

Ryden

TO LET

INDUSTRIAL / WORKSHOP / YARDS
28 - 1,400 SQ M (300 - 15,000 SQ FT)



**SOUTH EDINBURGH
STORAGE
BOGHALL FARM
EDINBURGH
EH10 7DX**

**LARGE YARD / PARKING
FACILITIES**

**SUITABLE FOR A WIDE
VARIETY OF USES**

**PROMINENT LOCATION
WITH GOOD VISIBILITY
FROM THE MAIN ROAD**

**CLOSE PROXIMITY TO
EDINBURGH AND BYPASS**

FLEXIBLE LEASE TERMS

**RECENTLY REFURBISHED
INCLUDING A NEW ROOF**

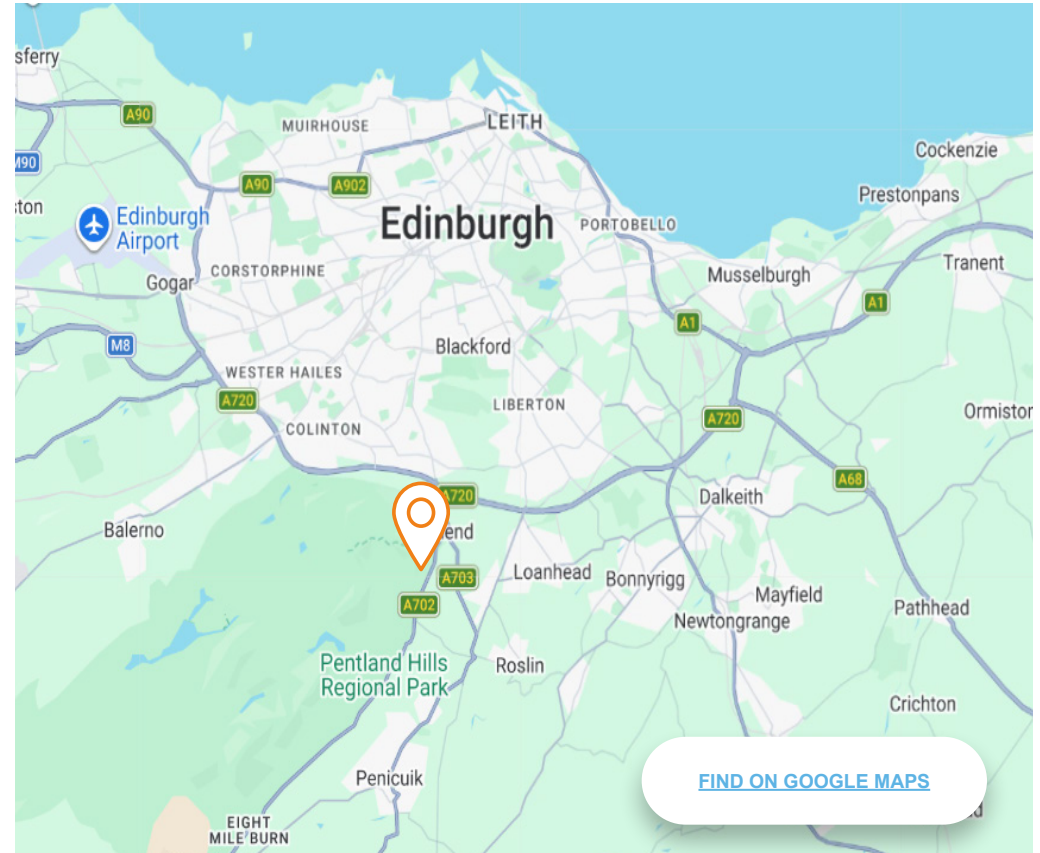
FIND OUT MORE AT [RYDEN.CO.UK](https://www.ryden.co.uk)

LOCATION

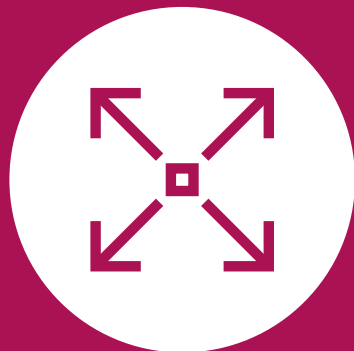
South Edinburgh Storage at Boghall Farm is a business park located on Biggar Road, just south of Edinburgh.

The location is ideal for servicing Edinburgh and the Lothians with the City of Edinburgh Bypass (A720) being less than 5 minutes drive and 1.8 miles from the premises.

Edinburgh University Easter Bush Campus and Midlothian Innovation Centre are located nearby. As is Bilston Glen and Pentland Industrial Estate in Loanhead which are both approximately 10 minutes drive away.



UNIT 1 COMPRISES A HIGH BAY WAREHOUSE / WORKSHOP UNIT



DESCRIPTION

Unit 1 comprises an industrial unit of wooden frame construction and new fully insulated steel cladding. The property is arranged to provide uninterrupted open storage / workshop accommodation which benefits from the following specification:

- Minimum eaves height of 4.5m rising to 8.5m
- 2 x electric vehicular access doors
- Excellent natural daylight
- Modern LED lighting
- 3 Phase power supply
- Gas
- Potential for large yard / car parking allocation'

DESCRIPTION

Unit 1 has a gross internal area of 616 sq m (6,630 sq ft)



FLEXIBLE STORAGE UNITS / WORKSHOPS AND YARD SPACE AVAILABLE

ACCOMODATION

Multiple Units from 150 sq ft to 1,280 sq ft. Yard space is also available.

LEASE TERMS

The premises are available immediately for a term to be agreed.

SERVICE CHARGE

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

EPC

Available on request





**SOUTH EDINBURGH
STORAGE
BOGHALL FARM
EDINBURGH
EH10 7DX**

TO LET

**INDUSTRIAL /
WORKSHOP /
YARDS**

**150 - 10,000 SQ FT
(14 - 929 SQ M)**

GET IN TOUCH

Please get in touch with our letting agents for more details.

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Ryden

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