

INDUSTRIAL

TO LET

Yard at Camps Industrial Estate, East Calder

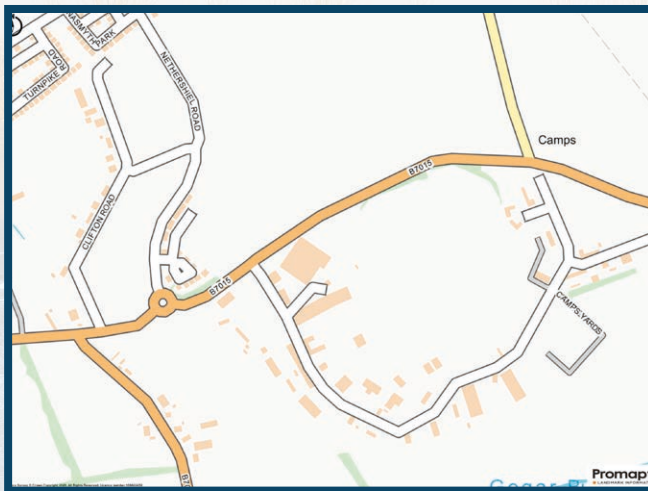
- Large open hard-core yard with area of hard standing
- Flexible lease terms available
- Flexible space available for a variety of storage requirements
- Overall available yard space extends to approximately 1.5 acres as part of a larger secured industrial facility.

LOCATION:

The subjects are located within the heart of the established Camps Industrial Estate just north of the A71 trunk road some 10 miles or so west of Edinburgh's City Centre. The site itself being accessed from the local B7015 road through East and Mid Calder, and is within easy reach of Edinburgh's City Bypass and the main M8 & M9 motorways network. There is also a large residential development being developed on the other side of the road directly opposite the yard itself offering a good populous in the location.

Camps Industrial Estate itself has various different types of occupiers, including car repair garages, haulage yards and further yard space being utilised for car storage.

The exact location of the site can be seen on the plan below:



DESCRIPTION:

The subjects comprise a large open plan yard as part of a larger industrial/warehouse premises with the main part of the yard surplus to requirements. The yard is of a hard-core nature with a large

concrete pad section to the middle. All of which is available on flexible terms. Entry to the yard is through a palisade gated entrance, with the further fencing and tree line to the roadside with the rest of the yard backing onto other occupiers' yards/industrial units and being separated by fencing or walls, giving a fully enclosed space.

As mentioned the client is looking to let as open storage though space can be delineated by painted lines to ensure occupiers own private space.

SITE AREA

The subjects have been measured using the digital Pro Mapping system with an overall space equating to approximately 1.5 acres as part of the larger industrial site.

RATEABLE VALUE:

Rates will be assessed on an individual basis.

LEASE TERMS:

The yard space is available on flexible nature and further information can be provided on this to interested parties.

ENERGY PERFORMANCE:

Not applicable.

VAT:

All prices quoted are exclusive of VAT. However in this instance we are of the opinion that no VAT is chargeable.

LEGAL COSTS:

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

ENTRY:

Upon completion of legal formalities.

FURTHER INFORMATION:

Strictly by contacting the sole letting agents:-

DM Hall LLP
17 Corstorphine Road
Edinburgh
EH12 6DD

Tel: 0131 624 6130 (Agency Department)

Fax: 0131 477 6016

Email: ross.chinnery@dmhall.co.uk

oliver.lawson@dmhall.co.uk

VIEWING:

Strictly by arrangement with the agents.

Ref: TBC

Date of publication: January 2022



IMPORTANT NOTE

DM Hall for themselves 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 intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control.
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.