



FALCONER

PROPERTY CONSULTANTS

**KIPPIELAW HATCHERY,
DALKEITH,
EH22 2PX**

TO LET

- INDUSTRIAL YARD
- LEASE FROM £37,000 PER ANNUM
- 1.85 ACRES
- GOOD ROAD LINKS
- INCENTIVES AVAILABLE

LOCATION

Dalkeith is located on the A68 (8 miles from Edinburgh) and has evolved into a popular choice for commuters being just 1 mile from the City Bypass as well as bus services and a rail station with allowing easy access into central Edinburgh.

The town has a thriving centre with around 12,000 residents and numerous amenities including two large supermarkets and Schools Community Camp. Dalkeith Country Park, golf courses and other activities can also be found within a 5-minute drive.

Kippilaw Hatchery is Conveniently located on the southern side of A6106 just south of Dalkeith. The site is placed to take advantage of all transport links and is only a short distance from local shopping and schooling.

DESCRIPTION

The subjects comprise a large yard area extending to approximately 1.85 acres. The site benefits from being located just South of Dalkeith offering both easy access to Edinburgh.

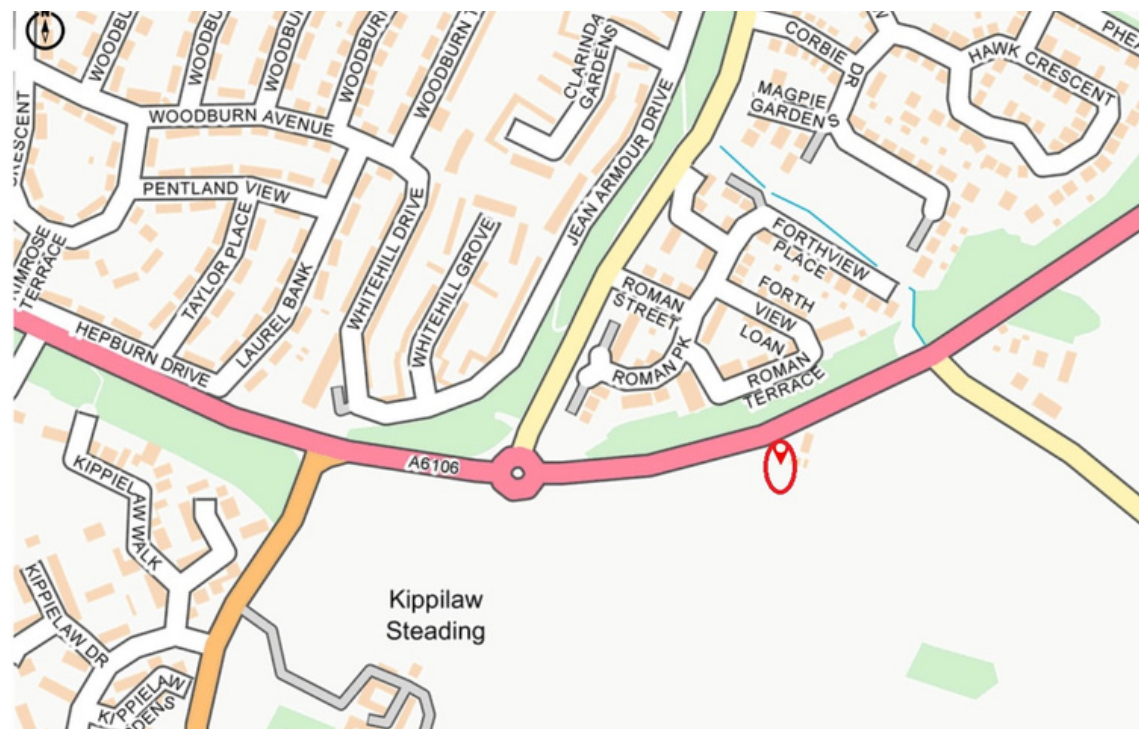
Subject to occupiers requirements, our clients are willing to erect security fencing.

SITE AREA

The site extends to approximately 1.85 acres.

PROPOSAL

Lease from £37,000 per annum.



PLANNING

All queries in relation to redevelopment/ reconfiguration of the subjects should be addressed to Mid Lothian Council Planning Department.

RATING

The site will require to be re-assessed. Please contact the local rating office for further details.

EPC

N/A

CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the lease of the property.

VAT

All prices, premiums and rents quoted are exclusive of VAT.

VIEWINGS AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

SANDY FALCONER
BSc (Hons) MSc MRICS

 **STIRLING: 01786 234 000**

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