

TO LET



Proposed new build business / light industrial units



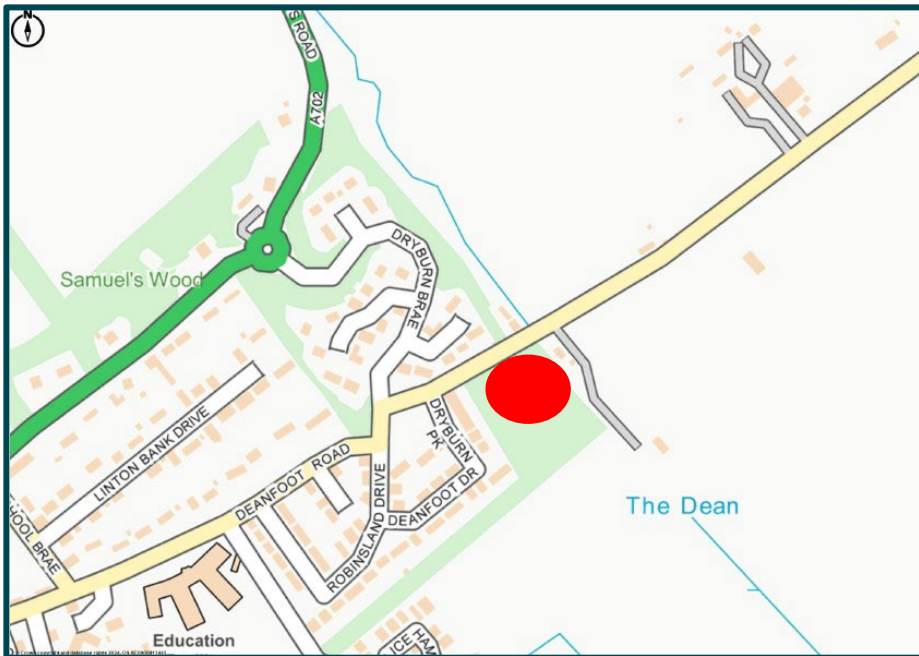
Indicative layout plan

15 starter units providing a range of sizes from 98.00 sq.m (1,055 sq.ft)
Deanfoot Road, West Linton, EH46 7AU

Location

The subject site is located on Deanfoot Road on the north western edge of the village of West Linton. West Linton is located approximately 16 miles south west of Edinburgh, becoming a popular commuter village.

The site is predominantly surrounded by residential property with some commercial use nearby. The entrance to the site is roughly 500 metres from the A702 which ultimately links to the Edinburgh City Bypass.



Description

The proposed new build scheme will comprise 15 energy efficient business / light industrial units suitable for a variety of uses, which will benefit from Class 4, 5 & 6 uses.

The proposed units will extend to c. 98.00 sq.m (1,055 sq.ft) and can be leased separately or in combination creating various sizes providing an ideal solution for businesses of all sizes.

The units will benefit from steel frame construction, 3 phase power, electric overhead vehicle doors, potential for internal office accommodation, WC facilities, exclusive car parking and all benefitting from a low carbon design.

Accommodation

We calculate the approximate gross internal floor area of the premises as follows:-

Description	Sq M	Sq Ft
Block A		
Unit 1	98.00	1,055
Unit 2	98.00	1,055
Unit 3	98.00	1,055
Unit 4	98.00	1,055
Total	392.00	4,219
Block B		
Unit 5	97.66	1,051
Unit 6	97.66	1,051
Unit 7	97.66	1,051
Total	293.00	3,154
Block C		
Unit 8	96.5	1,038
Unit 9	96.5	1,038
Total	193.00	2,077
Block D		
Unit 10	96.5	1,038
Unit 11	96.5	1,038
Total	193.00	2,077
Block E		
Unit 12	98.00	1,055
Unit 13	98.00	1,055
Unit 14	98.00	1,055
Unit 15	98.00	1,055
Total	392.00	4,219

Lease Terms

The units will be available to lease for a minimum period of three years. Full rental information is available on request, any rental proposal is dependent on the space required.

Use

The units will benefit from Use Classes 4 (Business), 5 (General Industrial) & 6 (Storage or Distribution).

Energy Performance Certificate

The units will require to be assessed upon completion, however, an EPC Rating of A will be targeted.

Entry / Expected Completion

Entry will be upon completion of the units, an indicative completion date of early 2026 is anticipated.

Units can be secured in advance of completion.

VAT

All prices quoted in the schedule are exclusive of VAT.

Legal Costs

Each party will be responsible for their own legal costs in respect of this transaction. The incoming tenant will be responsible for any Land & Buildings Transaction Tax and registration dues, if applicable.



Contacts

For further information, or to arrange a viewing, please contact:

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