

# DM HALL

For Sale

Warehouse  
with offices &  
dedicated yard



1 Edgefield Road  
Loanhead  
Midlothian  
EH20 9TB

659.31 SQ M  
7,097 SQ FT

# Property Details

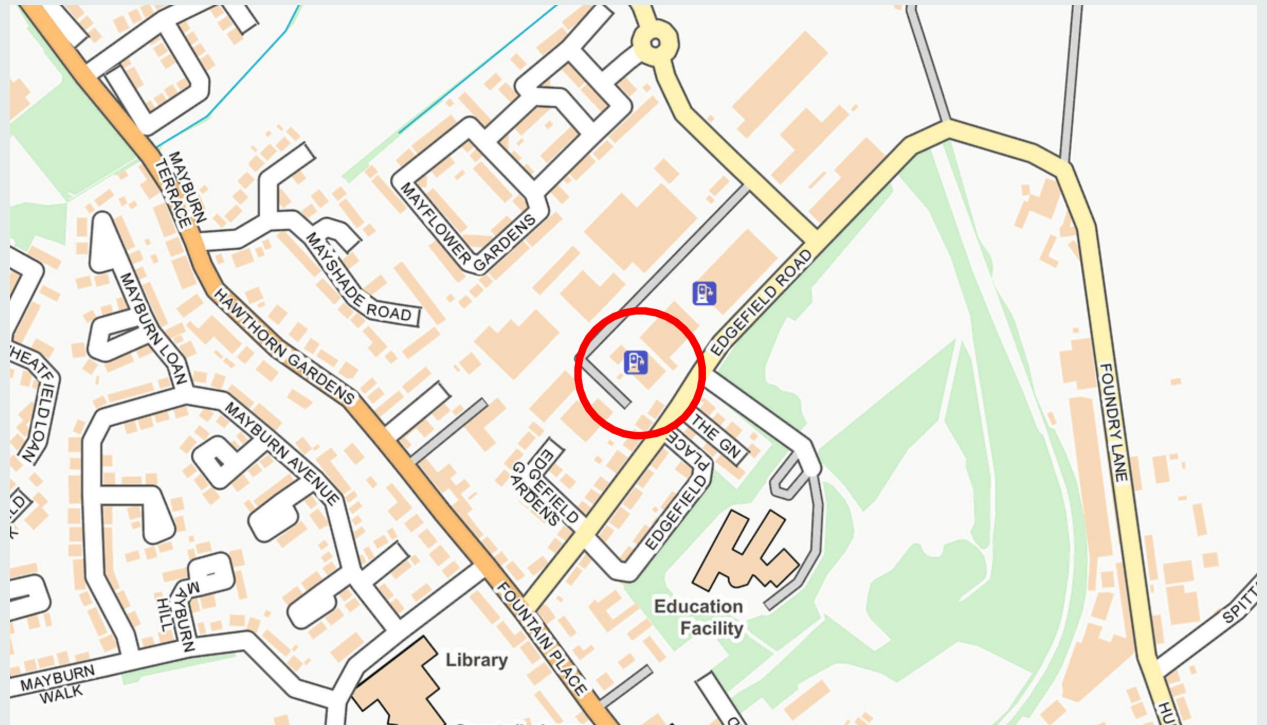
- Secure site with dual access
- Office and warehouse accommodation
- Easy access to Edinburgh City Bypass (1.3 miles)
- Offers over £400,000 (Plus VAT)

## LOCATION:

The subjects are located within Edgefield Road Industrial Estate in Loanhead, an established industrial area conveniently located just south of Edinburgh. The estate benefits from excellent transport links, with easy access to the A720 Edinburgh City Bypass and A701, providing connectivity to Edinburgh, the Lothians and the wider Scottish motorway network.

Surrounded by a combination of light industrial, trade, and distribution businesses, Edgefield Road Industrial Estate is ideal for various commercial uses. The nearby amenities in Loanhead and Straiton Retail Park add further convenience for staff and visitors.

Neighbouring occupiers include a variety of local and national businesses including JB Foods, Lothian Heating services, Eden Rock Edinburgh and AOC Archaeology Group.



### DESCRIPTION:

The subjects comprise an industrial unit with ancillary office accommodation, located on a self-contained site, extending to approximately 0.183 Ha (0.45 Acres)..

The property benefits from the following: -

- Dual access, self-contained yard
- Maximum eaves — 5.11 m
- 3 phase power supply
- 2 Storey office accommodation
- Palisade fence and security gates
- 2 X interlinked workshops

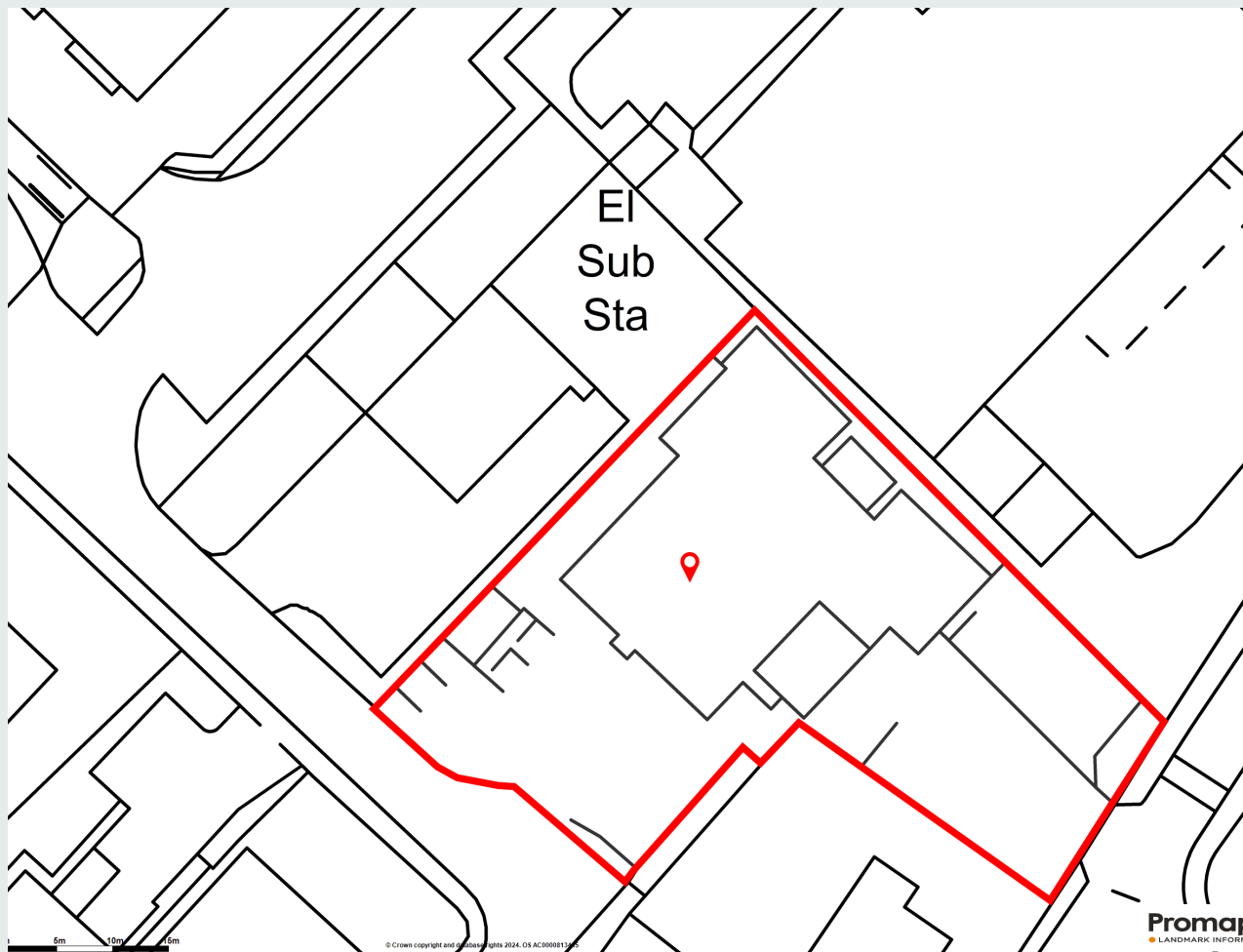
### ACCOMMODATION & FLOOR AREAS:

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Gross internal basis and the following area has been calculated:

FLOOR	SQ M	SQ FT
Warehouse	460.37	4,955
Ground floor Office	96.05	1,034
1st floor Office	102.89	1,108
<b>Total</b>	<b>659.31</b>	<b>7,097</b>

### SERVICES:

We understand the property benefits from mains water and three-phase electrical supplies.



# Property Details

## SALE TERMS:

Our client is seeking offers in excess of £400,000 (plus VAT) for the benefit of their heritable interest in the subjects.

## ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

## NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £34,400 per annum.

## PROPOSAL:

Any proposals to purchase should be sent directly to the sole selling agents.

## CLOSING DATE:

All interested parties should notify the selling agents of their interest in order to be notified in the event of a closing date.

**DM HALL**



Regulated by  
**RICS**

## LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in any transaction.

## VAT:

All prices quoted are exclusive of VAT which may be chargeable.

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling agents:-

## ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

## Make an enquiry

Harry Pattullo MSC

Ian Davidson MRICS

**DM Hall Commercial**  
**17 Corstorphine Road**  
**Murrayburgh House**  
**Edinburgh, EH12 6DD**

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IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors