

NEW BUILD INDUSTRIAL UNITS TO LET

UNIT 5, EASTFIELD PARK ROAD, PENICUIK,
EH26 8EZ



NEW BUILD INDUSTRIAL UNITS FROM
5,000 SQ FT – 10,000 SQ FT TO LET

Coates & Co
Property Consultants and Chartered Surveyors

0131 225 8181
www.coatesandco.net

LOCATION

Penicuik is located approximately 3.5 miles south of Edinburgh and is in the Midlothian Council area.

Penicuik has a population of some 17,000 persons making it the largest settlement within the Midlothian Council boundary and acting as a commuter town to the city of Edinburgh.

The Town is located approximately 3.5 miles to the south of the City of Edinburgh bypass, providing excellent access to Edinburgh, the central Scotland motorway network and the Borders. To the north, the Straiton retail cluster, which includes Straiton Retail Park, Sainsbury's, Ikea and Costco, is located within 3 miles / 5 mins drive time.



OPPORTUNITY

The proposed development will extend to circa 10,000 sq ft, available in whole or part.

At this point the units can be designed and built specifically to the tenant's specification.

RENT

Upon application.

RATES

Further information can be provided upon request.

LEASE TERMS

Our clients are seeking new full, repairing and insuring leases for a minimum of 10 years.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction, with the ingoing tenant being responsible for stamp duty, land tax, registration dues and VAT incurred thereon.

FURTHER INFORMATION

For further information, please contact the sole letting agent:

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Property Consultants and Chartered Surveyors

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