

# DM HALL

## To Let

Industrial /  
Warehouse /  
Workshop



98/4 Eastfield  
Drive,  
Eastfield Industrial  
Estate,  
Penicuik,  
EH26 8DN

794.97 SQ M  
8,557 SQ FT



# Property Details

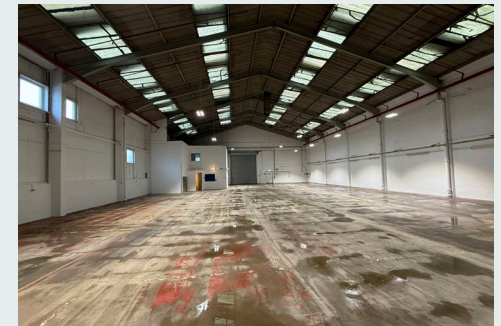
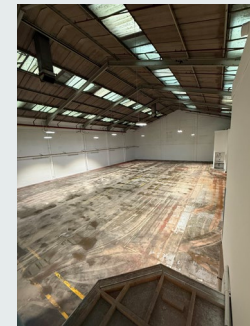
- Industrial / warehouse / workshop premises with office accommodation available on new FRI lease
- Situated within popular and desirable Midlothian industrial estate
- Nearby occupiers include Howdens, Screwfix and Jewson Builders Merchant
- Roller shutter height 5m / low eaves 6.32m / apex 9.75m
- Rental offers over £55,000 per annum (exc. of VAT)

## LOCATION:

Penicuik is an established town in Midlothian and is found approximately 8 miles to the south of Edinburgh, located at the foothold of the Pentland Hills.

Penicuik is further located approximately 3.5 miles from Edinburgh City Bypass which provides excellent access to the wider Scottish motorway network.

The premises is located with Eastfield Industrial Estate, just to the east of the town centre itself, with Eastfield Drive located to the south of the unit.





# Property Details

## DESCRIPTION:

The subjects comprise an end-terraced industrial premises of steel portal frame construction, with profile metal sheet cladding to the walls and a cement sheet roof overlaid with profile metal sheeting. The premises benefits from approximately 25% translucent roof panels and an electric roller shutter door.

Internally, the subjects benefit from a solid concrete load bearing floor, painted brick lined walls and suspended LED light fittings, whilst also benefiting from a 3-phase electrical supply. Various office, meeting and staff welfare facilities are found to the front right-hand side of the premises and are arranged over ground and first floors.

## ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Gross Internal basis and is as follows:

Accommodation	Floor	SQ M	SQ FT
Industrial / workshop / office	Ground & 1st	794.97	8,557

## SERVICES:

The subjects benefit from mains electricity, water and sewerage.

## LEASE TERMS:

We are seeking rental offers over £55,000 per annum (exc. of VAT) on a new Full Repairing and Insuring Lease agreement for a term to be agreed.

## ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request. The rating is D.





# Other Matters

## NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £39,200 per annum.

## PROPOSAL:

Any proposals to lease should be sent directly to the marketing agents.

## LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

## VAT:

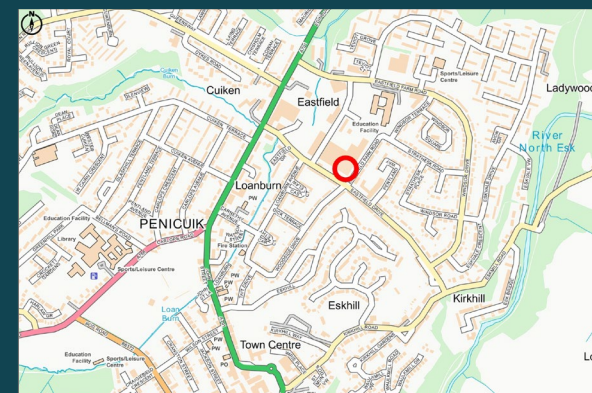
All prices quoted are exclusive of VAT which may be chargeable.

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole marketing agents.

## ANTI MONEY LAUNDERING:

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.



## Make an enquiry

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