

South Gyle

Edinburgh, EH12 9EG

Warehouse | 7,115 ft²



Dedicated car parking



First floor office space



24 hour access



Electric roller shutters



EPC rating B

Available to Let



LastMileFirst | mileway.com



Description

An end of terrace industrial warehouse of steel frame construction with flexible warehouse/production space at ground floor level and office space at first floor level. The unit benefits from dedicated car parking. There is pedestrian access to the offices and roller door access to the ground floor area.

Location

The property is located in South Gyle Industrial Estate in western Edinburgh. Ideally situated for serving the Edinburgh & Lothian's areas and beyond via the nearby A720 City Bypass, M8 and M9 motorways. The Queensferry Crossing is approximately 8 miles north of the subjects with Edinburgh International Airport within 3 miles. Local staff amenities and public transport links are excellent. From the Gogar Roundabout turn on to South Gyle Broadway, turn right at the second roundabout on to South Gyle Crescent and continue until South Gyle Crescent Lane.

Further information

EPC
Unit 2 : B

Terms

Available on new full repairing and insuring leases.

Legal costs

All parties will be responsible for their own legal costs incurred in the transaction.

[Book a viewing](#)

Ross Miller
Mileway
scotland@mileway.com
0141 846 0480

Aiva Ivoskute
JLL
aiva.ivoskute@jll.com
07540141945

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

Rhys Davies
JLL
rhys.davies@jll.com
07809231455



Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Unit 2	Warehouse	7,115	Immediately
Total		7,115	

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