

TO LET

**15/2 SOUTH GYLE CRESCENT
EDINBURGH EH12 9EB**

15/2

www.southgyletradepark.com

FLOORSPACE: 3,940 sq ft (366 sq m)

PLANNING CONSENT: Trade Park Storage & Distribution, allowing retail up to 20% of floorspace for:

Building materials & supplies

Joinery/timber products

Drainage/pipes

Tool hire

Industrial & agricultural machinery

Kitchen units & associated supplies

Electrical components & products

Bathroom units & associated supplies

Paints & wallpaper

Central heating, including ventilation

Air conditioning & refrigeration

Tiles

Flooring

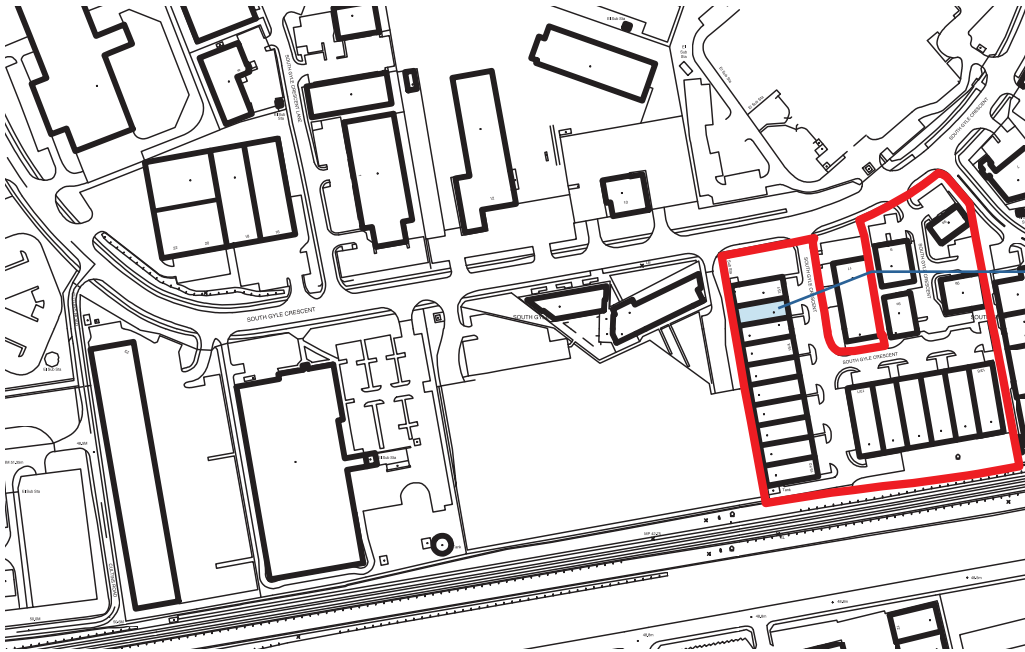
Motor vehicle parts & components

Conservatories/window frames & glazing



THE PREMIER TRADE PARK IN WEST EDINBURGH

South Gyle
Trade Park



SPECIFICATION:

Excellent eaves height

Steel frame with painted concrete floor

Extensive roof lights

Exclusive parking adjacent to unit

3 phase power supply

Lighting to all areas

Nearby secure compound also available

Reception/office

EPC Rating C



TERMS:

Rent on application.

ALL ENQUIRIES:



LEWIS PENTLAND
lewis.pentland@colliers.com
0131 240 7523

South Gyle Letting
FREEPHONE

0800 169 4780

STUART BUCHANAN
sbuchanan@cardrossam.co.uk
0131 332 6827

PROPERTY MISREPRESENTATION ACT

Colliers International for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that; (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, in whole or in part, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Colliers International or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT. December 2017.



Floorplan