

VIDEO TOUR 



TO LET

UNIT 1B EDGEFIELD ROAD

EDGEFIELD INDUSTRIAL ESTATE
LOANHEAD | EH20 9TB

MODERN INDUSTRIAL PREMISES
WITH SECURE YARD

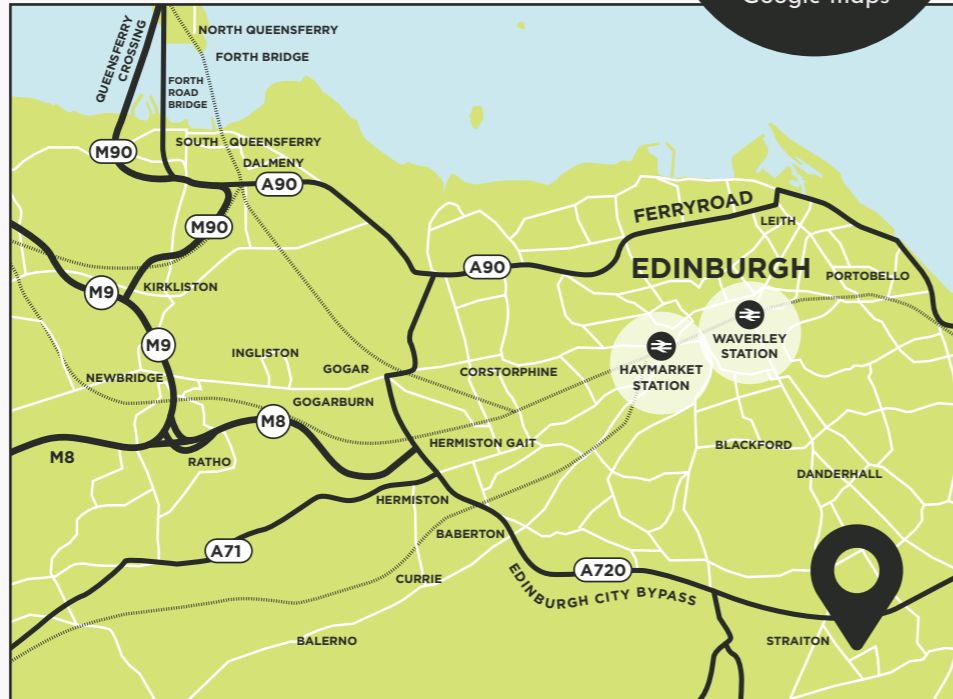
- 261 sq m (2,806 sq ft)
- Close Proximity to the City of Edinburgh Bypass
- Benefits from a modern specification
- Available immediately

LOCATION

The subjects are located within Edgefield Industrial Estate in Loanhead, approximately 4 miles south of Edinburgh City Centre in the Midlothian district.

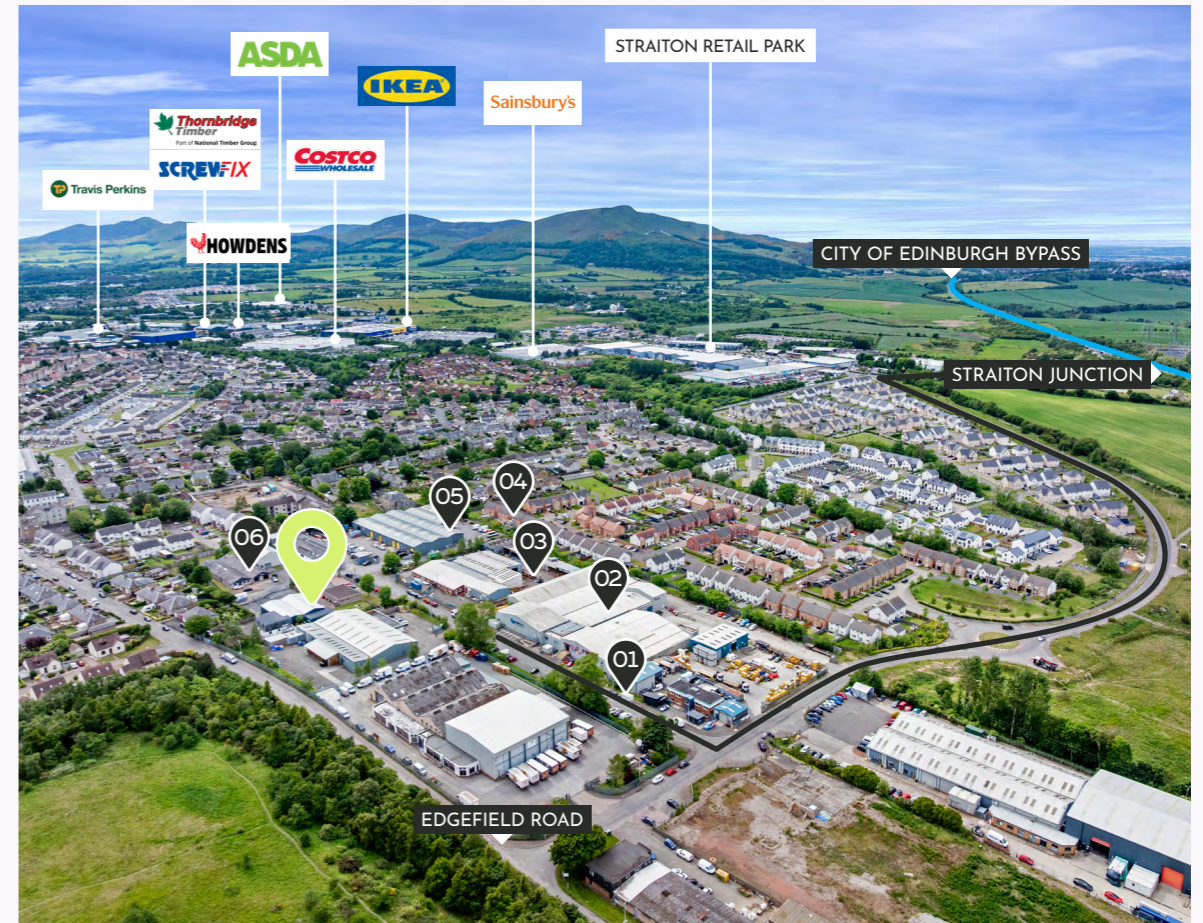
Loanhead is an ideal location for servicing Edinburgh and The Lothians. The premises are less than 1 mile from the City of Edinburgh Bypass (A720) which in turn connects to the A1, M8 and M9 motorways.

The estate is also within close proximity to Straiton Retail Park along with occupiers including Ikea, Costco, Asda, Edmundson Electrical, and Travis Perkins.



Edgefield Industrial Estate Tenants:

01 JB FOODS	04 SUNAMP
02 EDEN ROCK	05 SKYRORA
03 ICON FABRICATIONS	06 UNI WINDOWS





NEWLY SURFACED SECURE YARD



Unit 1B



Accommodation

We have measured the property in accordance with the Code of Measuring Practise (6th Edition) to provide the following Gross Internal Area:

Unit	Sq m	Sq ft
1B	261	2,806

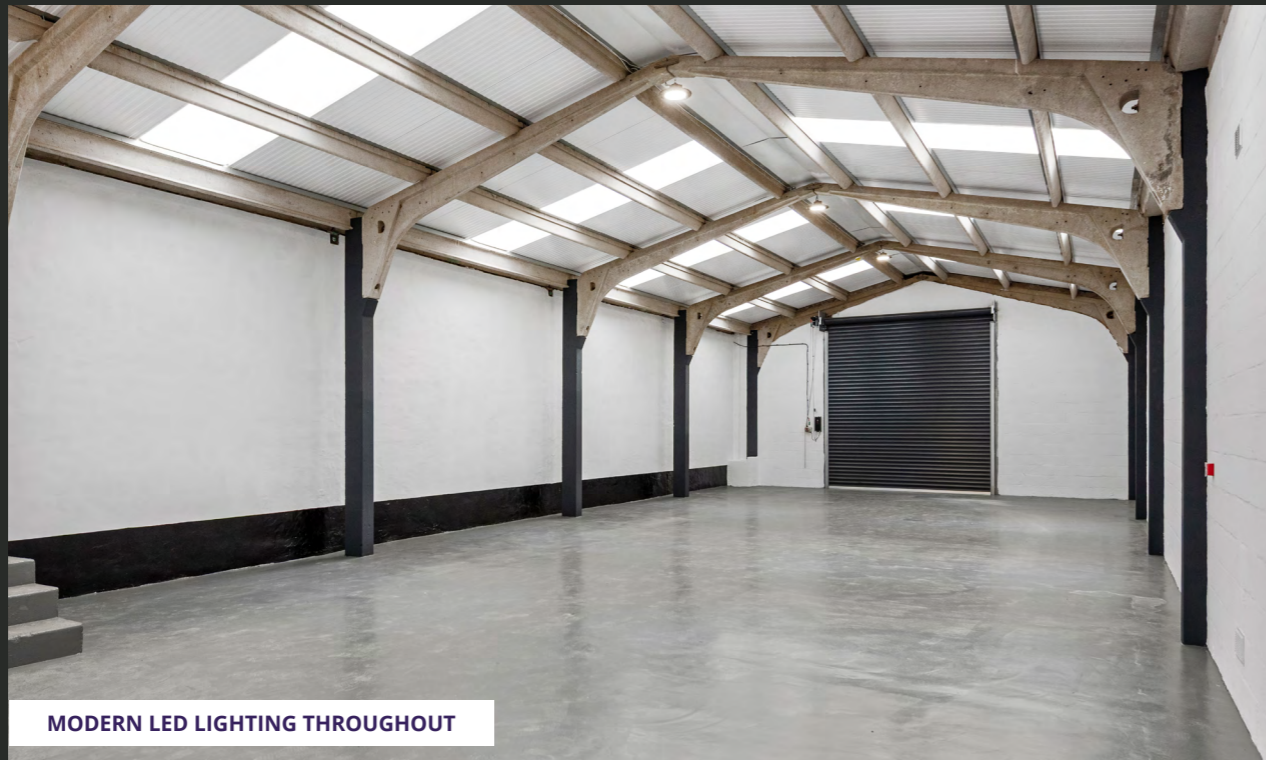
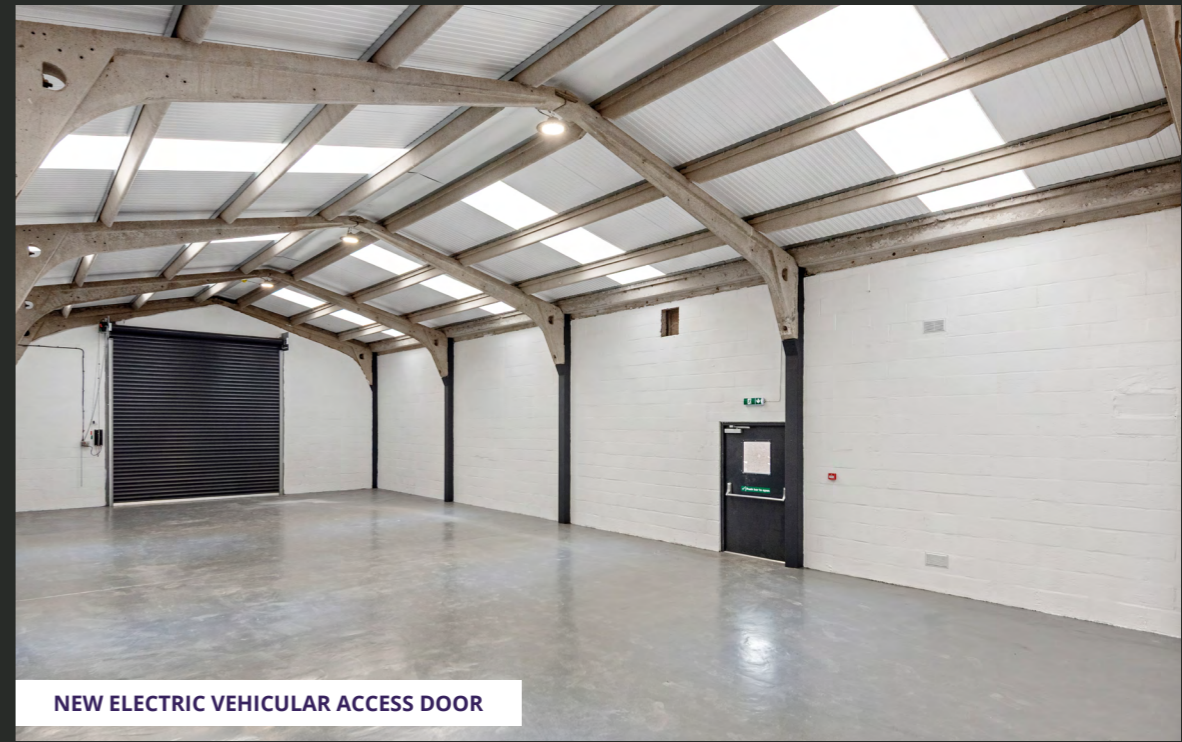
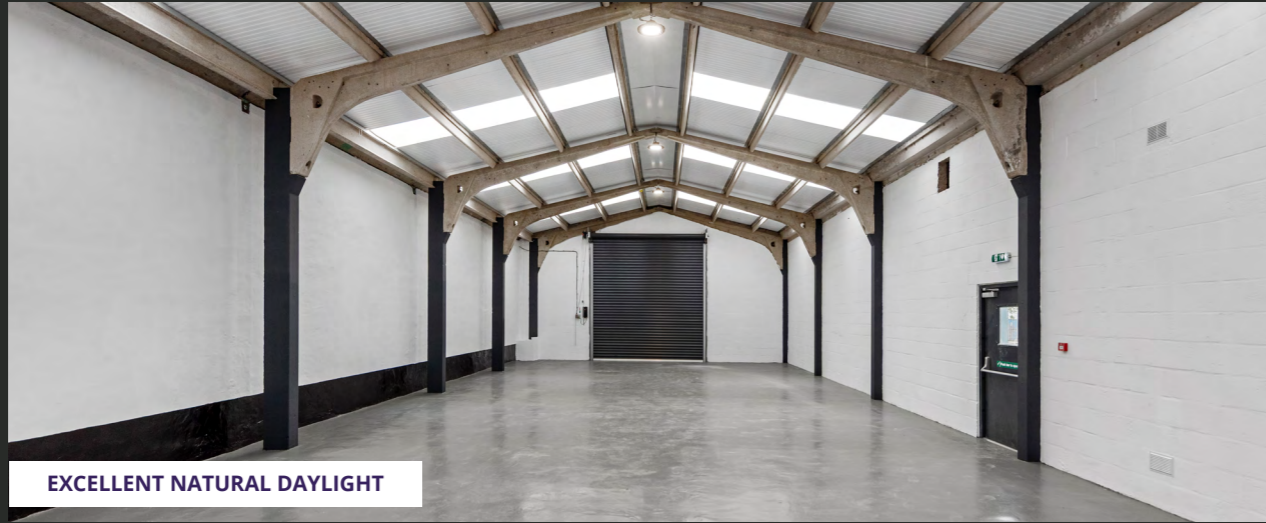
Specification

The premises comprise a modern industrial building which benefits from a large dedicated yard / car park. The property is in excellent condition and benefits from the following specification:

- Newly painted walls and floors
- New LED lighting
- New roller shutter vehicular access door
- 3 phase electricity supply
- Excellent natural daylight
- WC facilities

Modern industrial and office accommodation, ready for occupation

Edgefield Road, Edgefield Industrial Estate, Loanhead, EH20 9TB



UNIT
1B

UNIT 1B EDGEFIELD ROAD

EDGEFIELD INDUSTRIAL ESTATE
LOANHEAD | EH20 9TB

Messrs Ryden for themselves and for 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 intending purchasers or tenants should not rely on them as statements or representations 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 Messrs Ryden has any authority to make or give any representation or warranty whatever in relation to this property, November 2025.

Designed by [fifthhouse.agency](#)



BUSINESS RATES

The property requires to be reassessed. Interested parties are advised to make their own enquiries with the local Assessor.

TIMINGS

The property is available immediately.

TERMS

The premises are available on a new Full Repairing & Insuring lease for a period to be agreed and a rent of £36,000 per annum plus VAT.

VAT

All prices are quoted exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC A rating.

FURTHER INFORMATION AND VIEWING

Please contact the sole letting agents:

Ryden LLP

Cameron Whyte
07789 003 148
cameron.whyte@ryden.co.uk

Leo Masson
07425 320 611
leo.masson@ryden.co.uk

Ryden

