

TO LET

Workshop/Office & Secure Yard



Yard & Unit 7, Poltonhall Industrial Estate,
Polton Road, Lasswade, Midlothian,
EH18 1BW

- Workshop/office extending to 1,800 sqft
- Secure yard (0.22 acres)
- In close proximity to Edinburgh City Bypass
- Rent: £22,000 per annum (Exclusive of VAT)

LOCATION

Lasswade is located within Midlothian, approximately 6 miles south of Edinburgh City Centre. More specifically, the subjects are situated within Poltonhall Industrial Estate, to the south-west of Lasswade, and benefit from convenient access to the Edinburgh City Bypass as well as the A7 and A1 road networks.

The surrounding area is predominantly residential and agricultural in character, with the industrial estate accommodating a range of well-established local occupiers.

DESCRIPTION OF PROPERTY

The subjects comprise a workshop/office unit of brick construction beneath a pitched corrugated metal roof. Access is provided via a front pedestrian entrance.



Internally, the accommodation offers flexible workshop and office space suitable for a variety of business uses. It benefits from W/C and tea prep facilities.

The subjects are currently undergoing a light refurbishment.

The secure yard is gravel in nature and extends to approximately 0.22 acres, enclosed by palisade fencing.

ACCOMMODATION

According to our calculations from measurements taken on site, we estimate the subjects extend to the following approximate Gross Internal Areas/External Area.

Workshop/ Office:	1,800 sqft	(167 sqm)
Yard:	0.22 acres	

EPC

Available Upon Request





PRICE

Rent: £22,000 per annum (Exclusive of VAT)

RATEABLE VALUE

According to the Scottish Assessors Association, we have been advised that the workshop/office space has a Rateable Value of £8,300, subject to change to £8,200 upon the 2026 reassessment.

The property qualifies for 100% Business Rates Relief under the Small Business Bonus Scheme.

The yard space is to be reassessed upon entry.

LEGAL COSTS + VAT

Each party has to bear their own legal costs. The tenant will be liable for the land and buildings transaction tax and registration dues incurred in this transaction.

To arrange a viewing please contact:



MURDO MCANDREW
Associate

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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.
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