

Former Food Production Factory, Edgefield Road Industrial Estate Loanhead, Edinburgh, Midlothian EH20 9TB

lot 87

Substantial Freehold Industrial Investment

- 62,585 sq ft former factory Building in an established industrial estate
- Nearby occupiers include JB Foods, AOC Archaeology Group, EAE and Harveys
- Close to Straiton Retail Park which houses retailers including IKEA, Costco and Sainsbury's
- Approximate site area of 0.872 hectares (2.157 acres)

Vacant Possession



Location

Miles: 5 miles south-east of Edinburgh
43 miles south-east of Stirling
50 miles east of Glasgow
Roads: B702, A701, A720
Rail: Eskbank Rail
Air: Edinburgh Airport

Situation

The property is situated within the well established Edgefield Road Industrial Estate, located to the north-west of Loanhead and accessed via the B702. The location benefits from fast transport links to Edinburgh via the A720. Straiton Retail Park is a short distance away, and houses retailers including IKEA, Costco, M&S Simply Foods, Next and Sainsbury's. Other nearby occupiers include JB Foods, AOC Archaeology Group, EAE and Harveys.

Description

The property comprises a former food production factory with ancillary accommodation (including reception, office and storage areas) over ground and first floors. The property benefits from five loading bays and a total approximate site area 0.872 hectares (2.157 acres).

Tenure

Heritable (Scottish Equivalent of Freehold).

VAT

VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Possession
Ground	Former Factory/Ancillary	5,123 sq m	(55,144 sq ft)	VACANT POSSESSION
Ground/First	Offices	691 sq m	(7,441 sq ft)	
Totals		5,814 sq m	(62,585 sq ft)	

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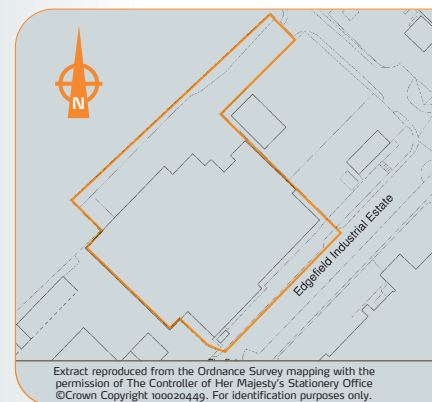
www.acutus.co.uk

Buyer's Legal Report Service

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