

Ryden

TO LET

HIGH BAY INDUSTRIAL PREMISES
1,881 SQ M (20,243 SQ FT)



**UNIT 1, 4 EASTFIELD
FARM ROAD
PENICUIK
MIDLOTHIAN
EH26 8EZ**

PROMINENT LOCATION

**HIGH MINIMUM EAVES
HEIGHT OF 8.4M
RISING TO 10.25M**

**BENEFITS FROM
ATTRACTIVE OFFICE SPACE
TO THE FRONT ELEVATION**

FIND OUT MORE AT [RYDEN.CO.UK](https://www.ryden.co.uk)





**IDEAL FOR
SERVICING
EDINBURGH AND
MIDLOTHIAN**

**1,881 SQ M
(20,243 SQ FT)**



LOCATION

The premises are located within Penicuik in the heart of Midlothian. Penicuik is a strategic location for servicing Edinburgh and the Lothians being only 5 miles south of the City of Edinburgh Bypass.

Eastfield Farm Road is located in the north of the town centre and is accessed directly from Edinburgh Road (A701) which is the town's main thoroughfare.

Surrounding occupiers include Tesco, Kwikfit, Farmfoods, Beatsons, Howdens and AF Noble & Sons.

DESCRIPTION

The premises comprise a high bay industrial building which benefits from yard / parking to the front elevation. The building is of steel frame construction with fully insulated steel cladding to the elevations and roof.

Internally the property benefits from the following specification:

- High minimum eaves height of 8.4m rising to 10.25m
- Excellent natural daylight via translucent roof panels
- Attractive office space
- Electric roller shutter door.
- 3 phase electricity supply
- Kitchen
- Male and female / disabled WC facilities

ACCOMMODATION

The premises have been measured in line with the RICS Code of Measuring Practice (6th Edition) to provide a Gross Internal Area of 1,881 sq m (20,243 sq ft)

BUSINESS RATES

We are advised by the local Assessor that the property has a Rateable Value of £128,750 which results in rates payable of approximately £70,555 per annum. Interested parties are advised to speak with the local Assessor.

TERMS

The premises are available immediately for a period to be agreed and a rental of £122,400 per annum. Further information on lease terms are available from the letting agents.

EPC

Available upon request.

VAT

All prices are quoted exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the incoming tenant being responsible for any Land & Buildings Transaction Tax, recording dues and VAT as applicable.



TO LET

IDEAL FOR
SERVICING
EDINBURGH AND
MIDLOTHIAN

1,881 SQ M
(20,243 SQ FT)



UNIT 1,
4 EASTFIELD FARM
ROAD
PENICUIK
MIDLOTHIAN
EH26 8EZ



GET IN TOUCH

Please get in touch with our letting agent for more details.

Cameron Whyte

T 07789 003 148

E cameron.whyte@ryden.co.uk

Ben Dobson

T 07796 649 931

E ben.dobson@ryden.co.uk

Ryden

7 Exchange Crescent
Edinburgh
EH3 8AN
0131 225 6612

Ryden

© Ryden LLP. Details of Ryden can be viewed on our website www.ryden.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranties are made by Ryden as to its accuracy or completeness and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecast and opinions for any other purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by Ryden or any of its members, partners, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provision of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. August 2026

