



**Pentland House, Loanhead, Midlothian** | To Let | 10 m<sup>2</sup> - 386 m<sup>2</sup>  
Refurbished Offices With On-site Parking (Various Suites Available) (113 ft<sup>2</sup> - 4,156 ft<sup>2</sup>)

Edinburgh  
City Bypass  
A720 J5

1 km

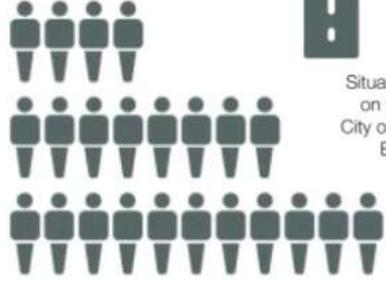








1.1  
million  
Catchment



Situated directly  
on the A720  
City of Edinburgh  
Bypass

### Situation

Loanhead / Straiton (pop 6,900) is a town located to the south of Edinburgh, directly off the A720 city-bypass (junction 5).

Pentland House is conveniently sited in a prominent position at the entrance to Pentland Industrial Estate & is easily locatable, being situated between IKEA and COSTCO on the junction of Pentland Road and Costkea Way - only 130 metres from the A701.

Due to this excellent location, a large selection of retailers and food outlets are available within an easy walk of the offices, such as M&S Simply Food, Starbucks, Costa Coffee, Burger King, KFC, Nandos, McDonalds and Sainsbury's.

### Description

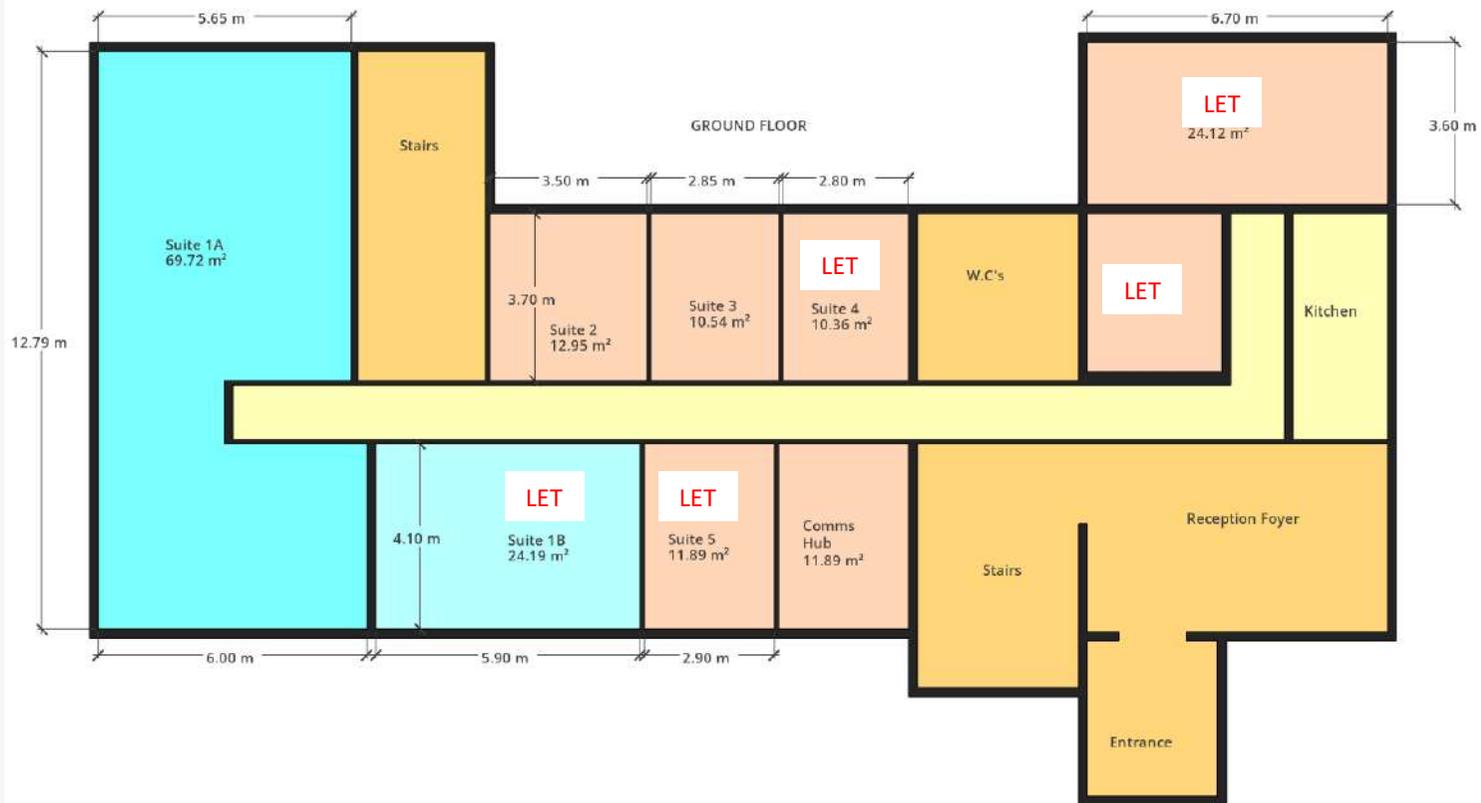
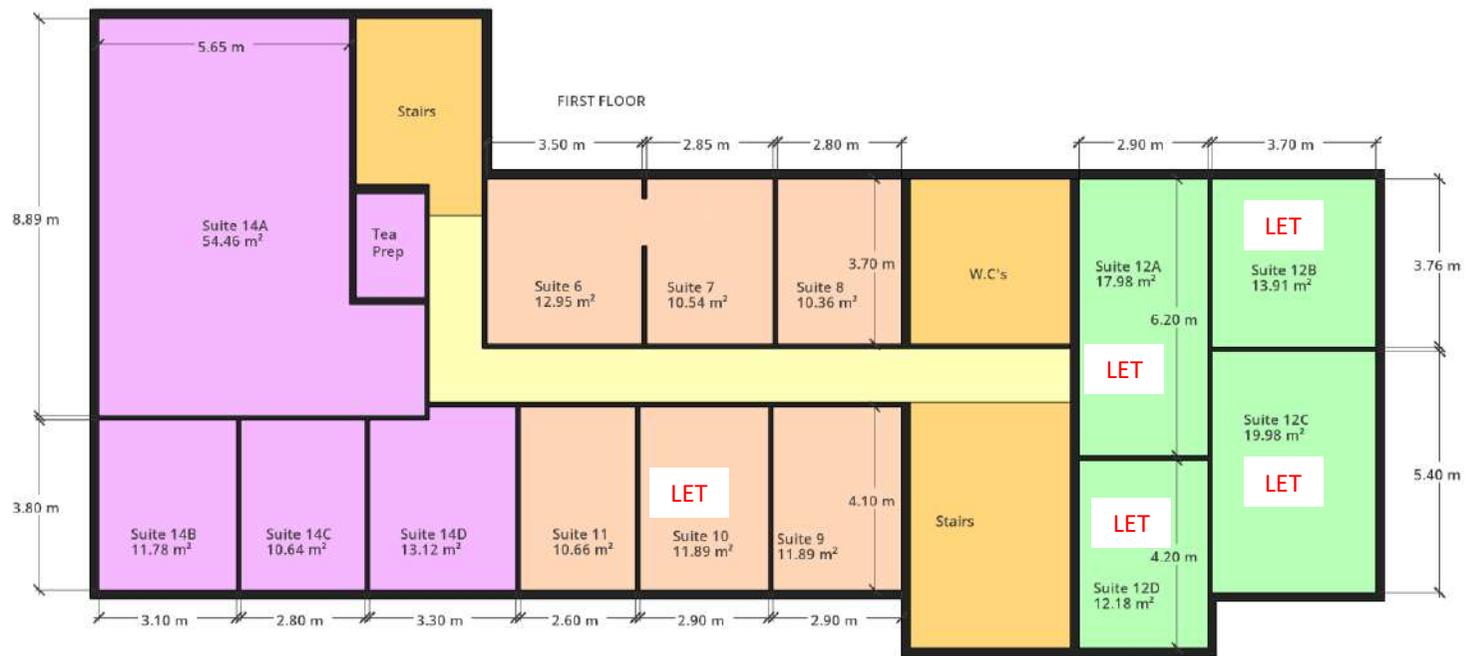
Pentland House offers a selection of office suites within a refurbished two storey building with secure on-site car parking.

The building includes motion activated lighting, sustainable biomass heat source, communal kitchen and wcs (at each floor) and a leased line fibre broadband connection.

Whilst car parking is available on site, the location is also very well served by regular bus links with Edinburgh, Penicuik, Dalkeith and the surrounds.



River Tay



Suite	M <sup>2</sup>	Ft <sup>2</sup>	"All Inc" Rent / month
GF / 1A	69.72	750	£1,840
GF / 1B	24.19	260	LET
GF / 2	12.95	139	£420
GF / 3	10.54	113	£350
GF / 4	10.36	112	LET
GF / 5	11.89	128	LET
GF / 5A	24.12	260	LET
FF / 6	12.95	139	£770
FF / 7	10.54	113	
FF / 8	10.36	112	£350
FF / 9	11.89	128	£420
FF / 10	11.89	128	LET
FF / 11	10.66	115	£350
FF / 12A	17.98	194	LET
FF / 12B	13.91	150	
FF / 12C	19.98	215	
FF / 12D	12.18	131	
FF / 14A	54.46	586	
FF / 14B	11.78	127	
FF / 14C	10.64	115	
FF / 14D	13.12	141	
			£2450

## Use

Although the building obviously lends itself to use as offices, it may also be suitable for various other compatible uses, such as: beauty / cosmetic / physiotherapy clinic / design studios. Interested parties should contact the sole agents to discuss their requirements and intended uses.

## "All Inclusive Rent" & Service Charge

The "All Inc Rents" quoted herein include the Service Charge which covers buildings insurance, electricity, heating, and cleaning of windows & communal areas. The service charge will be reviewed annually - further details available upon request. Tenants will be responsible for their own IT & Telecoms costs. Water and Drainage Charges are excluded and are Tenants responsibility.

## Business Rates

The offices are all individually assessed for business rates. Although each suite currently qualifies for exemption from Business Rates, qualification for this or any Rates payable will be the responsibility of tenants. Interested parties should satisfy themselves on this.

## Legal Costs

Each party will be responsible for their own legal costs with the tenant being responsible for LBTT and registration dues.

## Enquiries

For more information, contact the Sole Letting Agents:

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Graeme Duncan  
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01738 318 100 | [smartandco.co.uk](http://smartandco.co.uk)

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