

TO LET

OPEN STORAGE
1 Gilmerton Station Road
Edinburgh, EH17 8RZ



- Open storage site extending to approximately 1.3 acres
- Located within the Edinburgh City Bypass
- Excellent road links
- Flexible lease terms available
- Rent: £55,000 per annum plus VAT

LOCATION

The site is located to the south east of Edinburgh City Centre on the south side of Gilmerton Station Road.

The site benefits from excellent road links which provide easy access to both Edinburgh City and The Edinburgh City Bypass which is situated 0.6 miles south of the subjects.



DESCRIPTION

The subjects comprise an open storage site extending to approximately 1.3 acres. The site is accessed via large metal gates and is further secured by fencing.

The site has a combination of surfaces with areas of both concrete and hard standing.

The site currently has electricity, water and gas and also has the benefits from a small amenity office / WC and currently has high quality welfare facilities via a portacabin system.

SITE AREA

The site extends to approximately 1.3 acres.

TERMS AND RENT

The site is available to let on flexible lease terms. Quoting Rent: £55,000 per annum + VAT.

RATEABLE VALUE

The tenant will be responsible for any rates charged by the local authority.

VAT

VAT will be applicable.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred.

The tenant will be responsible for stamp duty/LBTT, registration dues.

ENTRY

Available immediately on the completion of legal documentation.



FURTHER INFORMATION

Interested parties are advised to note interest with the joint letting agents. Viewings are by appointment only. For additional information please contact:

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