



TO LET

OPEN STORAGE SITE THE WISP, DANDERHALL, EDINBURGH, EH16 4SJ

- Open Storage Site extending to approximately 2.0 acres
- Located within the Edinburgh City Bypass
- Excellent road links
- Flexible lease terms available
- Rent: £45,000 per annum plus VAT

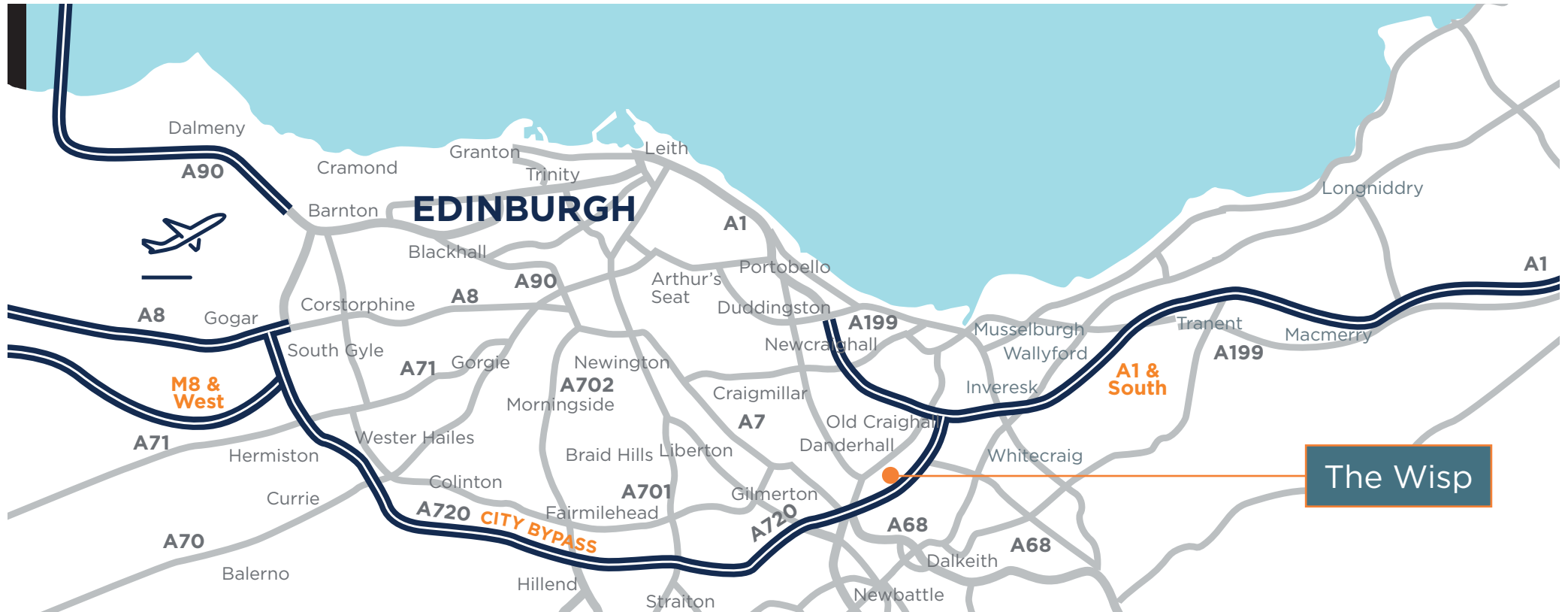
LOCATION

The site at the Wisp is located to the south east of Edinburgh City Centre. It is accessed directly off of The Wisp, which is the main thoroughfare. The site is easily accessible to Edinburgh City and the wider motorway networks, with the Edinburgh City Bypass situated 2 miles south of the subjects.

WHAT3WORDS To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: **half.globe.issue**



CLICK FOR
GOOGLE MAP



DESCRIPTION

The subjects comprise an open storage site, surrounded by bunds. The site is accessed via secure metal gates with shrubs and trees providing additional screening from the surrounding roads.

The site is suitable for a variety of uses and has previously been used for the storage of containers, vehicles and plant.

The ground is a combination of both hardcore and rough areas.

There is currently no electricity, gas or water serving the site.

SITE AREA

The net usable area of the site extends to approximately 2 acres.

TERMS AND RENT

The site is available to let on flexible lease terms. Quoting rent: £45,000 per annum + VAT.

RATEABLE VALUE

The tenant will be responsible for any rates charged by the local authority.

VAT

VAT will be applicable.

LEGAL COSTS

In the normal manner, each party will be responsible for their own legal costs incurred. The tenant will be responsible for stamp duty/LBTT, registration dues.

ENTRY

Available immediately on the completion of legal documentation.



FURTHER INFORMATION

Interested parties are advised to note interest with the joint letting agents. Viewings are by appointment only. For additional information please contact:

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