



**TO LET**

# Unit 3 & 4 West Craigs Industrial Estate Edinburgh EH12 0BD

**2,681 sq ft (249 sq m)**

- Benefits from a dedicated yard/car park
- Well established business location
- Convenient access to Edinburgh city centre, Bypass, Airport and motorway network
- Highly prominent location

## LOCATION

The property holds a strategic location in the west of Edinburgh, offering convenient access to Edinburgh's city centre, the Lothians and motorway networks. West Craigs Industrial Estate is accessed via Turnhouse Road, close to the junction of Maybury Road and Glasgow Road (A8). The property is approximately 2 minutes drive from the Gogar roundabout which connects directly to the Edinburgh City Bypass (A720), M8 and M9 motorways with Edinburgh Airport also within close proximity. Surrounding occupiers include Jewson, Euro Car Parts, SLD Pumps, Dulux and Alba Beverage.

## DESCRIPTION

The premises comprise a prominent end terrace industrial unit which benefits from a secure yard / car park to the front elevation. Internally the property provides open warehouse / storage space with vehicular access provided via 3 x roller shutter doors. The property further benefits from WC facilities and three phase electricity supply.

## ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to be approx. **2,681 sq ft (249 sq m)**.

## TERMS

The premises are available on a new lease at a rental of £26,810 per annum. Further information on lease terms are available from the joint letting agents.

## BUSINESS RATES

The property requires to be reassessed.

## VAT

All rents are quoted exclusive of VAT.

## LEGAL COSTS

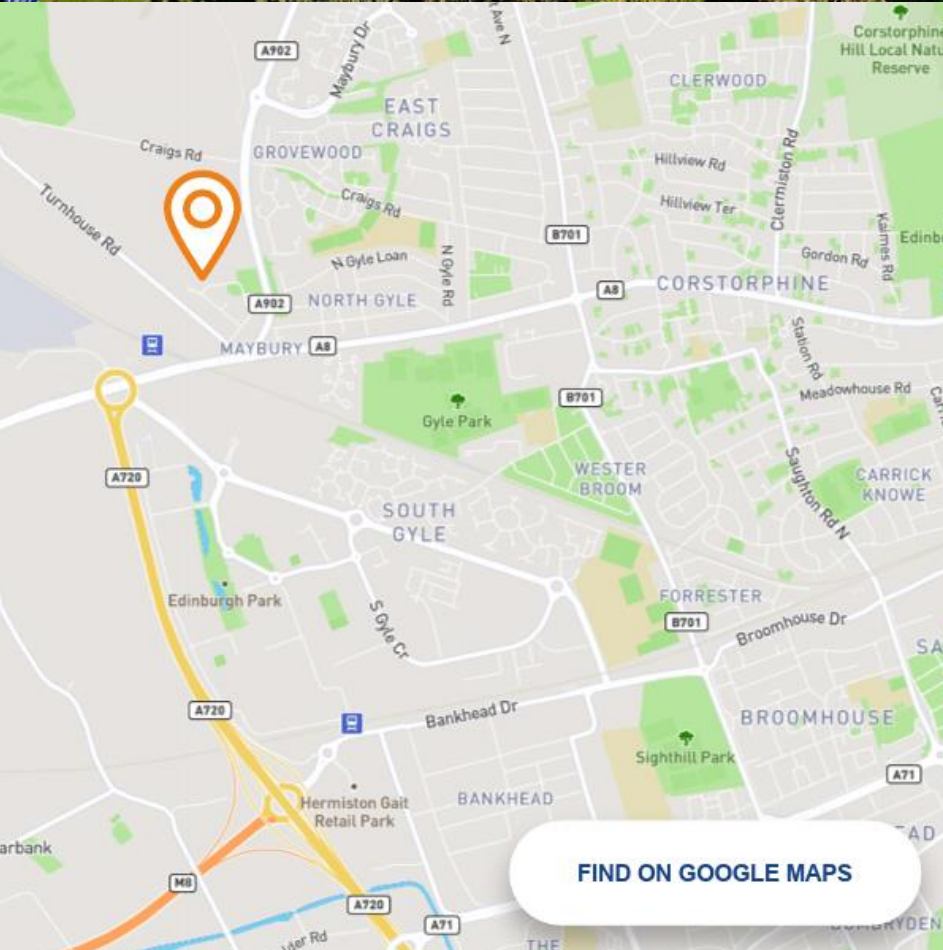
Each party will be responsible for their own legal costs incurred in connection with this transaction.

## EPC

Available on request.







**FIND ON GOOGLE MAPS**

## Viewing & Further Information

Lewis Pentland, Colliers  
07748 704734  
lewis.pentland@colliers.com

**Colliers**

**0131 240 7500**

[colliers.com/uk/industrial](https://colliers.com/uk/industrial)

Cameron Whyte, Ryden  
07789 003148  
cameron.whyte@ryden.co.uk

**Ryden.co.uk**  
**0131 225 6612**

Colliers  
1 Exchange Crescent  
Edinburgh  
EH3 8AN  
0131 240 7500  
Colliers.com

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