

West Edinburgh Business Park

5 - 7 Marnin Way, South Gyle Industrial Estate,
Edinburgh EH12 9GD



TO LET

6,656 SQ FT
618 SQ M

MODERN MULTI-LET INDUSTRIAL / TRADE ESTATE

- Close to A720 City Bypass, M8 and A8
- Secure communal yard
- Vehicle and cycle parking
- 6m eaves height
- 3 phase power supply
- 2 'up and over' doors
- Available immediately



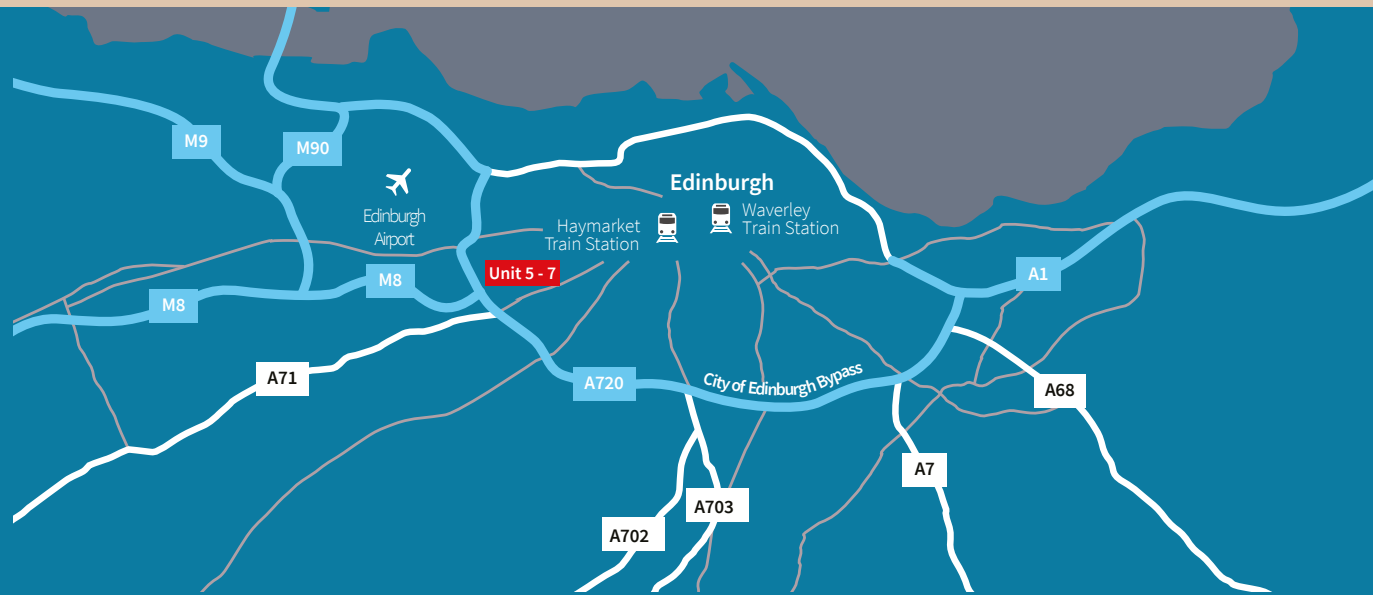
LOCATION



The premises are located in West Edinburgh Business Park, South Gyle, a key industrial/commercial location which lies around 6.2 miles to the west of Edinburgh City Centre, with a direct tram route and stop within 0.5 miles from the subject premises.

The property lies in close proximity to the Edinburgh City Bypass (A720), which provides direct links to the M8 and the M9 motorways. These major roadways connect the area to both the East and the West, offering excellent connectivity for businesses operating in the region.

South Gyle is a highly sought-after commercial property location. With excellent connectivity, a thriving commercial landscape, and convenient amenities, South Gyle represents an ideal location for businesses looking to establish or expand their presence in Edinburgh.



TRAVEL DISTANCE

Road	
A720/M8	2.6 miles
Edinburgh City Centre	6.2 miles
Edinburgh Airport	3.5 miles
Livingston	11.8 miles
Queensferry Crossing	10 miles
Glasgow	41 miles

Rail	
Edinburgh Park Train Station	0.7 miles
South Gyle Train Station	0.8 miles
Wester Hailes	1.7 miles
Edinburgh Waverley Station	5.1 miles

Tram	
Bankhead Tram Stop	0.5 miles
Edinburgh Airport Tram Stop	3.5 miles
Princes Street Tram Stop	4.8 miles

LOCATION





DESCRIPTION

West Edinburgh Business Park is a modern industrial estate consisting of five separate terraces.

The property is a trade counter/industrial unit built with a steel portal frame construction. It features power-floated concrete floors with profiled metal cladding and approximately 10% translucent light panels. The unit includes a shared secure yard with vehicle and cycle parking at the front. Additionally, there are two electrically operated insulated sectional 'up and over' doors. The office space is finished to a good standard, showcasing a suspended ceiling with modern lighting, plastered and painted walls, and a perimeter trunking cabling system. Heating is provided by wall-mounted LED panel radiator heater units. There are two pedestrian entrances; one leading to the staff canteen with access to the warehouse space, and the other providing direct access to the warehouse space.



FLOOR AREAS

The following space is available, with the Gross Internal Area calculated in accordance with the RICS Code of Measuring Practice (6th Edition):

UNIT	SQ FT	SQ M	RATEABLE VALUE
Unit 5/7	6,656	618	£41,800



LEASE TERMS

Available on a sublease/ assignment basis. The current lease expires on 18th June 2033, with a tenant-only break option on 19th June 2028. The passing rent is £68,224 per annum.

Longer term interests will be considered.



SERVICE CHARGE

A service charge for the common maintenance and management of the estate applies to each unit.



BUSINESS RATES

We are advised by the Local Assessor the property currently has a Rateable Value of £58,700. Interested parties are advised to make their own enquiries as to the rates payable and any rates relief.



LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction with the tenant being responsible for any registration dues or LBTT.



EPC

EPC certificate is available on request.



Indicative Photo

FURTHER INFORMATION



All enquiries and requests for further information should be directed to the Industrial and Logistics team at JLL.

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