

TO LET | FOR SALE

INDUSTRIAL LAND WITH DEVELOPMENT POTENTIAL

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**TURNHOUSE ROAD
EDINBURGH | EH12 9DN**

- Planning permission recently granted for 11 x industrial units
- Suitable for a variety of uses
- New palisade fencing and recently resurfaced
- Convenient access to Edinburgh city centre, the Edinburgh City Bypass (A720), Edinburgh Airport and the motorway network





LOCATION

The site benefits from a strategic location in the West of Edinburgh, approximately 5 miles west of Edinburgh city centre, a 15 minute drive. The location also offers convenient access to the City of Edinburgh Bypass (A720), Edinburgh Airport and motorway networks.

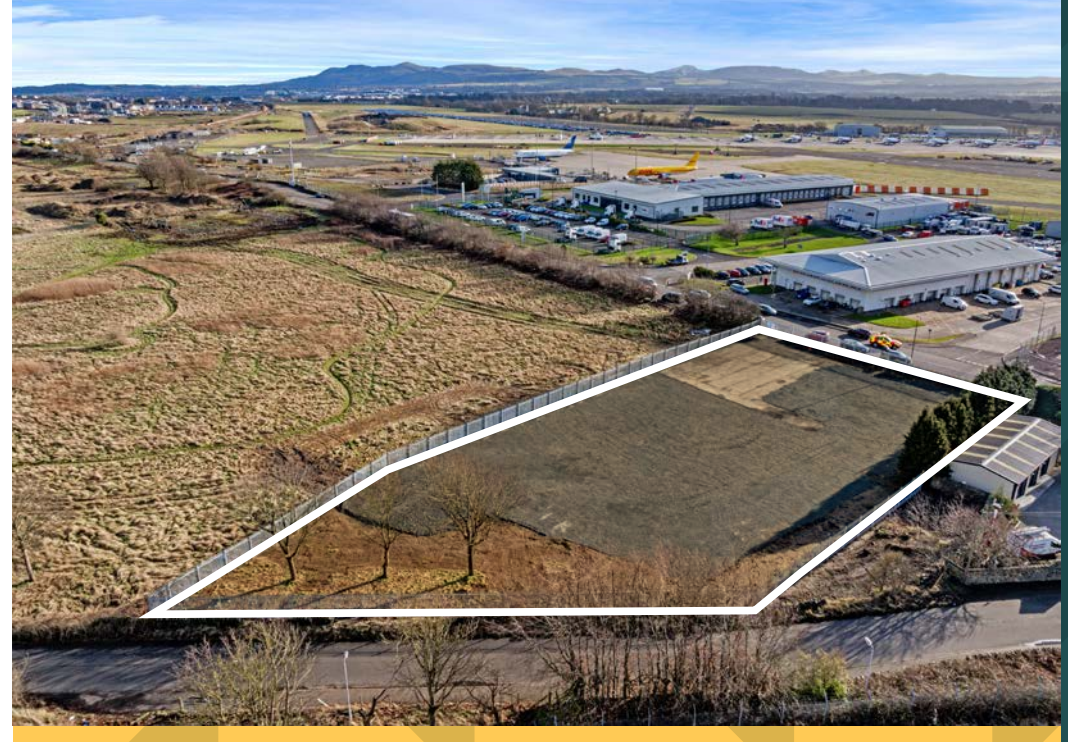
More specifically, the site is prominently located on the north side of Turnhouse

Road, near the junction with Lennymuir.

The surrounding area, referred to as Turnhouse and Cammo, is currently undergoing significant change in the form of new residential development and amenities. There are approximately 1,700 new homes currently under construction adjacent to the estate, alongside local amenities, parks, a new school and leisure facilities.



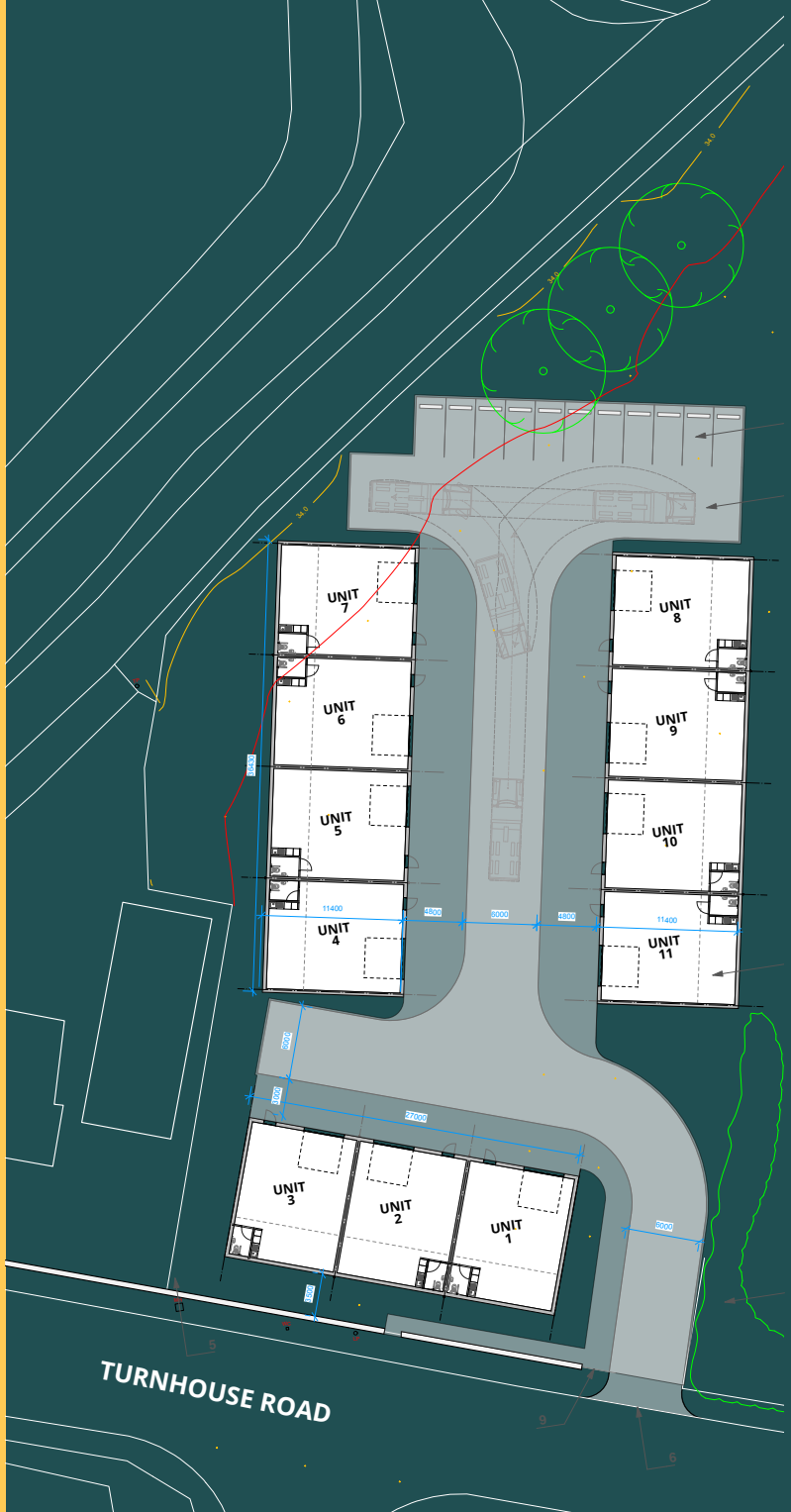
RESURFACED WITH TYPE 1 AND SECURED BY NEW PALISADE FENCING



DESCRIPTION

The previous building has been demolished and the site has been both levelled, resurfaced with type 1 and secured by new palisade fencing. Access to the site is solely from Turnhouse Road.

The site benefits from water and electricity.



ACCOMMODATION

The total site area is 0.36 Ha (0.90 acres).

PLANNING

The site was granted planning permission on the 20th September 2023 for the development of 11 light industrial / storage units totalling 1,034 sq m (11,130 sq ft). Consent no. 23/00814/FU.

The development is arranged over 3 terraces and each unit extends to 94 sq m (1,012 sq ft).

The planning application can be viewed [here](#)

TERMS

The property is available on a leasehold basis for a rent and term to be agreed. Further information on lease terms are available from the agent.

Our client will also consider selling their heritable interest in the site and offers are invited. Interested parties are advised to note their interest in writing to ensure they are informed of any closing dates.

VAT

The site is not opted to tax. VAT will therefore not be payable on the rent or purchase price.

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TURNHOUSE ROAD

FURTHER INFORMATION AND VIEWING

Please contact the sole agents:

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