

FOR SALE
14 CULTINS ROAD, SIGHTHILL, EDINBURGH, EH11 4DZ

MAXAM

EXCELLENT INDUSTRIAL WAREHOUSE & OFFICE ASSET IN PRIME EDINBURGH LOCATION



OPPORTUNITY TO ACQUIRE 3,800 SQ FT **RARELY AVAILABLE ASSET**, WITH
TRADE COUNTER AND REDEVELOPMENT POTENTIAL ON A **0.7 ACRE PLOT**

14
**CULTINS
ROAD**



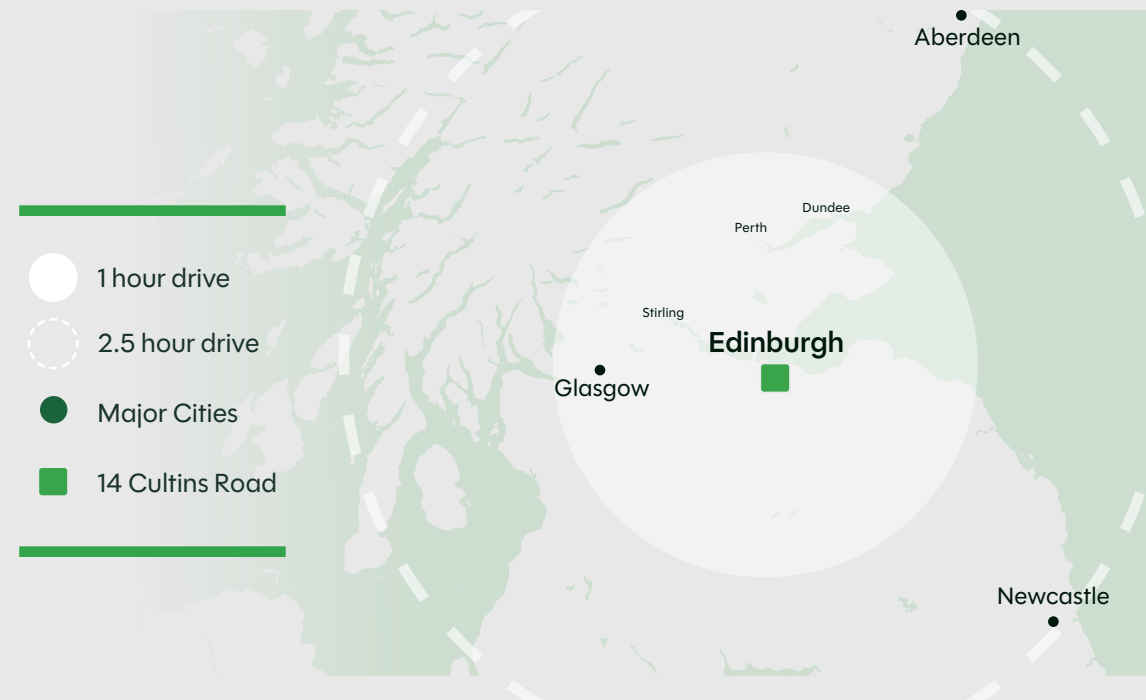
LOCATION

The property is located in Edinburgh, Scotland's capital city which is rapidly growing. Edinburgh benefits from excellent road connectivity, with the M8 linking the city west to Glasgow and Livingston the M90 to the north and the M74/A1 to the south.

14 Cultins Road is situated in the west of the Sighthill area of Edinburgh, approximately 5 miles west of Edinburgh City Centre, 11 miles east of Livingston, and 42 miles east of Glasgow.

SURROUNDING OCCUPIERS

The property benefits from being located in a highly industrial area, with surrounding occupiers being regional warehouse and manufacturing businesses, car dealerships, third-party logistics companies, and national retailers including Toolstation, Screwfix, and Howdens.





DESCRIPTION

The property comprises a modern industrial warehouse, with a generous provision of office accommodation, extending to 3,800sq ft, including the mezzanine. It is constructed of a steel-portal frame build, with brick infill and insulated metal cladding.

ACCOMMODATION TABLE

ELEMENT	AREA
Ground Floor	3,270 sq ft
Mezzanine	530 sq ft
Total GIA	3,800 sq ft

*Based on approximations



INTERNAL CONFIGURATION

WAREHOUSE AREA

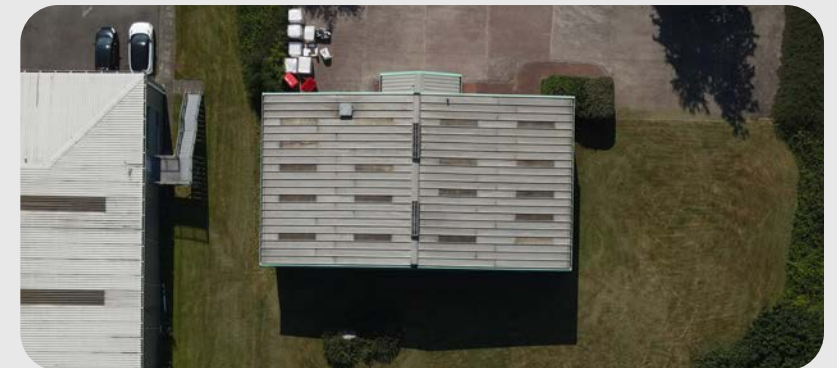
The warehouse benefits from a roller shutter door, translucent ceiling tiles, and concrete flooring. There is a mezzanine level above the offices, supported by load bearing walls and bison beams. The warehouse also has separate WC facilities. There is a minimum eaves height of 5.5m.

OFFICE AREA

Several generously sized rooms fitted with suspended tile ceiling with box lighting, carpeting throughout, and gas central heating. Welfare facilities including WCs and kitchen accessible from office area.

LOADING

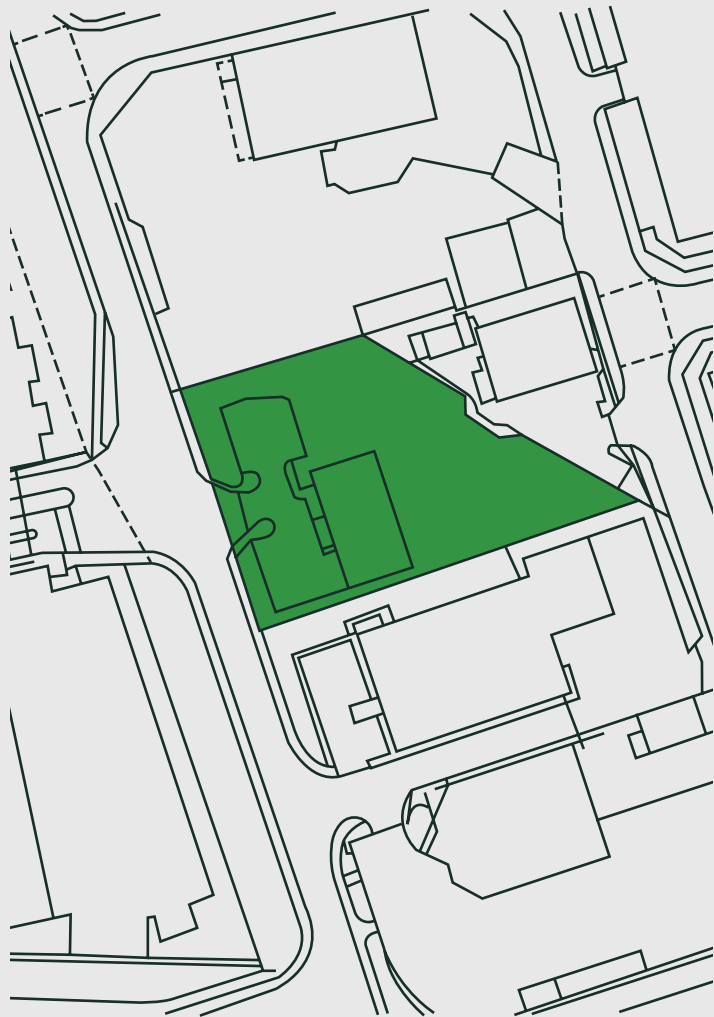
Roller shutter door (approximately 4.2m wide by 4.5m high) located at the front of the unit.



EXTERNAL FEATURES

- Generous concrete area to front with direct access to Cultins Road
- Spacious parking for up to 12 vehicles at the front and left-hand side of the unit.
- Remaining external area currently landscaped with grass offering significant redevelopment potential

SPECIFICATION



The property is held in Heritable Interest (Scottish equivalent of English Freehold).

The property extends to a total site area of approximately 0.7 acres.



Eaves Height
Minimum 5.5m clearance



Services
Water, waste, gas and electricity



Site Area
Approximately 0.7 acres



Roller Shutter
4.2m (W) x 4.5m (H)



Office Heating
Gas central heating



Office Ceiling
Suspended tile ceiling with box lighting



Parking
Generous tarmacked parking facilities



Welfare
WCs and kitchen facilities

CONTACT

For further information, or to organise an inspection, please contact the sole selling agents:



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VAT

The property may be elected for VAT. Interested parties should make their own enquiries.

EPC

EPC reports are available upon request

PRICE

Price on application

Anti Money Laundering Regulations:

In accordance with Anti-Money Laundering (AML) Regulations, the purchaser will be required to satisfy the vendor on the source of the funds used to complete the transaction.

Disclaimer:

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