

TO LET

UNIT 2 EDGEFIELD TRADE PARK

EDGEFIELD ROAD

LOANHEAD

EH20 9DX



- MODERN INDUSTRIAL/BUSINESS UNITS
- 422 SQ M (4,538 SQ FT)
- STRATEGIC LOCATION
- GOOD PARKING
- FLEXIBLE TERMS AVAILABLE

Ryden.co.uk
0131 225 6612

LOCATION

The subject premises are located within Edgefield Trade Park at the end of Edgefield Road, to the north of Loanhead. Loanhead is a town located in the County of Midlothian, approximately 5 miles south of Edinburgh City Centre and benefits from excellent transportation links, with the Edinburgh City Bypass located less than 1 mile to the north which in turn connects to the A1, M8 and M9 motorways.

The park hosts a wide variety of business uses, with nearby occupiers including the following: - Ikea, Costco, Asda, Edmundson Electrical, and Travis Perkins.



DESCRIPTION

The development comprises 10 modern business/industrial units of concrete portal frame construction, with a new fully insulated profile metal sheeting to the external walls and roof. Each unit benefits from vehicular access as well as separate pedestrian access.

Each unit is arranged to provide warehouse/industrial space with offices with a general specification to include:

- Commercial door
- Concrete floor
- Kitchen/tea prep facilities
- Gas supply
- WC facilities
- Three phase power
- Translucent roof panels

ACCOMMODATION

The subjects have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and extends to approximately:

Unit	SQ FT	SQ M
2	4,538	422

LEASE TERMS

The property is available on a flexible lease term at a rental of £45,600 per annum plus VAT (£3,800 per month plus VAT).

SERVICE CHARGE

There is a small service charge for the common maintenance of the estate. Further details available on request.

RATEABLE VALUE

The subjects currently have a Rateable Value of £27,100 per annum with rates payable (2023/24) of approximately £13,300 per annum.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The EPC is available on request

VAT

All prices premiums etc are quoted exclusive of VAT.

ENTRY

Entry with vacant possession can be given immediately on signing of the licence to occupy.



VIEWING & FURTHER INFORMATION

By contacting the sole letting agents:

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