

West Edinburgh Business Park

15 Marnin Way, South Gyle Industrial Estate,
Edinburgh EH12 9GD

TO LET

3,292 SQ FT
306 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



EXISTING
OCCUPIERS
INCLUDE



VALTTI



**National
Windscreens**

KILTANE



LOCATION

South Gyle is located on the western periphery of the City of Edinburgh and is widely regarded as Edinburgh's premier business location. Key to the area's success is its excellent communication links to the A720 City Bypass and its junctions with the M8 motorway and the A8, providing direct access to the M9 and A90/M90 and Scotland's wider motorway network. Edinburgh Airport is only 5 minutes' drive away via the A8 and the Queensferry Crossing lies approximately 8 miles to the north and is approached via the M9/M90.

Rail links are also first class, with both South Gyle and Edinburgh Park railway stations serving the area

Communication links have been further enhanced by the development of the Edinburgh Tram network which provides a direct route from the airport via Edinburgh Park into the City Centre.



SITUATION

West Edinburgh Business Park is situated to the south side of South Gyle Crescent; the principal arterial route through South Gyle Industrial Estate. Convenience retail outlets are close at hand, as are the Gyle Shopping Centre and Hermiston Gait Retail Park.

Surrounding occupiers include G4S, UPS, DFS, Virgin Media, Scottish Ministers, RBS, Kames Capital, Tesco Bank, Wolseley, Screwfix and Halfords.



Unit
15



DESCRIPTION

West Edinburgh Business Park is a modern, multi-let industrial estate comprising 5 separate terraces and providing up to 20 individual units. Each terrace has been configured with flexibility in mind; thus allowing single occupancy or subdivision into smaller units.

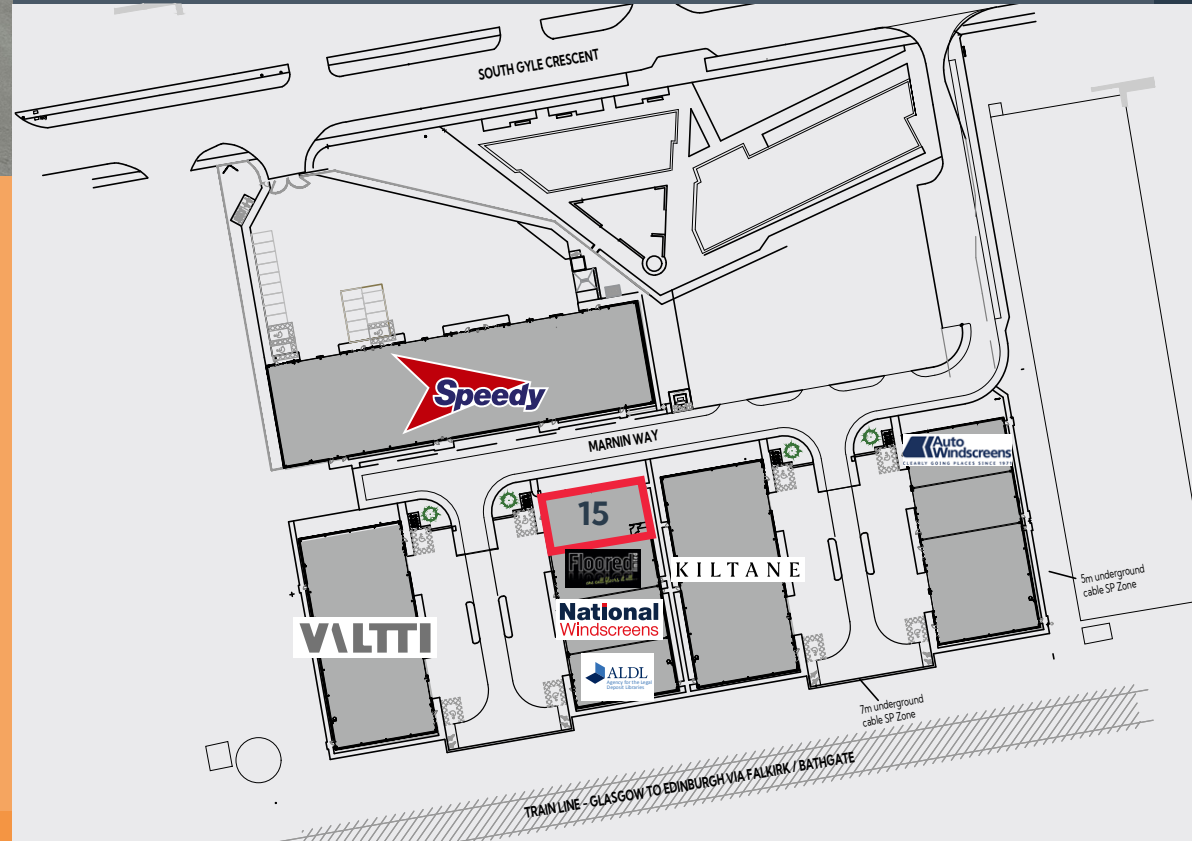
The accommodation has been designed to meet the needs of modern industrial occupiers and the attractive specification includes:

- Walls constructed of a combination of brick, block work and profiled metal cladding
- Profiled metal sheet roof incorporating approximately 10% translucent light panels
- Power floated concrete floors
- Minimum 6m eaves height to underside of haunch
- Electrically operated insulated sectional 'up and over' doors providing vehicular access
- Glazed pedestrian entrance
- 3 phase power supply and connectivity to mains gas, water and drainage
- Generous secure communal yard with vehicle and cycle parking
- Enclosed by metal palisade fencing and security gates

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 15	3,292	306	£30,300





Unit
15



WEST EDINBURGH BUSINESS PARK

Marnin Way
South Gyle Industrial Estate
Edinburgh, EH12 9GD

RIBSTON

LEASE TERMS

The unit is available on a Full Repairing and Insuring basis for a term to be agreed.

SERVICE CHARGE

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

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

Rating B. An EPC certificate is available on request.

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact:



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