

# To Let

## 10 SOUTH GYLE CRESCENT; EDINBURGH, EH12 9EB

### FLEXIBLE BUSINESS OPPORTUNITY

### PRIME LOCATION GENEROUS YARD & PARKING



#### Location & Situation

10 South Gyle Crescent is ideally positioned within what is known as 'Edinburgh Park', widely regarded as one of Scotland's premiere business locations lying approximately 6 miles to the west of the city centre. Transport links are excellent being in close proximity to the A720 Edinburgh bypass providing access to the M8 and A8 giving direct access to Edinburgh Airport (approx. 10 mins drive) as well as the M9 and A90/M90. Public transport links are also first rate with three Train Stations close by at Edinburgh Gateway (1 mile), Edinburgh Park (1/2 mile), and Wester Hailes just over 1 mile away. Additionally, there are 3 tram halts all within a 15-minute walk away from 10 South Gyle Crescent.

The immediate and surrounding locality & property types provide for a good quality business environment with a mix of industrial, office and commercial uses. Located nearby are some of the UK's leading global occupiers such as Lloyds Banking Group, HSBC Bank, Tesco Bank and Diageo.

#### Description

The subjects site boundary is of a regular rectangular shape, generally flat/level hard standing tarmac surface extending to 0.5 hectares (1.23 Acres) or thereby in total (including the building). Externally there are circa 122 lined car parking spaces. The building itself is of flat roof construction with a single storey section housing mainly flexible office/meeting rooms and store rooms. The double storey height section forms the garage/workshop section with an internal ceiling (steel beam) height of approx. 5.0m high. The building is finished in facing brick and the site boundary is formed with a mix of chain link fencing and masonry walling.

The single storey section has two pedestrian entrance doors on each side elevation and the double storey garage section benefits from 3 large vehicular roller doors (*approx. 4.0m wide x 4.60 m high*) accessed the via the yard to the rear elevation. Internally, the single storey section layout comprises: 5 mixed use rooms with flexible & potential uses such as meeting rooms/offices/stores; male, female & disabled toilets and kitchen.



## Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) and have calculated the total overall Gross Internal Area (GIA) to be 469 sq.m (5,048 sq ft); or thereby comprising:

Section of building	GIA Sq M	GIA Sq Ft
Garage / Workshop	215	2,314
Offices/Stores/Circ	254	2,734
<b>TOTAL GIA</b>	<b>469</b>	<b>5,048</b>
<b>GENEROUS CAR PARKING CIRCA 122 LINED SPACES</b>		
<b>YARD / PARKING AREA 0.81 ACRES OR THEREBY</b>		

## Rateable Value

The unit has a current rateable value of £73,000 effective from 1<sup>st</sup> April 2023. Further details can be obtained from the Assessor on 0131 344 2500 or alternatively [www.saa.gov.uk](http://www.saa.gov.uk).

## Planning

It is understood that the premises benefits from a Class 4 business use as defined in the Town and Country Planning (Use Class) (Scotland) Order 1997. However, applicants must wholly satisfy themselves as to any planning requirements relating to their proposed use by contacting the Council's Planning Section at Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG. They can also be contacted by telephone on 0131 529 3550 or emailed at [planning@edinburgh.gov.uk](mailto:planning@edinburgh.gov.uk)



## Lease Terms

The unit is offered on a full repairing and insuring basis (FRI) for a term to be agreed. The Council will insure the property and the premium will be recoverable from the tenant. A tenant deposit will be required and payable prior to taking entry.

## Services

Mains electricity, water and gas are installed and all charges for such services will be the sole responsibility of the tenant.

## Rent

Offers in excess of **£73,000** per annum (exclusive of VAT, non-domestic rates and buildings insurance) are invited.

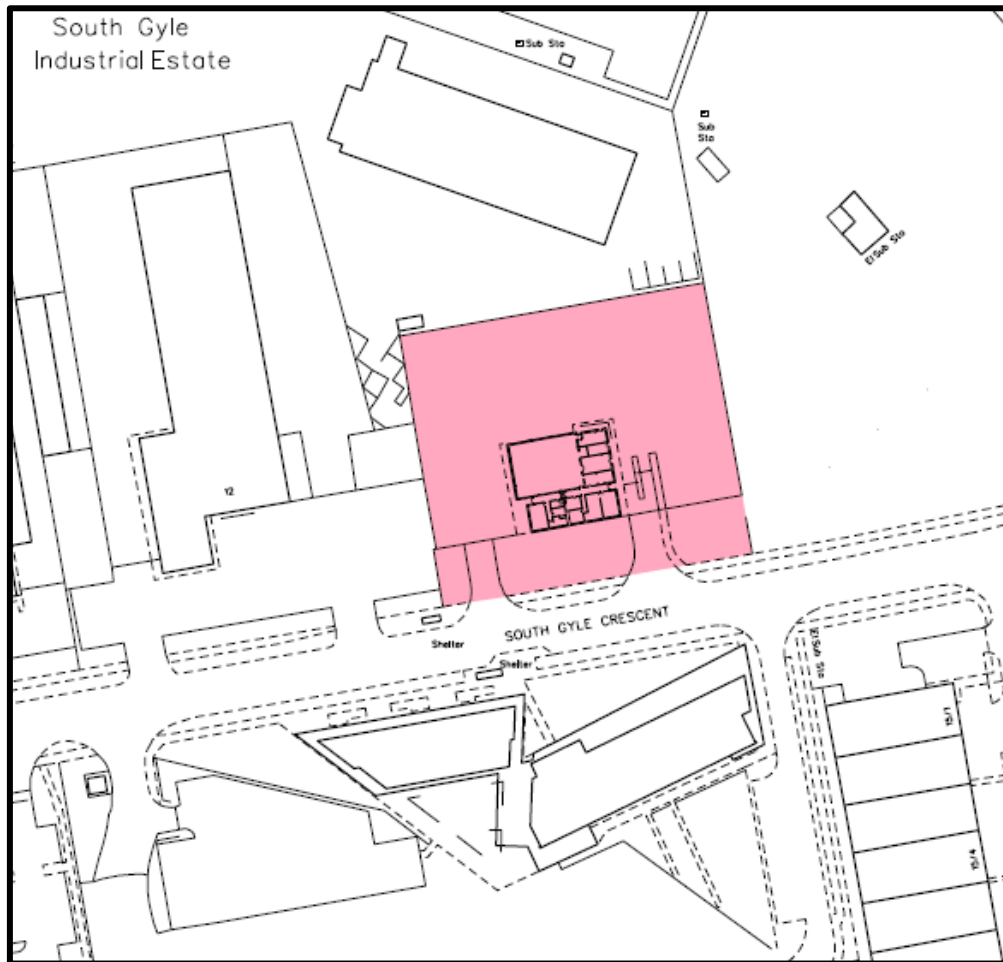
**Energy Performance Certificate:** EPC Rating - Currently under assessment (available upon request)

## Viewing & Contact information

The unit may be viewed by prior appointment with Neil Gordon who can be contacted via email: [neil.gordon@edinburgh.gov.uk](mailto:neil.gordon@edinburgh.gov.uk)

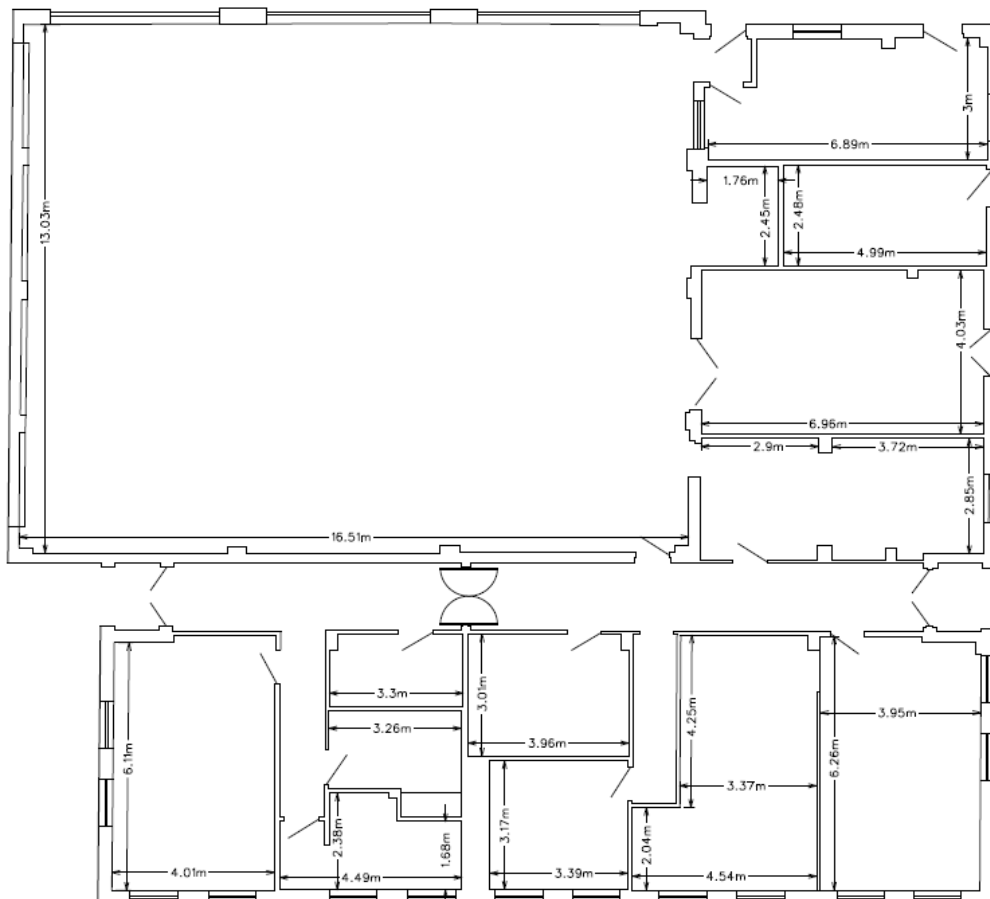
**Fees:** the incoming tenant will be responsible for the Council's reasonably incurred Legal & Surveyors fees and expenses in connection with the transaction, together with any applicable Land and Buildings Transaction Tax and registration dues where applicable.

## LOCATION PLAN



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## FLOOR PLAN (Not to scale)



## Details for Submitting Offers

1. Notes of interest should be registered with the Council's Surveyor using the contact details above in order that interested parties may be advised of a closing date.
2. When a closing date is set all offers must be received by 12 noon on the closing date. **The Council will not accept late offers under any circumstances.**
3. Offers must be submitted using an **Offer to Let Form** (available on request) and sent by email to [offers@edinburgh.gov.uk](mailto:offers@edinburgh.gov.uk)  
The subject line of the email should state '**Closing Date Offer – 10 South Gyle Crescent**' to ensure it is recorded as a formal offer. No emails will be read until the closing date has passed.
4. An email acknowledgement will be issued on receipt of the offer. You are responsible for confirming the offer has been safely received, and we recommend doing so a minimum of 24 hours prior to the closing date.
5. Hand delivered offers and offers by post will not be accepted
6. The Council does not bind itself to accept the highest or any offer.
7. Prior to submitting an offer, you are strongly recommended to take appropriate professional advice.
8. The successful bidder will require to provide sufficient proof of identity within a reasonable timeframe prior to entering into any legal agreement in order to comply with money laundering regulations.

*You can get this document on tape, in Braille, large print and various computer formats if you ask us. Please contact ITS on 0131 242 8181 and quote the property address. ITS can also give information on community language translations.*

