

Location

The site has an enviable location adjacent to Edinburgh Airport with excellent road connections onto the Edinburgh bypass via the Gogar Roundabout (1.5 miles), the M8 via Hermiston Gait (2.6 miles), and the M9 via Newbridge Roundabout (4.6 miles). Edinburgh Gateway Railway Station is located 1.7 miles south.



Description

The site is accessed directly off Turnhouse Road via double gates and is currently being used as an industrial yard with associated office and storage buildings on site. The yard is secured via palisade fencing and has been laid with hardstanding to provide a substantial facility extending to approximately 1.17 acres or thereby.

Planning Consent

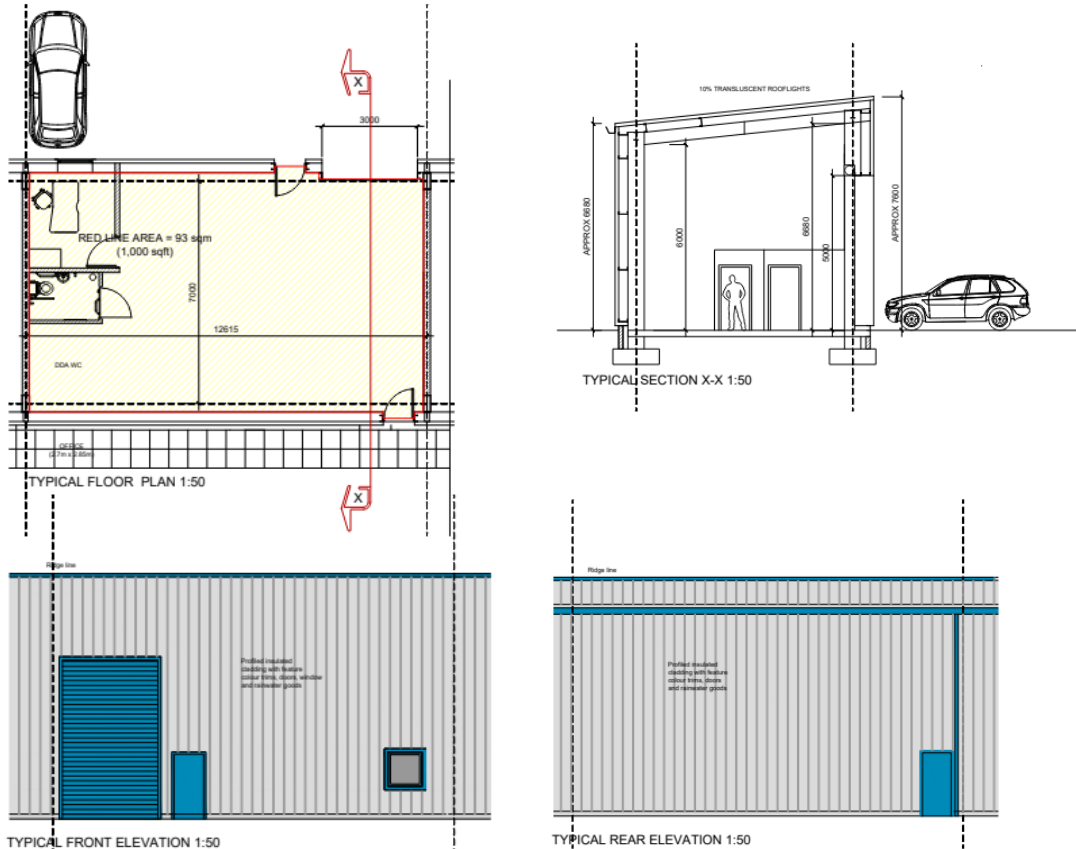
The vendor obtained planning permission in principle (Ref 21/03852/PPP) in 2021, and has subsequently satisfied a number of conditions associated with this consent which was approved in Feb 2023 (Ref 22/04552/AMC).

In summary the consent provides for 15 no. 1,000 sq ft units with the following specification:

- Steel portal frame design
- Profiled insulated cladding elevations and roof
- 10% rooflight allowance
- 6m eaves height and between 6.68—7.6m height to apex.
- Dedicated parking with EV charging and cycle racks.

Planning enquiries for the scheme should be directed to Edinburgh City Council's planning department at planning@edinburgh.gov.uk.

Typical Unit Elevations/ Plan



Quoting Terms

The site with the benefit of the existing planning consent is available at offers in excess of £625,000.

VAT

The property has been elected for VAT and therefore is applicable to the sale price.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The purchaser will also be responsible for any LBTT incurred.

Enquiries

Via the sole marketing agent:

Ross Jubin
EGM Property Consultants
T: 0141 266 0480
M: 07889 590 133
E: ross.jubin@egmproperty.co.uk

EGM Property Consultants Ltd for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) While these particulars have been carefully prepared their accuracy is not warranted. Details may change after these particulars have been prepared due to circumstances outwith our control. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of EGM Property Consultants Ltd has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of an exchange of correspondence with our clients' solicitors. (vi) Photographs & drawings for illustration purposes only. Aug 2023