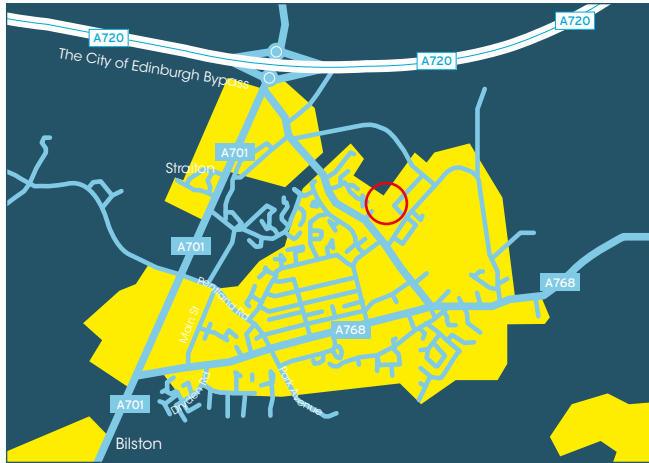


LOCATION

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:

- LED lighting
- 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	AVAILABILITY
1	4,367	406	AVAILABLE
2	4,538	422	AVAILABLE
3	2,003	186	LET
4	2,005	186	LET
5	2,005	186	LET
6	2,103	195	LET
7	2,492	231	LET
8	2,560	238	LET
9	3,090	286	AVAILABLE
10	2,067	192	LET

LEASE TERMS

Further information on lease terms is available from the joint agents.

SERVICE CHARGE

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

RATEABLE VALUE

The subjects will require assessment on occupation. It is expected that tenants (subject to status) may benefit from Small Business Rates Relief.

LEGAL COSTS

Each party shall be responsible for their own reasonable incurred costs, however, the ingoing party shall be responsible for any registration fees, land and buildings transaction tax and any other expenses.

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 joint agents:

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0131 440 0594

The Agents for themselves and for their client whose agent they are give notice that: (1) These particulars are set out as a generally outline only for the guidance of intended purchasers or tenants and do not constitute any or part of an offer or contract. (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of the Agents has any authority to make or give representation or warranty whatever in relation to this property. (4) Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. **July 2019**