

# To Let

**Unit 9B South Gyle Crescent, Edinburgh, EH12 9EB**

5,050 sq ft (469.16 sq m) GIA

- Trade Counter
- Well Established Business Location
- Stand Alone



## Location

The subject premises is located in the South Gyle, on the Western side of Edinburgh, with great links via the A720 City Bypass, and M8 Motorway. The airport is a short 5 minute drive from the industrial estate, and is easily accessible via the A8. South Gyle is a predominantly business orientated area, comprising of both headquarter office buildings and modern industrial warehousing.

The surrounding area within South Gyle Trade Park is predominantly industrial warehousing and trade counter units, with nearby occupiers including Dingbro, Halfords, Auto Windscreens, Wolsely and Screwfix.

## Specification

Unit 9B comprises of a stand-alone industrial unit, benefiting from private car parking and rear yard. Internally the unit provides open workshop/industrial accommodation to the rear, with a fully refurbished trade counter frontage. The unit has a minimum eaves height of 3.3m, rising to 3.96m at the apex, under a pitched and clad roof. The unit also contains offices and stores to the east elevation, with male and female WCs and a kitchenette unit.

The offices benefit from suspended ceilings and strip lighting, and they are carpeted throughout. The warehouse has an internal heating system, fluorescent strip lighting, translucent roof panels and is currently connected to all mains services. The trade counter section has been recently refurbished and benefits from a glazed frontage, fluorescent strip lighting and panel radiator heating.

The units benefits from a separate pedestrian access to the rear, onto a shared yard, allocated parking is located to the north elevation.

## Terms

The property is available on a leasehold basis until 2021, details of this can be provided to interested parties. A longer lease term may also be available subject to landlord consent.

## Accommodation

Entire premises available immediately. For further details please contact either of the Joint Letting Agents as detailed below.

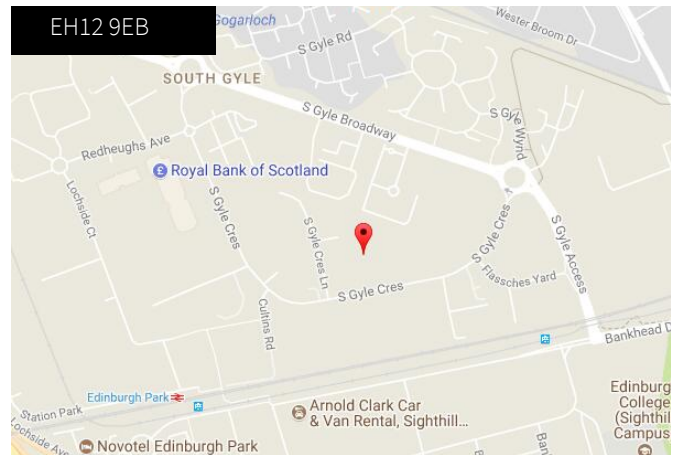
Description	Size	Availability
Warehouse & Storage Space	4,208 sq ft	Available
Office Space	840 sq ft	Available

## EPC

This property has been graded as 100 F.

## Rent

Available on Request



## Contacts

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# Space Plan

