

## TO LET

4 Gilmerton Station Road,  
Edinburgh, EH17 8RZ

- Storage site extending approximately 0.62 acres
- Located within the Edinburgh City Bypass
- Excellent road links
- Flexible lease terms available

**STORAGE SITE**  
[galbraithgroup.com](http://galbraithgroup.com)

# LOCATION

The site is located to the south east of Edinburgh City Centre on the south side of Gilmerton Station Road.

The site benefits from excellent road links which provide easy access to both Edinburgh City and The Edinburgh City Bypass which is situated 0.6 miles south of the subjects.



Edinburgh Airport



Click for Google Maps

## DESCRIPTION

The subjects comprise a storage site extending to approximately 0.62 acres. The site is accessed via large metal gates and is further secured by fencing.

The site has a combination of surfaces with areas of both concrete and hard standing.

There is currently no electricity, gas or water serving the site. The site was previously serviced with water and electricity, which subject to investigations could be reconnected. Any investigations would be the tenant's responsibility.

## SITE AREA

The site extends to approximately 0.62 acres.

## TERMS AND RENT

The site is available to let on flexible lease terms.

For additional information on rent, please contact the letting agents.

## RATEABLE VALUE

The tenant will be responsible for any rates charged by the local authority.

## VAT

VAT will be applicable.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred.

The tenant will be responsible for stamp duty/LBTT, registration dues.

## ENTRY

Available immediately on the completion of legal documentation.



All boundaries are indicative only

# FURTHER INFORMATION

Interested parties are advised to note interest with the sole letting agents. Viewings are by appointment only. For additional information please contact:

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# Galbraith

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