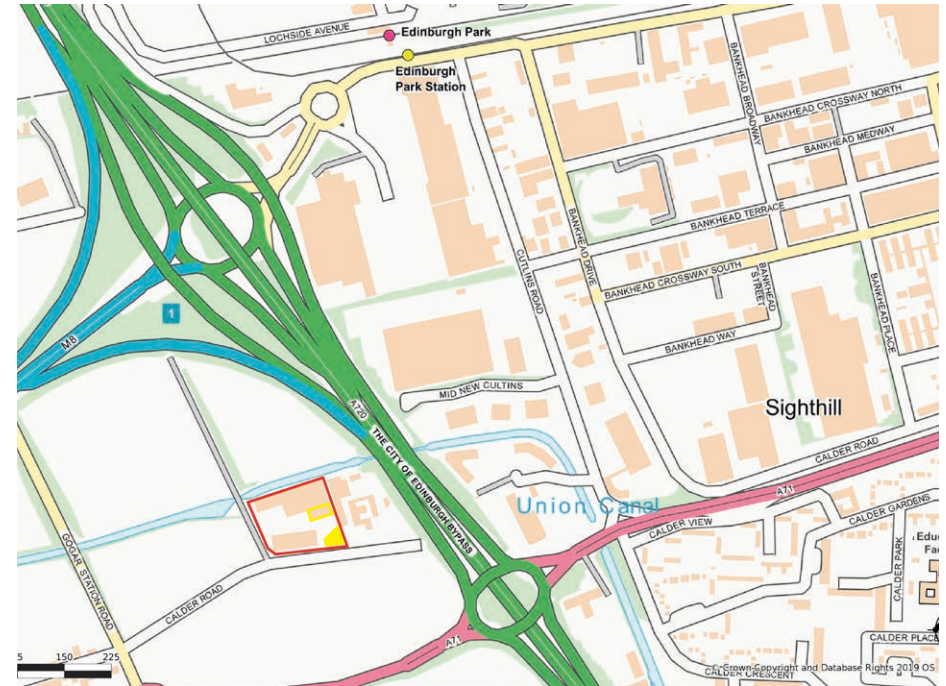
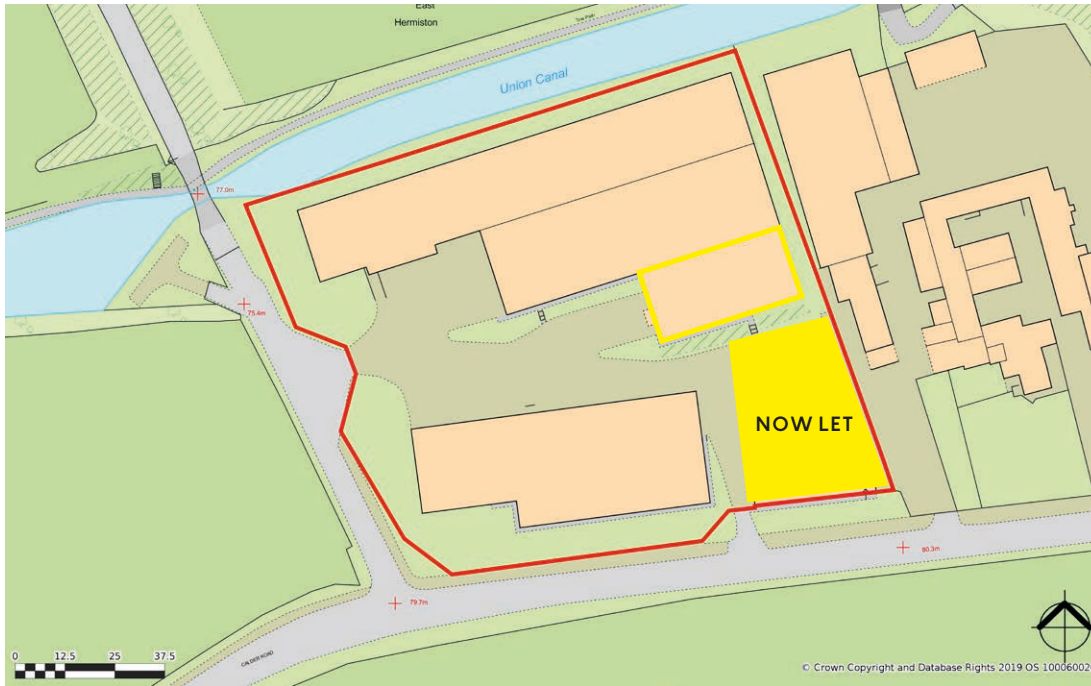




Unit 4 East Hermiston Depot,  
Calder Road, Edinburgh, EH14 4AJ

- Excellent Transport Links
- Unit Extends to 649.04 sq m / 6,986 sq ft
- Offers Over £50,000 per annum are invited



## LOCATION

The subject premises are located at the eastern end of Calder Road, accessed off Gogar Station Road which connects with the A71 less than a ¼ of a mile to the south, which in turn connects on to the City Bypass (A720) which runs immediately to the east of the property. The A720 connects to the M8 and M9 and the Forth Road Bridge to the north west, and to the A1 to the east.

To the immediate east of the site is East Hermiston Farm and the remainder of the surrounding comprising farmland. The Union Canal is situated just to the northern boundary of the site.

The area on the eastern side of the bypass is predominantly mixed, trade counter, industrial retail and commercial in nature with some residential areas also in the nearby vicinity. Heriot Watt University is located a short distance away also.

## DESCRIPTION

The premises comprise of a large open plan semi detached industrial unit modern standalone situated within a secure, fenced site. There are two access points,

one at the south of the site, directly off Calder Road, with another accessed off the west of the site for larger vehicle access leading directly into the yard and being situated closer to the warehouses.

The entire site benefits from a concrete post and wire/chain fence to the boundary and secure gates.

## ACCOMMODATION

According to our calculations from measurements taken on site, we estimate the subjects extend to the following approximate gross internal areas:

AREA	SQ M	SQ FT
Unit 4	649.04	6,986

## RATEABLE VALUE

The unit will require re-assessment upon entry.

## PLANNING

The premises benefits from Use Classes 4, 5 & 6. Perspective tenants should ensure that they have the correct planning consent in place for their business.

## LEASE TERMS

The property is available by way of a Full Repairing and Insuring Lease.

## RENT

Unit 4 - Offers over **£50,000** per annum are invited

## LEGAL EXPENSES AND VAT

Each party is to pay their own legal costs and the incoming tenant will be responsible for the land and buildings transactional tax, registration dues and VAT incurred in connection with this transaction.

## VIEWING

All viewings are strictly by prior appointment via Graham + Sibbald on 0131 240 5311.



To arrange a viewing please contact:



**Ross Wilson**  
07803 896939  
ross.wilson@g-s.co.uk



**Ross Chinnery**  
07584061146  
ross.chinnery@g-s.co.uk

---

#### IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our Client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: October 2022