



# TO LET

LARGE INDUSTRIAL PREMISES

3,763 SQ M (40,503 SQ FT)

**553A Gorgie Road, Edinburgh, EH11 3XX**

Rateable Value: £165,750

Rent: On application

Potential to be divided

Central Edinburgh location

Entry: Available for immediate entry

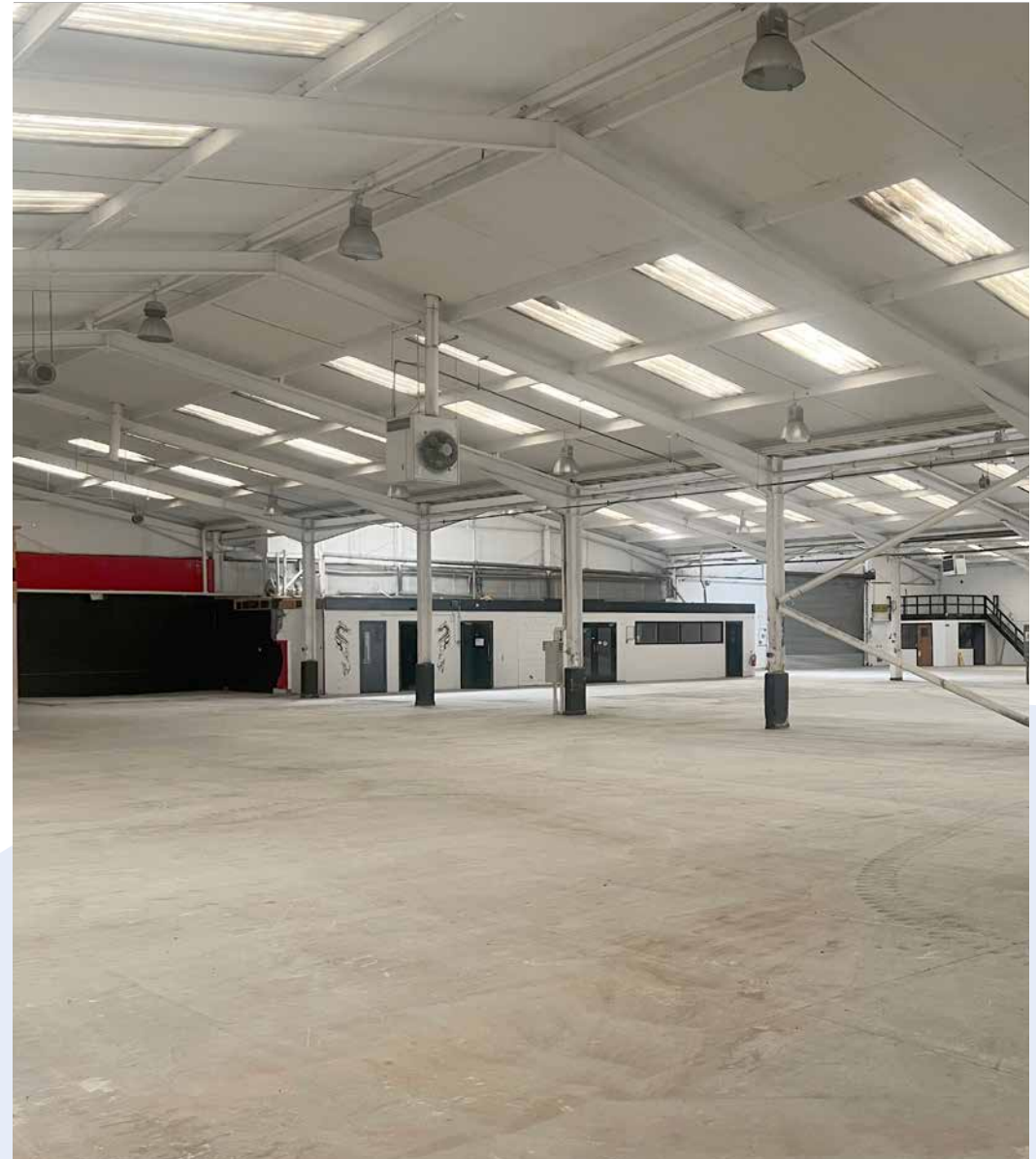
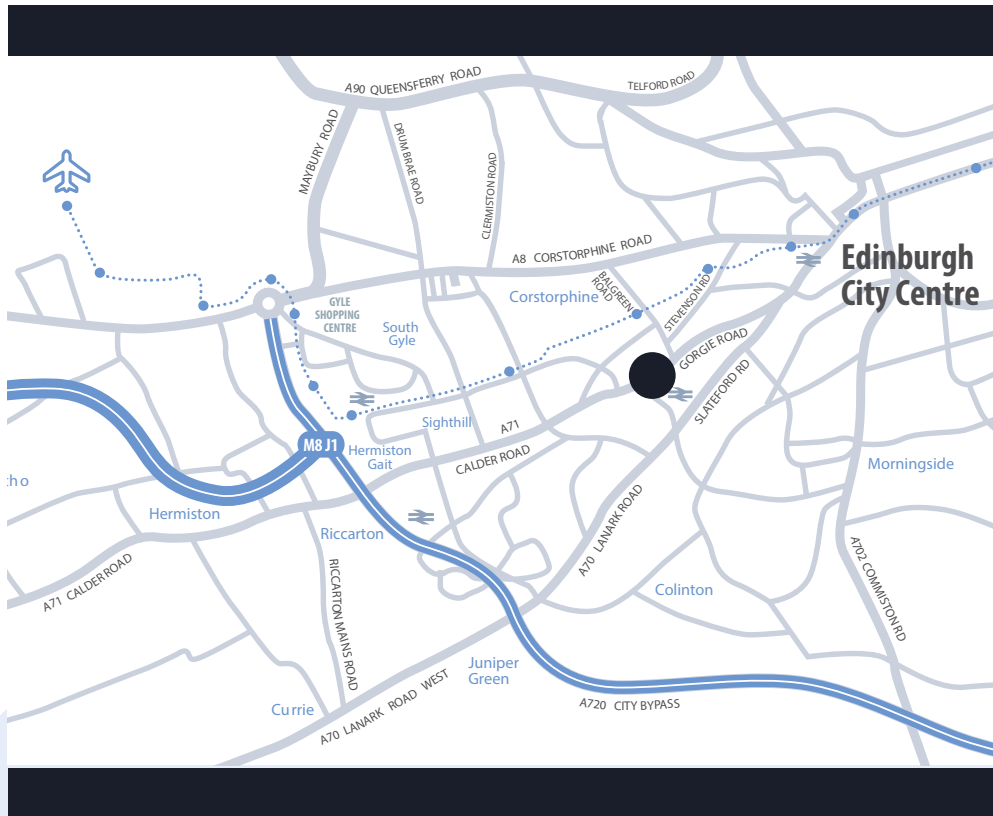
**Ryden**

# LOCATION

The property is situated in the busy Gorgie area of Edinburgh. The city centre is 4 miles to the east and the Edinburgh city bypass is within 5 minutes' drive to the west (2 miles).

Access to the property is via Stenhouse Mill Lane which is on the south side of Gorgie Road.

Other commercial occupiers in the area include Rexel, City Plumbing, St Andrews Timber and Building Supplies, Firegroup and Pure Gym. There is also a Shell petrol filling station on the junction of Stenhouse Mill Lane and Gorgie Road.



## DESCRIPTION

The property comprises a substantial industrial / commercial building arranged over 2 floors and is of steel frame construction (3 main bays). The minimum eaves height is 5 meters and rising to the 3 apex points.

Access to the building is via a pedestrian door and also a vehicle roller shutter door.

Car parking and / or external storage is to the side of the building.

## ACCOMMODATION

We estimate the Gross Internal Area of the building to be as follows:

	SQ.M	SQ.FT
Ground Floor	2,281	24,548
Lower Ground Floor	1,482	15,955
<b>TOTALS</b>	<b>3,763</b>	<b>40,503</b>

## TERMS

The property is available to lease on terms to be agreed. For further information, contact the agents below. VAT will be charged on the rent and all costs associated with the lease.

## RATEABLE VALUE

The Rateable Value for the property is currently as follows:

RV: £165,750

A new occupier of the building will have the opportunity to appeal the above assessment.



## VIEWING & FURTHER INFORMATION

Viewings of this property can only be arranged on an accompanied basis and by contacting the agents below.

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**Ryden**

