

**TO LET**  
**13 6 SOUTH GYLE CRESCENT**  
**EDINBURGH EH12 9EB**



[www.southgyletradepark.com](http://www.southgyletradepark.com)

**FLOORSPACE:** 6,425 sq ft (597 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 and refrigeration

Tiles

Flooring

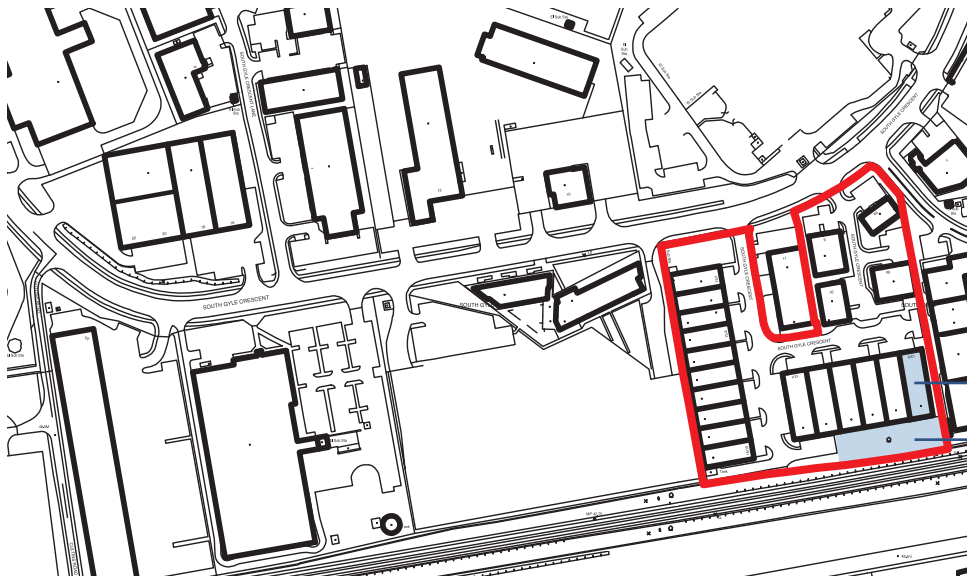
Motor vehicle parts and components

Conservatories/window frames & glazing

**NOW WITH**  
**SECURE YARD**  
**ADJOINING**  
**AVAILABLE**

**South Gyle**  
Trade Park 

**THE PREMIER TRADE PARK IN WEST EDINBURGH**



UNIT 13 6

YARD AREA



**SPECIFICATION:**

- Excellent eaves height
- Steel frame with painted concrete floor
- Extensive rooflights
- Exclusive parking adjacent to unit
- 3 phase power supply
- Lighting to all areas
- Reception/office
- Additional secure yard area available

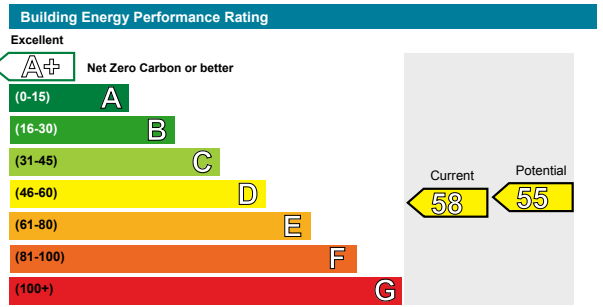
**TERMS:**

- Rent: On application
- Rateable Value, Insurance, and Service Charge Costs: Available on request



**Energy Performance Certificate Scotland**

UNIT 6, 13 SOUTH GYLE CRESCENT, EDINBURGH EH12 9EB  
 Date of assessment: 26 August 2013  
 Date of certificate: 27 August 2013  
 Total conditioned area: 954.48m<sup>2</sup>  
 Primary energy indicator: 316 kWh/m<sup>2</sup>/yr  
 Reference Number: 0282-1946-3337-5610-1020  
 Building type: Retail/Financial  
 Assessment Software: EPCgen, v4.1.e.5  
 Transaction Type: Property to let



Approximate Energy Use: 199 kWh per m<sup>2</sup> per year  
 Approximate Carbon Dioxide Emissions: 58.36 kgCO<sub>2</sub> per m<sup>2</sup> per year

The building energy performance rating is a measure of the effect of a building on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The better the rating, the less impact on the environment. The current rating is based upon an assessor's survey of the building. The potential rating shows the effect of undertaking all of the recommended measures listed below. The Recommendations Report which accompanies this certificate explains how this rating is calculated and gives further information on the performance of this building and how to improve it.

**Benchmark**  
 A building of this type built to current building regulations at the date of issue of this certificate would have a building energy performance rating of: 24 (B)

- Recommendations for the cost-effective improvement of energy performance**
1. Consider replacing T8 lamps with retrofit T5 conversion kit.
  2. Some windows have high U-values - consider installing secondary glazing.
  3. Some glazing is poorly insulated. Replace/improve glazing and/or frames.
- There are additional improvement measures applicable to this building. Refer to the Recommendations Report.



**THIS PAGE IS THE ENERGY PERFORMANCE CERTIFICATE WHICH MUST BE AFFIXED TO THE BUILDING AND NOT BE REMOVED UNLESS REPLACED WITH AN UPDATED CERTIFICATE.**

**ALL ENQUIRIES**

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**PROPERTY MISREPRESENTATION ACT**

James Barr and South Gyle Letting for themselves and for the vendors or lessors of this property whose agents they are, give notice that i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. ii) no person in the employment of James Barr and South Gyle Letting has any authority to make or give any representation or warranty in relation to this property; September 2013.