

South Gyle Crescent Lane Edinburgh

Available to Let
Industrial warehouse unit
10,517 sq ft (977 sq m)



Fully refurbished



Close to City Bypass,
M8/M9 motorways and Airport



Private secure yard



Car parking



Minimum eaves height of 8.6m



Quality offices

South Gyle Crescent Lane

Unit 8 South Gyle Crescent Lane, Edinburgh EH12 9EB



Description

A detached, newly refurbished industrial warehouse fully fitted high bay unit with good quality offices and ancillary accommodation at first floor level with self-contained yard and dedicated car parking. Recently refurbished to a high standard both internally and externally. WC's and shower facilities with an internal training/break out room. 37 car parking spaces to the front of the building. Mains services including gas, water and electricity. Double height entrance/ reception area.

Location

The property is located in South Gyle Industrial Estate, Edinburgh and is ideally located for serving the Edinburgh and Lothian's areas via the A720 City Bypass and the M8/M9 motorways. The Forth Road Bridge is approximately eight miles north and Edinburgh International Airport is within three miles. Local staff amenities and public transport links to the estate are excellent.

Property owned by **Mileway**

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

EPC

EPC available upon request.

Terms

Available on new full repairing and insuring lease.

Viewing / Further Information

Please contact:



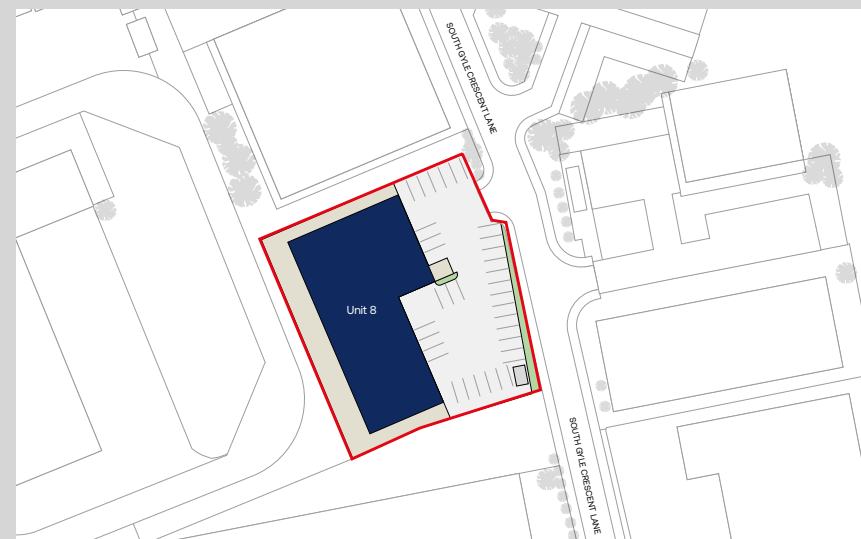
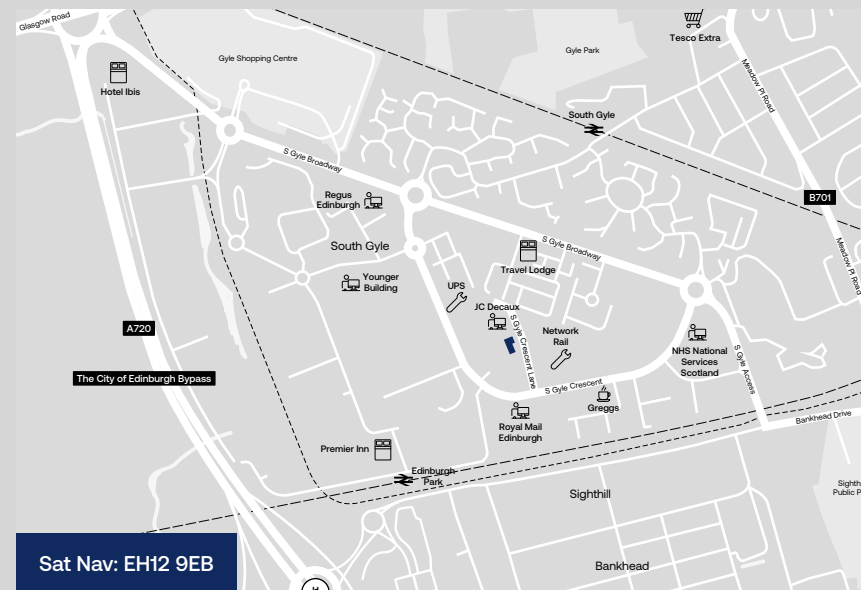
Niall Burns
niall@burnsandshaw.co.uk
0131 315 0029

VAT

VAT will be payable where applicable.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.



Accommodation

Floor areas are as follows:

| Unit | Area (sq ft) | Area (sq m) |
|--------|--------------|-------------|
| Unit 8 | 10,517 | 977 |

Mileway