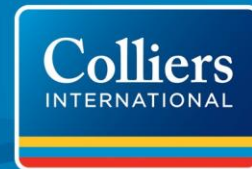


SITE EXTENDING TO CIRCA 1 ACRE WITH REDEVELOPMENT POTENTIAL
(SUBJECT TO PLANNING CONSENT)
INCLUDING OFFICE / RETAIL SHOWROOM / DISTRIBUTION BUILDING EXTENDING TO
8,000 SQ FT (743 SQ M) APPROX.



36-44 WESTFIELD ROAD, EDINBURGH, EH11 2QB



- Site area – 1 acre (0.42ha) approx.
- Building extending to 8,000 sq ft (743 sq m) approx.
- Suitable for redevelopment subject to planning consent being obtained.
- Excellent position close to Murrayfield Stadium and situated approximately 1 mile from Edinburgh's West End.
- Located a short distance from the Murrayfield Tram stop.
- Main road position, Westfield Road – directly connecting to the Western Approach Road giving easy access to Edinburgh city centre.
- Suitable for a variety of uses.
- Adjacent to other major development sites.
- Adjoining building acquired for HQ owner occupation.
- Close to Sainsbury's supermarket and petrol filling station.

CONTACT US

Viewing is strictly by prior appointment with Colliers International, through:

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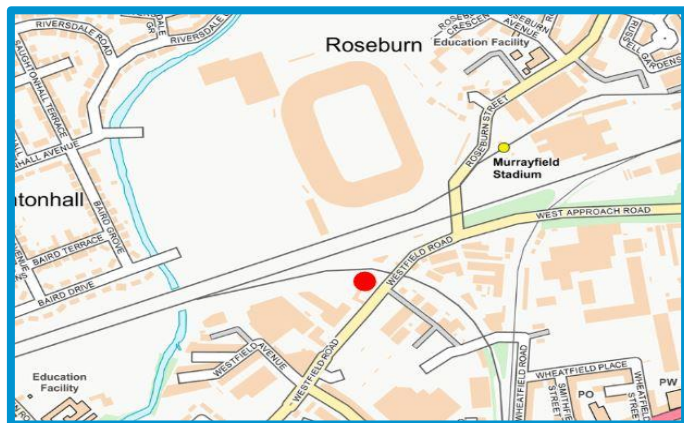
36-44 Westfield Road
Edinburgh
EH11 2QB



VIEW FULL
PHOTO SLIDESHOW

LOCATION

The subjects are located in west Edinburgh close to Murrayfield Stadium in a mixed use area which includes retail and commercial occupiers as well as major development sites.



SITUATION

The premises are situated on a main road position on the north side of Westfield Road opposite Sainsbury's Superstore. The building immediately adjacent to the west has recently been acquired for HQ purposes with the building at the corner of Westfield Avenue subject to a planning application for proposed student housing accommodation.



DESCRIPTION

The premises comprise a development site including two storey office / retail showroom / distribution warehouse building. The building has the potential to be extended.

Access rights are available over the area hatched in red on the plan.

ACCOMMODATION

The main areas are as follows:

Site Area	1 acre (0.42 hectares) approx.
Building:	
Ground floor	2,385 sq ft (221.57 sq m) approx.
Storage	3,253 sq ft (302.2 sq m) approx.
First Floor	2,400 sq ft (222.97 sq m) approx.
Total	8,038 sq ft (746.74 sq m) approx.

RATING ASSESSMENT

The building is entered in the 2017 Valuation Roll as follows;

- Rateable Value - £102,700 pa

PLANNING

The site is not zoned for any particular use within the Edinburgh Local Development Plan.

The site sits within the wider 'Urban Area' and would be compatible with a range of uses including employment, retail and residential.

The property is situated close to a Hazardous Substances Consultation Zone and prior consultation with the Planning Authority will be required.

DEVELOPMENT POTENTIAL

IT IS CONSIDERED THAT THE PROPERTY HAS DEVELOPMENT POTENTIAL, EITHER AS ONE ENTITY OR THE SITE AND BUILDING SEPARATELY.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt any incoming tenant will be responsible for Land and Buildings Transaction Tax (LBTT) registration dues and any VAT payable thereon.

ENTRY

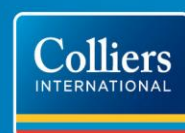
Immediate by agreement.

Misrepresentation Act

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04/06/2019.

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ENERGY PERFORMANCE CERTIFICATE

EPC Rating – F.

A copy of the EPC and Recommendation Report can be provided upon request.

OFFERS

OFFERS TO PURCHASE OR LEASE (ON A FULL REPAIRING AND INSURING LEASE BASIS WITH UPWARD ONLY RENT REVIEW PROVISIONS) WILL BE CONSIDERED ON AN EXISTING USE OR SUBJECT TO PLANNING BASIS.

Click [here](#) for further photos

VAT

Unless otherwise stated all prices and rents are quoted exclusive of Value Added Tax (VAT).

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agent:

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Email : bob.fisher@colliers.com /
lewis.pentland@colliers.com



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