

**Mileway**

# Lochend Industrial Estate Edinburgh

Under refurbishment  
Warehouse  
26,810 sq ft (2,491 sq m)

Prime industrial location



Edinburgh Airport nearby



Up to 12.5 m eaves height



Translucent roof panels



Includes office accommodation



Undergoing refurbishment



# Lochend Industrial Estate

Queen Anne Drive Edinburgh EH28 8PL



## Description

This end-terraced, steel frame warehouse at Lochend Industrial Estate is due to be refurbished. Internally, there are offices and WCs to the front of the property. The 7.3 m x 5.6 m electric roller shutter door at the front and 7.3 m x 4.6 m door at the rear provide drive through access for loading purposes. The warehouse has a minimum eaves height of 6.4 m increasing to a maximum of over 12.5 m. Lighting will be provided by new LED lights and translucent roof panels provide natural daylight.

## Location

Newbridge is east central Scotland's leading industrial and distribution location, situated adjacent to the A8 and approximately eight miles west of Edinburgh City Centre. Lochend Industrial Estate is located at the junction of Queen Anne Drive and Harvest Drive and is to the south east of Newbridge Interchange which is the hub of Scotland's motorway network, providing excellent access to the M8 to Glasgow, the M9 to Stirling and the M90 to Perth. Edinburgh International Airport is approximately a 3 minute drive away and the Edinburgh City Bypass (A720) is approximately 3 miles to the east.

## EPC

EPC is available upon request.

## Terms

Available on new full repairing and insuring leases.

## VAT

VAT will be payable where applicable.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Viewing / Further Information

Please contact:

**Mileway**

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## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit D	Warehouse	26,810	2,490.7	Immediately
Total		26,810	2,490.7	

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