Ryden

TO LET

PRELIMARY DETAILS

IN-TOWN LOGISTICS/ DISTRIBUTION OPPORTUNITY

1,643 SQ M (17,688 SQ FT)



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28 SOUTH GYLE CRESCENT EDINBURGH EH12 9EB

- PRIME POSITION ON SOUTH GYLE CRESCENT
- SITE AREA OF C 1.17 ACRES PROVIDING GOOD YARD SPACE TO THE FRONT AND REAR
- 4 OVERHEAD INTERNAL CRANES AND ONE EXTERNAL CRANE
- TO BE REFURBISHED PRIOR TO OCCUPATION
- EXISTING LEASE TO UPS EXPIRES OCTOBER 2027. EARLIER ENTRY POSSIBLE







LOCATION

The subjects occupy a prime position on South Gyle Crescent the principal road through South Gyle Industrial Estate, Edinburgh's premier industrial location. The location benefits from excellent communication links sitting adjacent to the City Bypass and it's mainjunction to the M8 motorway.

The local area benefits from two railway stations,South Gyle and Edinburgh Park with regular services to the city centre and beyond. The tram route also provides direct access to the city centre and airport.

South Gyle provides a diverse mix of surrounding property uses, ranging from industrial/distribution and trade counter accommodation to offices, retail, leisure and residential. High profile nearby occupiers include Virgin Media, Tesco Bank, Scottish Ministers, RBS, Kames Capital, Wolseley, Screw Fix and Halfords.

Hermiston Gait Retail Park and The Gyle Shopping Centre are 600m to the South and Northwest respectively as is residential property.

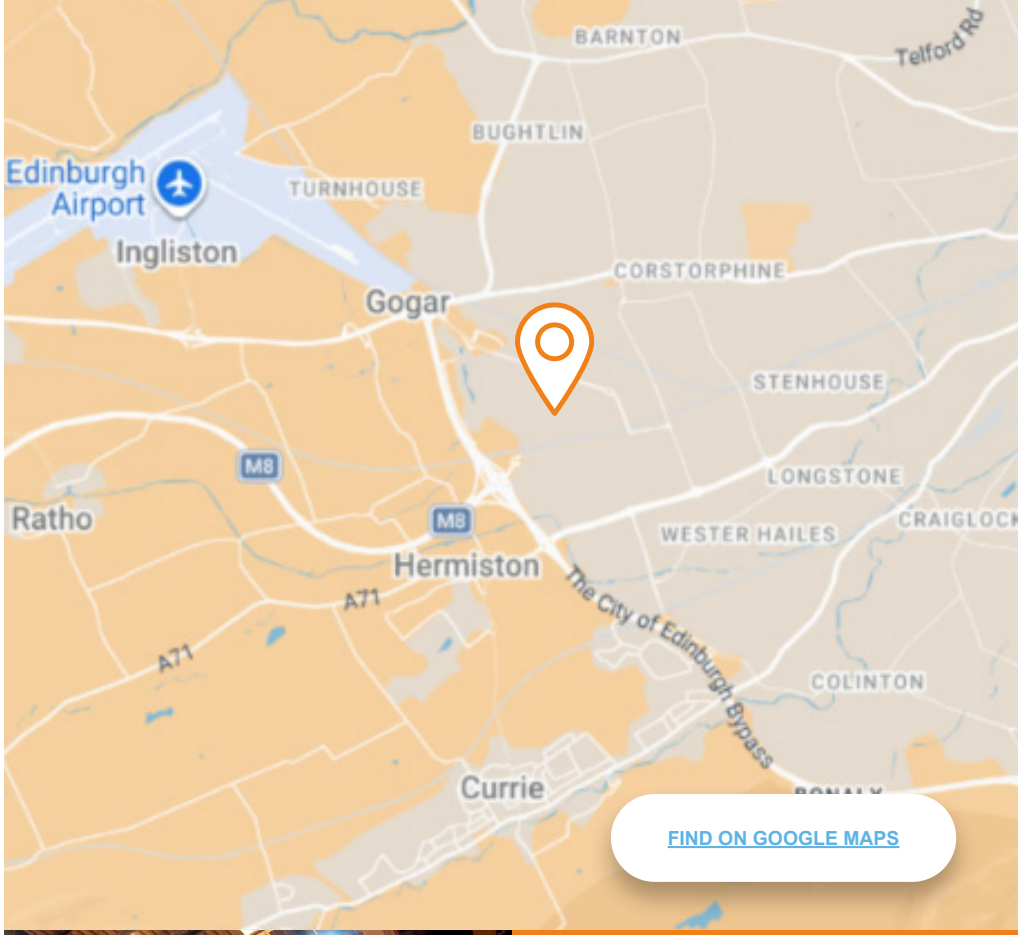
A number of significant pipeline developments are set to further enhance the surrounding area

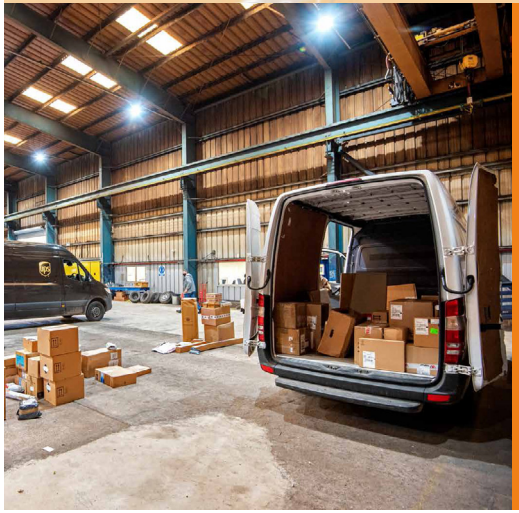
DESCRIPTION

The subjects comprise a stand-alone industrial/distribution facility of steel portal frame construction with single skin cladding. A single storey office building is located to the front elevation providing a mixture of open plan and cellular office space with ancillary staff facilities. Additional facilities are also provided at the northern elevation of the property.

The main building provides open plan warehouse space benefiting from approximate eaves height of 8m to 10m. Translucent roof panels provide lighting to the warehouse, supplemented by LED lighting. Commercial access is via large commercial doors to the front and rear with separate pedestrian access.

The property sits on a large secure site of c.1.17 acres with yard space and car parking for 25 to 30 cars. The warehouse area currently houses 4 overhead cranes. One more is located in the rear yard area.





ACCOMMODATION

We estimate the gross internal area of the accommodation to be approximately as follows:

DESCRIPTION	SQ M	SQ FT
WAREHOUSE	1,435.95	15,456
OFFICES	166.54	1,793
ANCILLARY STAFF	40.8	439
TOTAL GIA	1,643.29	17,688

We estimate the total site area to extend to c. 0.47 hectares (1.17 acres)

TENURE

The property is available to lease. The property will undergo dilapidation and refurbishment works prior to a new letting. The existing lease expires in October 2027. The owners may also consider a sale.

RATEABLE VALUE

The Rateable Value according to www.saa.gov.uk is £110,000.

EPC

The building has an EPC rating of C (36)

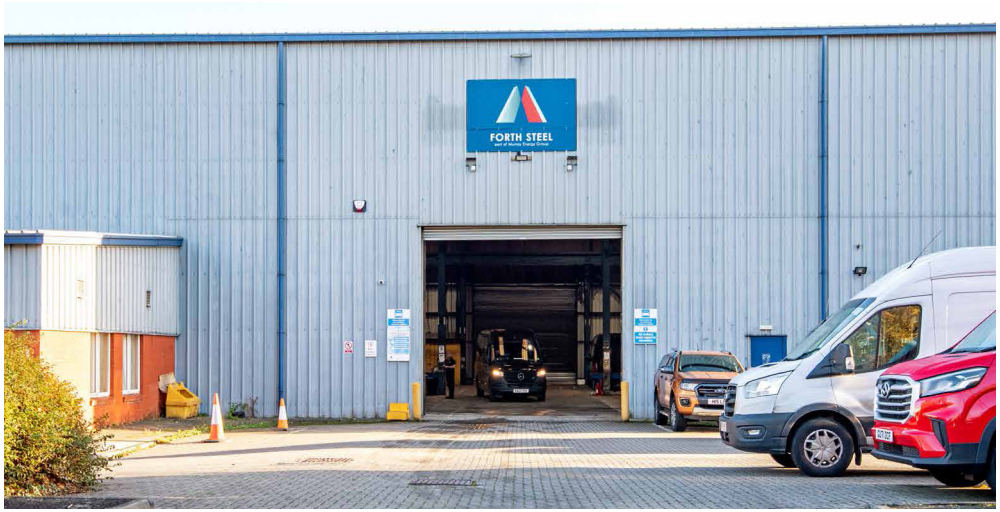
VAT

The property is not elected for VAT.

AML

To comply with the current anti-money laundering regulations the agents acting on both sides of any qualifying transaction are required to undertake appropriate due diligence in advance of the transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will be required to disclose all relevant information prior to conclusion of missives required to enable the agents to meet their respective




FORTH STEEL



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GET IN TOUCH

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