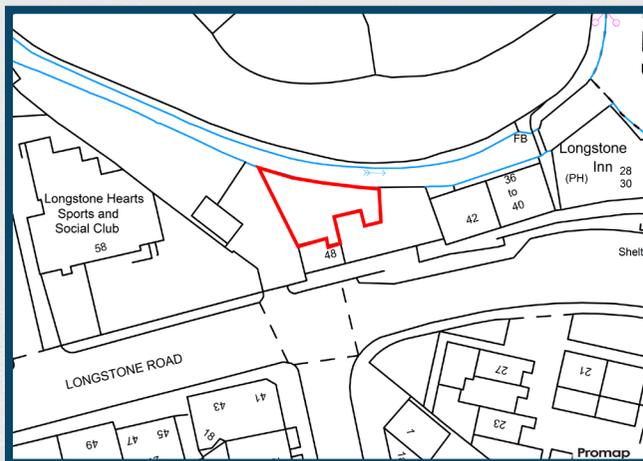
Strictly by arrangement with the agents.

**REFERENCE:**

ESA3274

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